



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
NOVEMBER 7, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF A QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - 3.1 The minutes from the October 3, 2024 hearing are presented for approval.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 **ANTHONY J. & KAREN K. BEISLER, PARCEL 00-00-31-1640-000A-0180, CASE 2024-0254:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*
 - 5.2 **KATHLEEN MORIARTY, 1015 LADIES ST., CASE 2024-0169.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 2.03.02 & 6.02.06. *Requesting Board determination of the case.*
- 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
OCTOBER 3, 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

The October 3, 2024 hearing was called to order by Vice Chair Stines, who will be running the hearing due to the Chair's absence.

BOARD MEMBERS PRESENT:

MEMBER THOMPSON
MEMBER FOTIADES
MEMBER KRESSE
VICE CHAIR STINES

ABSENT:

CHAIR KENT
MEMBER POSTMA

2. PLEDGE OF ALLEGIANCE & PRAYER

3. APPROVAL OF MINUTES

3.1 The minutes from the May 30, 2024, workshop meeting are presented for approval.

A MOTION WAS MADE BY MEMBER KRESSE AND SECONDED BY MEMBER FOTIADES TO APPROVE THE MINUTES FROM THE MAY 30, 2024 WORKSHOP. MOTION PASSED UNANIMOUSLY.

3.2 The minutes from the June 06, 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 MAY 30, 2024 WORKSHOP. MOTION PASSED UNANIMOUSLY.

CHANGES TO THE AGENDA:

Officer Wells announced that items 4.4 & 4.5 have been removed from the agenda.

City Attorney explained the quasi-judicial process & procedures.

No ex-parte communications.

Board Secretary Rimes did not swear in witnesses.

4. OLD BUSINESS

- 4.1 **RUTH E MAESTRE & PAUL A LORE, 11 S 7TH ST., CASE 2021-0073:** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Exterior Structure (Maintenance). At the January 4, 2024, Code Enforcement and Appeals Board Hearing, the board voted to delay action for six months regarding the assessment of administrative fees and violation fines. *Requesting Board determination of the case.*

Paul Lore, 11 S 7th St., Fernandina Beach, FL 32034. Present on Zoom call, announced that Ms. Ruth was on the way. The room announced Ms. Ruth was present in the room. City Attorney Bach asked Ms. Ruth to approach the podium.

Ruth Maestre, 11 S 7th St., Fernandina Beach. The basic portion of the porches have been repaired. Porches had to be removed and now the railings are still needed. There are some rotten wood siding on the side of the home that needs to be removed. They plan to use existing interior siding to finish off the siding. The side of the home has not been completed due to them completing a porch/summer kitchen on that side.

Today this case is back before the board to ultimately make a final decision on the case. The last recommendation made by Officer Wells was announced. The Board inquired about the administrative fees and if the amount has differed, the amount has decreased due to the removal of Attorney Bach's pay.

Member Thompson wanted to understand what exactly needed to be done to finish compliance.. Officer Wells said the south side of the dwelling are the only remaining portion in violation from the original case but the railings would also need to be completed as well. Officer Wells commended their efforts and work that has been completed, but the case is going on for three years now. Mr. Lore wanted to understand the importance of the timeline vs. completing the historic house properly. Member Kress clarified her comment, the ongoing construction and renovation of the house is separate from the original case, it could be in the best interest overall to complete the painting work on the south side of the home. Mr. Lore feels as if there is more damage now from picking the house apart. Member Fotiades said once the railings/balusters are completed and the painting is done, the case would be in compliance.

Member Kresse asked Mr. Lore and Ms. Maestre how long is needed to being the home into compliance? Ms. Maestre believe the timeline will vary depending on the weather.

\$636.94 are the current administrative fees. Member Kresse asked if 4 months is sufficient to being the property into compliance? Vice Chair asked for a recommendation. Six to eight months seems sufficient.

A MOTION WAS MADE BY MEMBER FOTIADES AND SECONDED BY __ TO CONTINUE TO FIND THE PROPERTY IN VIOLATION OF 42-117. ALLOW 6 MONTHS FOR THE PROPERTY TO COME INTO COMPLIANCE ON OR BEFORE APRIL 3, 2025. IF THE PROPERTY IS NOT IN COMPLIANCE BY APRIL 3, 2025, VIOLATION FINES OF \$50 PER DAY TO BEGIN ON APRIL 4, 2025. MOTIONED CARRIED BY UNANIMOUS ROLL CALL VOTE.

- 4.2 **WILLIAM DUENAS, 1608 PENBROOK DR, CASE 2024-0042.** Violation(s) of the City of Fernandina Beach Code of Ordinances exists: Land Development Code 5.01.10 Fences and Walls.

Postponed action at the June 6, 2024, Code Enforcement and Appeals Board Hearing. *Requesting Board determination of the case.*

Admin Fees \$306.06

Jill Jenkins, 1608 Penbrook Dr., Partner of Mr. Duenas. Awaiting 7 weeks for the surveyor to return to complete a follow up survey. Ms. Jenkins moved the fence in 6" and the fence was off by two-tenths of an inch according to the survey. Ms. Jenkins spoke to the daughter of the deceased property owner to request written consent for the fence residing over the property line. Ms. Jenkins was not able to gain the written consent.

Ms. Jenkins has hired another survey company, Manzie and Drake. They are coming on Wednesday 10/9/24 to address it and help get it straightened out. She is asking for an extension from the board.

Member Kresse announced she would allow for an additional two months. There were no objections from other Board Members.

A MOTION WAS MADE BY MEMBER KRESSE, AND SECONDED BY MEMBER FOTIADES TO CONTINUE TO FIND THE PROPERTY IN VIOLATION OF 5.01.10 FENCES AND WALLS AND TO ASSESS ADMINISTRATIVE FEES, GRANT AN ADDITIONAL 60 DAYS TO COME INTO COMPLIANCE ON OR BEFORE DECEMBER 2, 2024. FINES OF \$25.00 PER DAY TO BEGIN ON DECEMBER 3, 2024 IF THE PROPERTY IS NOT BROUGHT INTO COMPLIANCE BY DECEMBER 3, 2024. MOTIONED CARRIED BY UNANIMOUS ROLL CALL VOTE.

- 4.3 **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). Postponed action at June 6, 2024, Code Enforcement and Appeals Board Hearing. *Requesting Board determination of the case.*

Officer Wells announced that this case came into compliance before the date set forth by the board. This case is returning to the Board as requested. No further action required. Administrative fees of \$263.82 is due and the case will be closed.

- 4.4 **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 vehicle. Postponed action at the June 6, 2024, Code Enforcement and Appeals Board hearing. *Requesting Board determination of the case.*

Removed from the agenda.

- 4.5 **JAMES JOHN O'CONNER TRUST., 703 GARDEN ST., CASE 2024-0029** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance). Postponed action at the June 6, 2024, Code Enforcement and Appeals Board Hearing. *Requesting Board determination of the case.*

Removed from the agenda.

- 4.6 **MARY E & ANJANETTE M BROWN, PARCEL 00-00-31-1800-0161-0290, CASE 2024-0038:** *Property owner petitioning for fine reduction and is requesting board determination of the case.*

Fees - \$317.62

Fines - \$ 2125.00

Total \$ 2386.15

There is nobody present for case 2024-0038, for parcel 00-00-31-1800-0161-0290. Property owner can appeal to the Code Board if the property is in compliance and a lien has not been filed. The violation was there was a junk vehicle on a vacant lot. The vacant lot was located next door to their primary residence.

Motion: Motion for continuance to the next Board hearing. , **Action:** Approve, **Moved by** Nicole Kresse , **Seconded by** Bernard Thompson.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4).

Yes: Andy Fotiades, Bernard Thompson, Ralph Stines , Nicole Kresse .

Public Comment

Chip Ross, 210 N 3rd St., City Commissioner. This will be his last hearing he will attend. Most people that end up here, don't have money.

Next Hearing is on November 7, 2024.

5. **NEW BUSINESS**
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.

STAFF REPORT
CASE # 2024-0254
City of Fernandina Beach Code Enforcement & Appeals Board
November 7, 2024

Violation Information

Owner Anthony J. & Karen K. Beisler
 8427 Beeswing Ct.
 Dublin, OH 43017

Violation City of Fernandina Beach – Code of Ordinances,
 Section: 42-116 Duty to Maintain Property

Location: Parcel # 00-00-31-1640-000A-0180

Summary and Background Information

09-19-2024 – I observed a vacant lot that was overgrown needing to be cut and cleaned. I opened a Code Case and recorded a photograph of the property in violation.

09-23-2024 – I mailed a certified NOV/NOH letter to the owner of record giving them 14 business days to correct the violation.

10-10-2024 – I performed a NOV/NOH inspection. The property was still in violation.

10-21-2024 – Our office received the signed receipt from the delivery of the certified letter. Karen Beisler (Co-Owner) was the person who signed the receipt giving us proper service.

10-30-2024 – I performed a pre-agenda inspection, and the property was still in violation.

11-07-2024 – I performed a CEAB inspection. No Change.

Conclusion.

The property owners have been properly served. We have no contact information on this out-of-town owner, along with no communication from the owners. The property is still in violation.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section: 42-116 Duty to Maintain Property giving the owner (10) additional business days to come into compliance by November 22, 2024. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$ (25.00) per day per violation to begin on November 23, 2024 until the property is in compliance.


George Wells, Senior 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

Parcel # 00-00-31-1640-000A-0180

AS OF 11-07-2024

CODE CASE # 2024-0254

<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	\$31.34	\$125.36
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$27.68	\$55.36
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

\$255.15

****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

September 20, 2024

Case Number: CODE-2024-0254

Cert. #: 9589 0710 5270 1049 2452 44

IN THE MATTER OF:

Anthony J. & Karen K. Beisler IV
8427 Beeswing Ct.
Dublin, OH 43017

PREMISES: 00-00-31-1640-000A-0180

The brief legal description of the real property upon which this violation occurred is: BLOCK A LOT 18 PIRATES COVE 1 PB 4/6

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

42-116 Duty to Maintain Property
Cut high grass and weeds on this improved vacant lot. By 10/10/2024

(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: November 7, 2024

TIME: 5:00 PM

LOCATION: City Commission Chambers, 204 Ash St

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

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

Equal Opportunity Employer

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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

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

George Wells

Code Enforcement Officer

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

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

CERTIFIED MAIL®



9589 0710 5270 1049 2452 44
9589 0710 5270 1049 2452 44

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

2024-0254

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) \$ 3.105
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$.109
Total Postage and Fees \$ 8.74

Sent To

Street and Apt. No., or P.O. **Anthony J. & Karen K. Beisler IV**
8427 Beeswing Ct.
City, State, ZIP+4® **Dublin, OH 43017**

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

2024-0254

00-00-31-1640-000A-0180

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:

Anthony J. & Karen K. Beisler IV
8427 Beeswing Ct.
Dublin, OH 43017



9590 9402 7747 2152 0388 33

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2452 44

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

9589 0710 5270 1049 2452 44

U.S. Postal Service™ *Code EnF*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *2024-0254*

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) \$ *3.105*

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ *1.09*

Total Postage and Fees \$ *8.74*

Sent To
 Street and Apt. No., or PO **Anthony J. & Karen K. Beisler IV**
 8427 Beeswing Ct.
 City, State, ZIP+4® **Dublin, OH 43017**

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



2024-0254

00-00-31-1640-000A-0180

SENDER: COMPLETE THIS SECTION

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- 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:

Anthony J. & Karen K. Beisler IV
 8427 Beeswing Ct.
 Dublin, OH 43017



9590 9402 7747 2152 0388 33

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2452 44

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Karen Beisler*

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Karen Beisler

C. Date of Delivery

9-27-24

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

OCT 21 2024

CODE ENFORCEMENT
 City of Fernandina Beach

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Mail
 Restricted Delivery
 30)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

A photograph of a forest clearing. The foreground is filled with dense green vegetation, including tall grasses and leafy plants with small white flowers. A dirt path or clearing runs through the center of the image, leading towards a dense forest in the background. The trees in the background are dark and shadowed, with some sunlight filtering through the canopy. The overall scene is a natural, wooded area.

9.19.2024 14:37

STAFF REPORT
Case CODE-2024-0291
City of Fernandina Beach Code Enforcement & Appeals Board
November 7, 2024

Violation Information

Property Owner	Michael & Kathleen Moriarty Pinho 1015 Ladies Street Fernandina Beach, Florida
Business	Coastal Casita Bed & Breakfast 1015 Ladies Street Fernandina Beach, FL 32034
Violation	City of Fernandina Beach – Land Development Code <i>Chapter 2.03 – Land Use</i> <i>Chapter 6.02.06 – Bed and Breakfast Inns – Supplemental Standards</i> <i>Owners must reside in the Inn or cease B&B operations.</i>
Location:	1015 Ladies Street, Fernandina Beach, Florida 32034

Summary and Background Information

June 23, 2024 – I received an email from a neighbor that there was steady rental activity with cars lining Ladies Street all the way down to Commandant Street. I informed the complainant that the property owners possessed a Local Business Tax Receipt, authorizing the operation of a Bed & Breakfast (B&B). The neighbor included a link to the Airbnb listing, titled “Coastal Casita B&B Amelia Island” advertising the “Entire home in Fernandina Beach, Florida (7 guests, 3 bedrooms, 3 baths) for rent. After conducting online research, evidence revealed that this property was advertised as a short-term rental, not a B&B. This discrepancy prompted Code Enforcement to issue a Notice of Violation/Notice of Hearing (NOV/NOH) letter.

July 2, 2024 – After I received a phone call informing me that guests were staying at the house without the owner there, I went to this property and talked with the couple that was renting this entire house for a few days. Through the questions that I asked them, it appeared that no one resided there, and they told me that no in-person contact had taken place since they had arrived.

July 11, 2024 – After researching short-term vacation property rental websites, I found this property listed on VRBO available to rent the entire house for a minimum night stay set at 3 nights.

I have continued to research the short-term vacation property rental websites and have included all of the printouts from those visits. For the most part not much has changed over the months.

I sent out two Notice of Violation/Notice of Hearing letters, unfortunately this case could not be heard at those hearings.

September 20, 2024 – Met with Mr. and Mrs. Pinho and Ms. Bach. Mrs. Pinho explained that she does indeed reside at 1015 Ladies Street but travels a great deal. When she is out of town or the country for a month or more, she will rent the whole house out and lock her personal things up in a closet. She said that her Driver's License has Ladies Street address listed on it, as well as her Voter Registration, Utility Billing, Mortgage Statement, Property Taxes.

October 3, 2024 - I sent out this last NOV.NOH letter on for this case to be heard tonight.

October 14, 2024 – I searched the Florida Department of Business and Professional Regulation (DBPR) website for Coastal Casita at 1015 Ladies Street and found their current Bed and Breakfast license. I contacted DBPR to inquire if one could conduct business at a property as a Bed and Breakfast Inn and also rent out the entire house at other times for 30 days. I was told that an inspection would be conducted and that someone would get back with me.

October 15, 2024 – I received an email from Robert Protomastro, District Manager of Hotels & Restaurants/BSSI/Jacksonville, Florida DBPR. He stated in his email that being licensed as a B&B and renting out the entire home is operating outside the scope of their license and are now operating as a Vacation Rental. It is recommended that they apply for a Vacation Rental-Dwelling license and once approved would place the B&B license out of business.

In Old Town, all vacation rentals would have to be 30 days or more.

October 17, 2024 – Mr. Dennis Perry, Florida State Inspector with DBPR called to inform me that he conducted his inspection and found 1015 Ladies Street in violation. The property needs a different State license. The license has to move from B&B to a Vacation Dwelling license. The report is online. He has cited them and put them on warning.

Conclusion.

Please consider the neighbors' testimony of Mrs. Moriarty Pinho's consistent absence from the residence while making your determination of whether this is her primary residence.

Recommendation.

If found in violation, the property owner should be required to:

1. Obtain a State Vacation Rental-Dwelling License for rentals of 30 days or more.
2. Submit the necessary documentation to The City of Fernandina
3. Bring the property into compliance within 30 days
4. Assess Administrative Fees and a daily fine of \$100 until compliance is achieved.



Michelle Forstrom
Dep. Code Enforcement Director



CITY OF FERNANDINA BEACH

Michelle D. Forstrom

Code Enforcement Department
(904) 310-3440

Code Enforcement Director
(904) 310-3441

**ADMINISTRATIVE FEES INCURRED FROM
1015 LADIES ST
AS OF 11/1/2024
CODE CASE # 2024-0169**

<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	5	\$42.85	\$214.25
George Wells, Code Enforcement Officer	0	\$31.34	\$0.00
Crystal Turner, Administrative Coordinator/Board Secretary	3	\$27.68	\$83.04
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	5	\$8.69	\$43.45
First Class letters mailed	0	\$0.64	<u>\$0.00</u>

TOTAL ADMINISTRATIVE FEES DUE

\$364.24

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

Michelle Forstrom

From: WILLIAM KAVANAUGH <captwhk@comcast.net>
Sent: Tuesday, July 23, 2024 8:28 AM
To: Michelle Forstrom; Tammi Bach
Subject: 1015 Ladies St

You don't often get email from captwhk@comcast.net. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Michelle,

7/23/2024, Looks like new customer at 1015 Ladies. We were told that Pinho told an Old Town resident that he will pay fines because they are making so much money.

How do I check status of Pinho's case?

Bill Kavanaugh



City of Fernandina Beach
Code Enforcement Department

Ms. Michelle D. Forstrom
mforstrom@fbfl.org

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

June 25, 2024

Case Number: CODE-2024-0169

Cert. #: 9589 0710 5270 1049 2456 64 (Ladies St)
Cert. #: 9589 0710 5270 1049 2456 71 (Salt Myrtle Ln)

IN THE MATTER OF:

Michael E. Pinho & Kathleen Moriarty
1015 Ladies St.
Fernandina Beach, FL 32034

Michael E. Pinho & Kathleen Moriarty
2125 Salt Myrtle Lane
Fleming Island FL, 32003

PREMISES: 1015 LADIES ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 19 LOTS 3 & 4 OLD TOWN S/D UNR

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

2.03.02	Land Use	
	Owner must reside in the Inn or cease B&B operations	By 7/5/2024
6.02.06	Bed an Breakfast Inns - Supplemental Standards	
	Owner must reside in the Inn or cease B&B operations	By 7/5/2024

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: August 1, 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).



Michelle Forstrom

Code Enforcement Director

Hearing impaired or non-English speaking individuals may request a language or sign interpreter

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

CERTIFIED MAIL®

9589 0710 5270 1049 2456 64
9589 0710 5270 1049 2456 64

U.S. Postal Service™ *Code Enf.*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *2024-0169*

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

Certified Mail Fee	\$ <i>4.40</i>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$ <i>3.60</i>	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ <i>.64</i>	
Total Postage and Fees	\$ <i>8.69</i>	
Sent To	Michael E. Pinho & Kathleen Moriarty	
Street and Apt. No., or P.O. Box	1015 Ladies St.	
City, State, ZIP+4®	Fernandina Beach, FL 32034	

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

06/25/24 NOV/NOH
Letter - Certified Mail to
FB location

1015 Ladies St.

1015 Ladies St. 2024-0169 M.D.F. 6/25/24

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Michael E. Pinho & Kathleen Moriarty 1015 Ladies St. Fernandina Beach, FL 32034	
2. Article Number (Transfer from service label) 9589 0710 5270 1049 2456 64	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

9590 9402 7747 2152 0385 12

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

CERTIFIED MAIL®



9589 0710 5270 1049 2456 71
9589 0710 5270 1049 2456 71

CERTIFIED MAIL® RECEIPT

Domestic Mail Only 2024-0169

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

Sent To
Street and Apt. No.
City, State, ZIP+4®

Michael E. Pinho & Kathleen Moriarty
2125 Salt Myrtle Lane
Fleming Island FL, 32003

Postmark
Here

1015 Ladies St.

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

1015 Ladies St. 2024-0169 MDP 6/25/24

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 E. Pinho & Kathleen Moriarty
2125 Salt Myrtle Lane
Fleming Island FL, 32003



9590 9402 7747 2152 0385 29

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2456 71

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 (10)

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

Domestic Return Receipt

06/25/24 NOV/
NOH Letter -
Certified Mail to
Fleming Island
location

1015 Ladies St.
2024-0109
MOR 6/25/24

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.

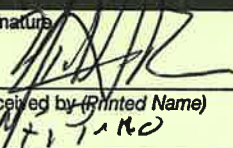
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael E. Pinho & Kathleen Moriarty
2125 Alt Myrtle Lane
Fleming Island FL, 32003


9590 9402 7747 2152 0385 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X 

B. Received by (Printed Name)
Mr. Pinho

C. Date of Delivery
7-3-2024

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

RECEIVED
JUL 10 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

2. Article Number (Transfer from service label)
9589 0710 5270 1049 2456 71

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

Domestic Return Receipt

9589 0710 5270 1049 2456 64

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
Code Enf. 2024-0109

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

Sent To
Michael E. Pinho & Kathleen Moriarty
1015 Ladies St.
Fernandina Beach, FL 32034

Postmark Here
JUN 25 2024
FL - 32034

1015 Ladies St.

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

9589 0710 5270 1049 2456 71

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

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

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

Sent To
Michael E. Pinho & Kathleen Moriarty
1015 Ladies St.
Fernandina Beach, FL 32034

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

06/25/24 NOV/NOH
Letter - Certified Mail
Returned from Fleming
Island Residence Signed
by Mr. Pinho

Michelle Forstrom

From: kathy <kapinho@earthlink.net>
Sent: Friday, July 12, 2024 3:55 PM
To: Michelle Forstrom
Subject: CODE -2024-0169

Dear Michelle,

I am in receipt of the City's letter dated June 25, 2024. As required by the correspondence, I have reviewed the applicable ordinances and codes, and I believe that I am in compliance with Land Use 2.03.02 and Supplemental Standards 6.02.06.

Additionally, would you be kind enough to provide me with copies of any and all complaints (verbal, written, electronic and/or otherwise) that allege I am not in compliance with the City's Ordinances.

Thank you as always for your assistance and time.

Sincerely,
Kathy Pinho
904-535-8433

Delete

Email

Schedule

1

Attach

Guide Me: Add Account

Guide Me: Move Customer

Guide Me: Estimate Charges

New Account

Copy Account

New Customer

New From Model

	Start date *	10/15/2019	Stop date *	12/31/9999	
	Type *	C - COM	District *	CI - CITY	
	Book *	07	Read sequence *	0	
32034	Available Units *	0	Occupied Units *	0	Master meter acc

Work Orders

Special Conditions

Backflow Prevention

Account Event History

Relation	Customer ID	Bill	Bill Address	Start Date	Stop Date	Non-Ca
CUSTOMER	43410	Y	2125 SALT MYRTLE LANE FLEMING ISLAND, FL 32003 USA	05/07/2022	12/31/9999	

InMove OutModify PendingDelete PendingRevert to OwnerDelete Revert to OwnerDelete Customer

TypeRateStatusBilled CustomerStart DateStr

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1580-0019-0030

Owner Name PINHO MICHAEL
Mailing Address 1015 LADIES ST
FERNANDINA BEACH, FL 32034
Location Address 1015 LADIES ST
FERNANDINA BEACH 32034
Tax District 002 - FERNANDINA BEACH
Milage 18.3806
Homestead No
Property Usage SINGLE FAMILY 000100
Deed Acres 0
Short Legal BLK 19 LOTS 3 & 4 OLD TOWN S/D UNR

2024 Preliminary Values

Land Value	\$198,050
(+) Improved Value	\$680,932
(=) Market Value	\$878,982
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$878,982
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$878,982
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$878,982

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



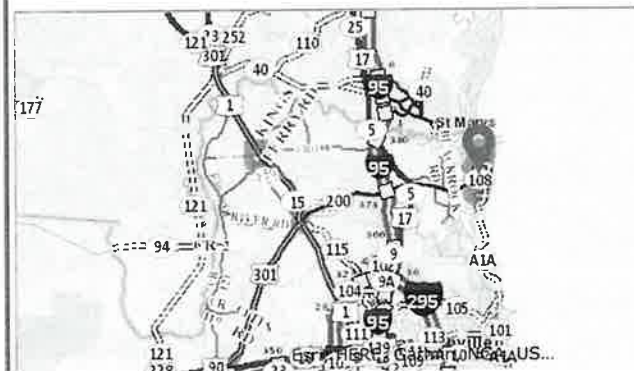
2023 AERIAL MAP



PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SFR CUST	2834	1862	3	2.5					2020



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONC PAVER	0 X 0	913	2020
CONC PAVER	0 X 0	0	0

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2022-04-13	<u>2555 / 1551</u>	\$1,035,000	WD	Q	I	MORROW KIERNAN	PINHO MICHAEL & KATHLEEN MORIARTY (H&W)
2020-09-08	<u>2390 / 1214</u>	\$750,000	WD	Q	I	OLD TOWN PROPERTIES LLC	MORROW KIERNAN
2019-05-24	<u>2276 / 1560</u>	\$105,000	WD	Q	V	DAHLGREN DEREK & KATHERINE L	OLD TOWN PROPERTIES LLC
2018-08-17	<u>2218 / 1324</u>	\$105,000	WD	Q	V	OLD TOWN PROPERTIES LLC	DAHLGREN DEREK & KATHERINE L
2018-08-15	<u>2217 / 1913</u>	\$100	SW	U	V	KAVANAUGH ANNE B	OLD TOWN PROPERTIES LLC
2017-12-21	<u>2165 / 1818</u>	\$100	SW	U	V	KAVANAUGH ANNE B	OLD TOWN PROPERTIES LLC
1992-12-28	<u>672 / 1383</u>	\$23,800	QC	U	V	BANK SOUTH WAYCROSS	KAVANAUGH ANNE B
1992-12-22	<u>672 / 1014</u>	\$100	SD	U	V	SHERIFF NASSAU CO	BANK SOUTH WAYCROSS
1990-08-16	<u>605 / 38</u>	\$125,300	QC	U	V	BROWN OTHO O	KAVANAUGH ANNE B
1990-07-20	<u>602 / 1235</u>	\$60,000	QC	U	V	STUBBS DARCY ELTON	KAVANAUGH ANN B
1986-03-14	<u>484 / 764</u>	\$16,000	WD	U	V	MCQUIRT GARLAND LEE & ALICE C (H&W)	BROWN O O ETAL

Overview

Amenities

Policies

Host

07/11/24 RESEARCH

About this property

Coastal Casita B&B, Amelia Island, with 6 seat golf cart included!

Escape to Amelia Island and this pretty home, bursting with Southern charm. Traditional in style (think white clapboarding and shuttered windows) it's a slice of country living just steps away from the local marina – you'll even find rocking chairs on the covered veranda. Perfect for beach lovers, boat owners and keen cyclists, it's a special home aimed at large families or groups of friends.

The Coastal Casita Amelia Island features two stories, with a cozy master bedroom and luxury bathroom, complete with a walk-in shower downstairs. Upstairs, there are two spacious guest rooms one with a queen bed and a single pull out trundle bed and the other with a queen bed and a small pull out toddler bed. All bedrooms have en suite luxury bathrooms.

Enjoy a large dining area with table space for the whole family, or dine at the kitchen's bar and enjoy a complimentary coffee or tea. The kitchen comes equipped with dishes, a full-size fridge/freezer, microwave, coffee maker, pots and pans and everything you might need to enjoy cooking delicious meals, etc..

Ideal for longer stays, this place is built for comfort, with big rooms, sociable living space and tons of character. Sip tea on the veranda with views across the river, snuggle on the comfy sofas or cook up a storm in the high-spec kitchen

By way of a little extra treat, this home also comes with a private 6 person golf cart for getting around the quaint historic neighborhood, as well as five bikes. And if you're into your fitness routine, there's heavy gym equipment in the garage too. Bring your own kayaks or rent a boat and you'll find a spot to launch from not too far away, and there's a park and the site of a historic fort just down the street – a great place to watch the sunset or climb down the embankment to the little beach. And after you've spent the day exploring the great outdoors, come home to fire up the professional Traeger grill for a fun family barbecue.

More interested in quiet time or a little romance? Spend days enjoying the great outdoors with a quiet walk or bike ride along the river, right here in our tranquil and friendly Old town neighborhood. Then snuggle up in front of the living room fireplace in the evening with a 70 inch smart tv.

Rest assured that your stay will be serene, satisfying, and safe. We take extra precautions to offer you the freedom to kick up your feet, in total privacy. All communications with the owners can be safely and conveniently managed via phone or text message. We will respect your safety and health by offering facilities that are sparkling clean and well maintained. In addition, the house will be thoroughly sanitized, before and after your stay.

I will be available for assistance 24/7 during your stay. Your keyless entry code will be sent to you a few days before your arrival.

Property manager

Property beaches

Premier Host

Languages

English

\$478 per night

Partially refundable ⓘ
Before Fri, Jul 12

✔ Your dates are available

Start date
Jul 19

End date
Jul 22

Travelers

2 travelers

Total

\$1,811

Total includes fees, not tax

[Price details](#)

Starting at \$125/mo with [Learn more](#)

Book now

You will not be charged yet

Contact host

Property # 3824426

Michelle Forstrom

From: kathy <kapinho@earthlink.net>
Sent: Friday, July 12, 2024 3:55 PM
To: Michelle Forstrom
Subject: CODE -2024-0169

Dear Michelle,

I am in receipt of the City's letter dated June 25, 2024. As required by the correspondence, I have reviewed the applicable ordinances and codes, and I believe that I am in compliance with Land Use 2.03.02 and Supplemental Standards 6.02.06.

Additionally, would you be kind enough to provide me with copies of any and all complaints (verbal, written, electronic and/or otherwise) that allege I am not in compliance with the City's Ordinances.

Thank you as always for your assistance and time.

Sincerely,
Kathy Pinho
904-535-8433

7/14/24 Complaint

1015 Ladies St



2024071...41(1).jpg



WILLIAM KAVANAUGH

To: Michelle Forstrom; Tammi Bach



Sun 7/14/2024 7:10 PM



You don't often get email from captwhk@comcast.net. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Michelle,

A note to advise that 1015 has been occupied this weekend. Please see the attachment. This picture was taken Sunday July 14th. Thesame cars were there yesterday the 13th.

Please let me know the status of the case.

Bill Kavanaugh



Reply



Reply all



Forward



Michelle Forstrom

From: WILLIAM KAVANAUGH <captwhk@comcast.net>
Sent: Sunday, July 14, 2024 7:10 PM
To: Michelle Forstrom; Tammi Bach
Subject: 1015 Ladies St
Attachments: 20240714_125941(1).jpg

You don't often get email from captwhk@comcast.net. [Learn why this is important](#)

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Please let me know the status of the case.

Bill Kavanaugh

Michelle Forstrom

From: Michelle Forstrom
Sent: Monday, July 15, 2024 10:51 AM
To: kathy
Subject: RE: CODE -2024-0169
Attachments: 1015 Ladies St; Fwd: 1015 Ladies; Fwd: Coastal Casita B&B Amelia Island - Houses for Rent in Fernandina Beach, Florida, United States - Airbnb; 6_02_06.docx; 0241_001.pdf

dummymailid: 00000000E71E64352BDDD541A9BA80756798B85007006F14AFB9D7E5E94AA3145221E983F8E10000001BDC090000DF5A2D657C9730429511062E08B938B900027B808E3B0000

Kathy,

Here is all of the information that you requested. I did confirm with a couple of your guests that you nor your husband reside in this house.

If you have any other questions, please feel free to contact me. I'll see at the Code Enforcement & Appeals Board hearing August 1st at 5:00pm.

-----Original Message-----

From: kathy <kapinho@earthlink.net>
Sent: Friday, July 12, 2024 3:55 PM
To: Michelle Forstrom <mforstrom@fbfl.org>
Subject: CODE -2024-0169

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

PROPERTY INFORMATION

Parcel Number 00-00-31-1580-0019-0030

Owner Name PINHO MICHAEL

Mailing Address 1015 LADIES ST

FERNANDINA BEACH, FL 32034

Location Address 1015 LADIES ST

FERNANDINA BEACH 32034

Tax District 002 - FERNANDINA BEACH

Milage 18.3806

Homestead No

Property Usage SINGLE FAMILY 000100

Deed Acres 0

Short Legal BLK 19 LOTS 3 & 4 OLD TOWN S/D UNR

2024 Preliminary Values

Land Value	\$198,050
(+) Improved Value	\$680,932
(=) Market Value	\$878,982
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$878,982
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$878,982
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$878,982

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP





Anywhere Any week Add guests

Airbnb your home

Coastal Casita B&B Amelia Island with golf cart

Share Save



Entire home in Fernandina Beach, Florida

7 guests · 3 bedrooms · 3 baths



One of the most loved homes on Airbnb, according to guests

5.0

6 Reviews



Hosted by Kathleen

A Superhost

CHECK-IN	CHECKOUT
6/10/2024	8/14/2024

GUESTS 1 guest

Use dates are not available

Change dates

www.airbnb.com

Photos Amenities Reviews Location

Hosted by Kath
4 months hosting

Self check-in
Check yourself in

Great location
100% of recent guests

Free cancellation
Get a full refund

You won't want to leave Fernandina, a quiet coastal town. The house is well suited for families, with a full kitchen and living area. A family consisting of four people is included.

Show more >

What this place offers

- Kitchen
- Dedicated workspace
- TV
- Air conditioning
- Refrigerator
- Exterior security cameras on

X

The Coastal Casita Amelia Island features two stories, with a cozy master bedroom and luxury bathroom, complete with a walk-in shower downstairs. Upstairs, there are two spacious guest rooms one with a queen bed and a single pull out trundle bed and the other with a queen bed and a small pull out toddler bed. All bedrooms have en suite luxury bathrooms.

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More interested in quiet time or a little romance? Spend days enjoying the great outdoors with a quiet walk or bike ride along the river, right here in our tranquil and friendly Old town neighborhood. Then snuggle up in front of the living room fireplace in the evening with a 70 inch smart tv.

Rest assured that your stay will be serene, satisfying, and safe. We take extra precautions to offer you the freedom to kick up your feet, in total privacy. All communications with the owners can be safely and conveniently managed via phone or text message. We will respect your safety and health by offering facilities that are sparkling clean and well maintained. In addition, the house will be thoroughly sanitized, before and after your stay.

Inbox mfor...

Coastal Casit...

2024

Snip & Sketch

CHAPTER 6...

Visioning Ses...

Planning (PL...

Property Sea...

87°F

10:37 AM
7/15/2024

Michelle Forstrom

From: WILLIAM KAVANAUGH <captwhk@comcast.net>
Sent: Tuesday, July 23, 2024 8:28 AM
To: Michelle Forstrom; Tammi Bach
Subject: 1015 Ladies St

You don't often get email from captwhk@comcast.net. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Michelle,

7/23/2024, Looks like new customer at 1015 Ladies. We were told that Pinho told an Old Town resident that he will pay fines because they are making so much money.

How do I check status of Pinho's case?

Bill Kavanaugh

Michelle,

Thanks for taking my call today. October 03, 2024 works for us and I appreciate your willingness to find a date that accommodates our schedule.

Kind regards,
Mike **Pinho**

On Jul 25, 2024, at 9:48 AM, Michelle Forstrom <mforstrom@fbfl.org> wrote:

Ms. **Pinho**,

The City allows for one continuance, so we are rescheduling your case to go before the Code Enforcement and Appeals Board Thursday, September 5, 2024. A Second Notice of Violation/Notice of Hearing will be sent to you shortly.

Michelle Forstrom
Deputy Director Code Enforcement
City of Fernandina Beach
516 South 10th St
Suite 211
Fernandina Beach, Florida 32034
(904) 310-3441 | mforstrom@fbfl.org
www.fbfl.us

7/29/24 Complaint



WILLIAM KAVANAUGH

To: ✓ Michelle Forstrom; ✓ Tammi Bach



Mon 7/29/2024 3:14 PM



You don't often get email from captwhk@comcast.net. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Good Afternoon,

The cars in the attachment have been at 1015 since Friday. For some reason they are backed in.

Bill Kavanaugh

Reply

Reply all

Forward



←

↶

🏠

+

✎

🗑

↗

🖨

👁

📄

💾

⬇

📄

🕒

0📎

⌵

F

S

A

H

C

D

Back

Search

Browse

Add

Update

Delete

Output

Print

Display

PDF

Save

Excel

Word

Schedule

Attach

Find

Statement

Audit

Financial Audit

Creda Score

Delivery Methods

Utilities [City of Fernandina Beach] > UB Customers [City of Fernandina Beach] > Customers [City of Fernandina Beach]

Customer

Customer ID *

43410

 Info

Last changed by

soliver

09/09/2024

at

08:15

Contact Information

Names and Addresses

Personal / Business

Customer Relationships

Other

History

Delivery Methods

Similar Customers

Names

Name	P/E	Dept.
KATHLEEN A MORIARTY	P	UB
MICHAEL E PINHO	P	UB

Street Addresses

Line 1	Line 2	City	St	ZIP+4	Country	Dept.	Notes
1015 ladies st		FERNANDINA BEACH	FL	32034	USA	UB	
2125 SALT MYRTLE LANE		FLEMING ISLAND	FL	32003	USA	UB	

Phone Numbers

Type	Number	Prefer	Texts	Dept.	Notes
Mobile	904-535-8433	☐	☐	UB	

Email Addresses

Type	Address	Prefer	Dept.	Notes
Home	KAPINHO@EARTHLINK.NET	☐	UB	

The space

Escape to Amelia Island and this pretty home, bursting with Southern charm. Traditional in style (think white clapboarding and shuttered windows) it's a slice of country living just steps away from the local marina – you'll even find rocking chairs on the covered veranda. Perfect for beach lovers, boat owners and keen cyclists, it's a special home for gathering family and friends.

The Coastal Casita Amelia Island features two stories, with a cozy master bedroom and luxury bathroom, complete with a walk-in shower downstairs. Upstairs, there are two spacious guest rooms one with a queen bed and a single pull out trundle bed and the other with a queen bed and a small pull out toddler bed. All bedrooms have en suite luxury bathrooms.

Enjoy a large dining area with table space for the whole family, or dine at the kitchen's bar and enjoy a complimentary coffee or tea. The kitchen comes equipped with dishes, a full-size fridge/freezer, microwave, coffee maker, pots and pans and everything you might need to enjoy cooking delicious meals, etc..

Ideal for longer stays, this place is built for comfort, with big rooms, sociable living space and tons of character. Sip tea on the veranda with views across the river, snuggle on the comfy sofas or cook up a storm in the high-spec kitchen

By way of a little extra treat, this home also comes with a private 6 person golf cart for getting around the quaint historic neighborhood, as well as five bikes. And if you're into your fitness routine, there's heavy gym equipment in the garage too. Bring your own kayaks or rent a boat and you'll find a spot to launch from not too far away, and there's a park and the site of a historic fort just down the street – a great place to watch the sunset or climb down the embankment to the little beach. And after you've spent the day exploring the great outdoors, come home to fire up the professional Traeger grill for a fun family barbecue.

More interested in quiet time or a little romance? Spend days enjoying the great outdoors with a quiet walk or bike ride along the river, right here in our tranquil and friendly Old town neighborhood. Then snuggle up in front of the living room fireplace in the evening with a 70 inch smart tv.

Rest assured that your stay will be serene, satisfying, and safe. We take extra precautions to offer you the freedom to kick up your feet, in total privacy. All communications with the owners can be safely and conveniently managed via phone or text message. We will respect your safety and health by offering facilities that are sparkling clean and well maintained. In addition, the house will be thoroughly sanitized, before and after your stay.

I will be available for assistance 24/7 during your stay. Your keyless entry code will be sent to you a few days before your arrival.



Home > United States > Florida > Amelia Island > Coastal Casita B&B, Amelia Island, with 6 seat golf cart included!

See all properties



By the owner

Coastal Casita B&B, Amelia Island, with 6 seat golf cart included!

Fernandina Beach, Florida, United States

Dates

Travelers 2 travelers

Search



Overview Amenities Policies Location Host

Exceptional

See all 8 reviews

3 Bedrooms

4 Bathrooms

100 sq ft

100 sq ft

Check in

Check out



Travelers 2 travelers

Check availability

Popular amenities

Type here to search

Rooms & beds

3 bedrooms (sleeps 7)

Bedroom 1

1 King Bed

Bedroom 2

1 Queen Bed

Bedroom 3

1 Queen Bed and 1 Twin Bed

3 bathrooms, 1 half bathroom

Bathroom 1

Shampoo, Towels provided, Toilet, Shower only, Shampoo, Hair dryer

Bathroom 2

Shampoo, Towels provided, Toilet, Shower only, Shampoo, Hair dryer

Bathroom 3

Shampoo, Towels provided, Shampoo, Shower, Bath, Shampoo

Bathroom 4

Toilet, Towels provided, Toilet

Spaces



Kitchen



Dining



Living area



Exterior

[See all rooms and beds details](#)

Type here to search

About this property

Coastal Casita B&B, Amelia Island, with 6 seat golf cart included!

Escape to Amelia Island and enjoy the best of both worlds with Coastal Casita B&B. This property is a true escape, offering a peaceful retreat in the heart of the island. The property is a beautiful blend of modern amenities and traditional island charm. It is a perfect place to relax and enjoy the beauty of the island.

The Coastal Casita B&B is a beautiful property located in the heart of Amelia Island. It is a perfect place to relax and enjoy the beauty of the island. The property is a beautiful blend of modern amenities and traditional island charm. It is a perfect place to relax and enjoy the beauty of the island.

Enjoy a private and peaceful stay at Coastal Casita B&B. The property is a beautiful blend of modern amenities and traditional island charm. It is a perfect place to relax and enjoy the beauty of the island. The property is a beautiful blend of modern amenities and traditional island charm. It is a perfect place to relax and enjoy the beauty of the island.

For the best experience, please contact the property manager. The property is a beautiful blend of modern amenities and traditional island charm. It is a perfect place to relax and enjoy the beauty of the island. The property is a beautiful blend of modern amenities and traditional island charm. It is a perfect place to relax and enjoy the beauty of the island.

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Property manager

1 year 10 months

[Premier Host](#)

Languages

English

Type here to search

About this property

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I will be available for assistance 24/7 during your stay. Your keyless entry code will be sent to you a few days before your arrival.

Property manager

Property beaches

 Premier Host

Languages

English

\$478 per night

Partially refundable ⓘ

Before Fri, Jul 12

 Your dates are available

Start date
 Jul 19

End date
 Jul 22

Travelers
2 travelers

Total **\$1,811**

Total includes fees, not tax

[Price details](#)

Instantly book with no payment required  Learn more

Book now

You will not be charged yet

Contact host

Property # 3824426

Coastal Casita B&B Amelia Island with golf cart

[Share](#) [Save](#)



Entire home in Fernandina Beach, Florida

7 guests · 3 bedrooms · 3 baths



One of the most loved homes on Airbnb, according to guests

4.90

10

Reviews



Hosted by Kathleen

[Hosted by Kathleen](#)

Check availability

Add dates for prices

Check-in
Add date

Check-out
Add date

Guests
1 guest



Photos Amenities Reviews Location



Self check-in

Check-in instructions provided



Great location

Walking to the beach, restaurants, and shops



Exceptional check-in experience

Check-in instructions provided

Add dates for prices

Check-in
Add date

Check-out
Add date

Guests
1 guest



Check availability

[Report this listing](#)

You won't want to leave this charming, one-of-a-kind place located in Old Town Fernandina, a quiet quaint neighborhood with turn of the century Victorian homes. We are well suited for families or a group of friends. With your rental you will get a private kitchen and living area. We will also provide a self catered breakfast for you and your family consisting of coffee, tea, milk, cold cereals, and oatmeal. 6 seater electric golf cart included! Monthly rentals only.

[Show more](#)

What this place offers



Kitchen



Dedicated workspace



TV



Air conditioning



Refrigerator



Wifi



Free parking on premises



Washer



Indoor fireplace



Exterior security cameras on property

Show all 19 amenities

Gay Accommodations

Home Gay Accommodations Old Town on Amelia Island 3 Bedrooms 3 Bathrooms 5 Beds 1000 sq ft 1000 sq ft



Kathy

Old Town on Amelia Island with golf cart included!

3 Bedrooms 3 Bathrooms 5 Beds 1000 sq ft 1000 sq ft

Entire Place 7 guests 3 bedrooms 3 bathrooms 5 beds

1000 sq ft 1000 sq ft 1000 sq ft 1000 sq ft

View all photos

Add dates for prices

Check in

Checkout

INITIATE BOOKING

Plus, you won't be charged at this stage

Report this listing

Type here to search

Why book with misterb&b?

100% of our listings are verified by misterb&b. We have a strict policy on quality and safety. We only allow listings that meet our high standards. We have a strict policy on quality and safety. We only allow listings that meet our high standards.

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About the Place

100% of our listings are verified by misterb&b. We have a strict policy on quality and safety. We only allow listings that meet our high standards. We have a strict policy on quality and safety. We only allow listings that meet our high standards.

Bring your boat to this beautiful home or rent one across the street and boat to Cumberland Island National Seashore to see the wild horses. Marina is across the street with boat rentals and we are less than a half a mile to a public boat ramp with private beach. Bike or take the electric golf cart to main beach or downtown for lunch or dinner. Watch the sunrise with a cup of coffee from the porch in the morning and walk to the neighborhood historic park with a bottle of wine in the afternoon to watch the sunset. 4 bikes are available for use. Beach towels, chairs, ice chest and umbrella are available. Everything you need plus a 6 person golf cart is included! We have smart TVs in all the bedrooms, the living room and the garage. We have keyless entry, wireless internet, and Apple Music play. Cameras are located on the exterior of the house only facing the driveway, back of house, and the front of the street. There is also a Traeger wood pellet grill available for use.

Air conditioned accommodations at this vacation home offer coffee, tea and hair dryers. Upstairs bedrooms open to a balcony. Accommodations are furnished with beds, dining tables, and kitchen islands. Smart televisions are featured in guestrooms. Kitchens offer refrigerators, stovetops, microwaves, and cookware, dishes, utensils. Bathrooms include shower/tub combinations.

Guests can surf the web using the complimentary wireless internet access. Business friendly amenities include desks and desk chairs.

Recreational amenities at the vacation home include heavy weight equipment in the garage bay. Garage is not air conditioned.

I have security cameras at my place

Add dates for prices

Check in

Checkout

INITIATE BOOKING

Plus, you won't be charged at this stage

Report this listing

Type here to search



City of Fernandina Beach
Code Enforcement Department

Ms. Michelle D. Forstrom
mforstrom@fbfl.org

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

September 9, 2024

Case Number: CODE-2024-0169

Cert. #: 9589 0710 5270 1049 2459 23
EMAILED

IN THE MATTER OF:

Michael E. Pinho & Kathleen Moriarty
2125 Salt Myrtle LN
Fleming Island, FL 32003

PREMISES: 1015 LADIES ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 19 LOTS 3 & 4 OLD TOWN S/D UNR

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

- | | | |
|----------------|---|---------------------|
| 2.03.02 | Land Use | |
| | Owner must reside in the Inn or cease B&B operations | By 9/19/2024 |
| 6.02.06 | Bed an Breakfast Inns - Supplemental Standards | |
| | Owner must reside in the Inn or cease B&B operations | By 9/19/2024 |

(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: October 3, 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, administrative fees will be assessed, and 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).



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 2459 23
9589 0710 5270 1049 2459 23

U.S. Postal Service *Code Enforcement*

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	\$.109	
Total Postage and Fees	\$ 8.74	
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		
Michael E. Pinho & Kathleen Moriarty 2125 Salt Myrtle LN Fleming Island, FL 32003		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

1015 Ladies 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:

Michael E. Pinho & Kathleen Moriarty
2125 Salt Myrtle LN
Fleming Island, FL 32003



9590 9402 7747 2152 0390 14

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2459 23

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

☐ 00

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

☐ Restricted Delivery

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

Domestic Return Receipt

9589 640T 0225 0710 2425 6956

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

1015 ladies st.
Code Enforcement

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

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box N

City, State, ZIP+4®

Michael E. Pinho &

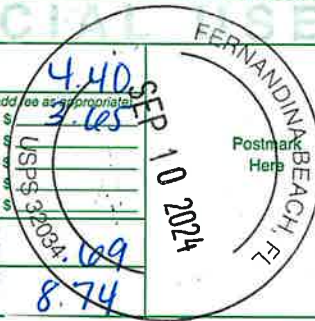
Kathleen Moriarty

2125 Salt Myrtle LN

Fleming Island, FL 32003

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

See Reverse for Instructions



Tracking Number:

Remove X

9589071052701049245923



Copy



Add to Informed Delivery

Latest Update

Your item has been delivered to the original sender at 2:12 pm on October 24, 2024 in FERNANDINA BEACH, FL 32034.

Get More Out of USPS Tracking:



USPS Tracking Plus®



Delivered

Delivered, To Original Sender

FERNANDINA BEACH, FL 32034

October 24, 2024, 2:12 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^



WILLIAM KAVANAUGH

To: Michelle Forstrom



Thu 9/12/2024 12:37 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Michelle,

Be advised a white SUV is staying at 1015.

Bill



Reply



Forward

Florida DRIVER LICENSE 

44 DLN **P500-513-61-911-0** 8 CLASS **E**

1 PINHO
2 KATHLEEN MORIARTY
3 1015 LADIES ST
4 FERNANDINA BEACH, FL 32034-3154

3 DOB 11/11/1961 SEX F
4b EXP 11/11/2025 HGT 5'-07"
12 REST B 9a END NONE

SAFE DRIVER
4a ISS 08/21/2017
5 DD EA72210650029
REPLACED 10/05/2022

Kathleen Moriarty

Operation of a motor vehicle constitutes consent to any sobriety test required by law.



Janet H. Adkins
Supervisor of Elections
Voter Registration Receipt

Nassau County, FL

Date	09/23/2024
Time	11:00 AM
Regn Number	102828564
Voter Name	Pinho, Kathleen M
Residence	1015 Ladies St Fernandina Beach FL 32034
Mailing Address	none
Voter Status	1(A) Active Voter
Birth Date	Nov/11/1961
Birth Place	US
Sex	F
Race	5
Party	REP
Precinct	11.1 MLK / Elm Street Recreation Center 1200 Elm Street From intersection of S 14th Street and Elm Street (Martin Luther King, Jr. Street) go west on Elm Street for .2 miles, Recreation Center is on left.
Registration Date	Sep/13/1996
Assistance Required	N

*Witness my hand and official seal at Nassau County, FL,
on Sep/23/2024*

Janet H. Adkins
Supervisor of Elections
Nassau County, FL

By: _____

Jan Stokes
Voter Services



Utility Billing

Account Summary

[Link to Account](#) | [Manage Bills](#)

Billing Account

Service Address 1015 LADIES ST
Account Number 07120788

Your Current Balance

Amount Due Now \$0.00
Payment Due Date

About Your Payments

Bill	Last Posted	Sum of Payments	View Details
498454	9/6/2024	\$167.58	details
488889	8/9/2024	\$181.76	details
479338	7/1/2024	\$193.44	details
469764	6/3/2024	\$165.08	details
460240	5/10/2024	\$159.65	details

Showing the 5 most recent payments only.

Customer Information

Name MICHAEL E PINHO
KATHLEEN A MORIARTY
Address 1015 ladies st
FERNANDINA BEACH, FL 32034
Customer ID 43410

Services

Service	Code	Start Date	Stop Date	Status	Consumption History
WATER BASE - RES	14600	5/7/2022	12/11/2023	FINAL BILL	None
WATER BASE - GENERAL	14610	12/11/2023		ACTIVE	None
WATER USE - RES	14640	5/7/2022	12/11/2023	FINAL BILL	View Consumption



Mortgage Statement

Customer Service 1-800-234-6002
Monday - Friday 8 am to 8 pm ET
citizensbank.com

MICHAEL E PINHO
KATHLEEN MORIARTY
1015 LADIES STREET
FERNANDINA BEACH FL 32034

Statement Date: August 12, 2024

Loan Number 8107107271
Property Address 1015 Ladies Street
Fernandina Beach FL 32034
Payment Due Date September 1, 2024
Amount Due \$ [REDACTED]
If payment is received after September 16, 2024, a \$257.03 late fee will be charged.

Account Information	
Outstanding Principal *	[REDACTED]
Interest Rate	[REDACTED]
Escrow Balance	[REDACTED]
Prepayment Penalty	No

* The Outstanding Principal is not the amount required to pay off your loan in full.

Explanation of Amount Due	
Principal	\$ [REDACTED]
Interest	\$ [REDACTED]
Escrow (Taxes and Insurance)	\$ [REDACTED]
Optional Insurance	\$0.00
Buydown Amount	\$0.00
Regular Monthly Payment	[REDACTED]
Total Fees and Charges	\$0.00
Overdue Payment(s)	\$0.00
Total Amount Due	[REDACTED]

Past Payments Breakdown		
	Paid Since Last Statement	Paid Year to Date
Principal	[REDACTED]	[REDACTED]
Interest	[REDACTED]	[REDACTED]
Escrow (Taxes and Insurance)	[REDACTED]	[REDACTED]
Fees	[REDACTED]	[REDACTED]
Total	[REDACTED]	[REDACTED]

Transaction Activity Since Last Statement								
Transaction Description	Posted Date	Effective Date	Amount	Principal	Interest	Escrow	Optional Insurance	Fees/ Other
Payment Due (08/01/24)	07/29/24	07/29/24	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	\$0.00	\$0.00

Please see reverse for important information about your account



Check here and see reverse for address correction.

MICHAEL E PINHO
KATHLEEN MORIARTY
1015 LADIES STREET
FERNANDINA BEACH, FL 32034



CITIZENS
PO BOX 42111
PROVIDENCE RI 02940-2111

Amount Due	
Loan Number: 8107107271	
Due By September 1, 2024	
\$257.03 late fee will be charged after September 16, 2024	
Additional Payment: If you're paying more than the amount due, specify how you'd like the extra amount applied to your loan.	
Principal:	_____
Escrow:	_____
Late Charges:	_____
Other Fees (Include Fee Name):	_____
Total Amount Enclosed:	\$ _____

Please write your loan number on your check. Make check payable to Citizens.

293 8107107271064257406682770916243

If your loan is past due and you would like to reinstate or pay off your loan, call us at 800-234-6002 to ensure that you have the most current reinstatement or payoff amount. If your loan is in foreclosure, there may be additional fees and costs due to a pending legal action.

Reading Your Statement

Your **Statement Date** is the last day for all activity shown on the statement. Any activity after this date will be shown on the next statement.

The **Transaction Activity** section shows any transactions that have credited or debited your account since your last statement.

Important Information

IMPORTANT BANKRUPTCY INFORMATION

If you are subject to a pending bankruptcy proceeding, or if you have received a discharge, this statement is for information purposes only. It is to advise you of the status of the loan and is not an attempt to collect a debt.

IMPORTANT NOTICE TO SERVICEMEMBER AND THEIR DEPENDENTS

If you are a servicemember, who is, or recently was, on "active duty" or "active service," or a dependent of such a servicemember, you may be entitled to certain legal rights and protections, including protection from foreclosure or eviction, pursuant to the Servicemembers Civil Relief Act, as amended (the SCRA) and possibly, certain similar state statutes. If you believe you may be entitled to rights and protections under SCRA, contact us at:

Office of the Chairman
Military Assistance Team
One Citizens Bank Way
JCA150
Johnston, RI 02919
Phone: 1-800-234-6002

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

We may report information about your account to the credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

Making Payments

PAYMENT OPTIONS

Automatic loan payments: You can schedule a one-time electronic payment or recurring payments to be automatically withdrawn from your account at no cost to you. You can save time, postage and the worry that your payment will be delayed or lost in the mail. For additional information, visit our website, go to our mobile app, or call us at 800-234-6002.

Online banking payments: If you're using an online bill pay service, send your payments to Citizens, P.O. Box 2800, Glen Allen, VA 23058-2800.

Payments by phone: You can transfer funds electronically from a designated deposit account and apply to your loan the day it's due or for a date in the future. Call 800-234-6002 for details. You'll need your bank's routing information and your checking account number (located at the bottom of your check), in addition to your loan number and Social Security Number.

Payments by mail: You can mail us a check with the coupon on the statement in the enclosed envelope. Be sure to allow enough time for delivery. Make your check payable to Citizens and include your loan number. Don't send cash or coins.

Additional Funds: You can send a payment to be applied directly to principal, escrow, late charges or other fees. If you send us more than your regular payment amount due, use the space provided on the coupon to indicate how you want those funds applied. Additional funds received, if not specified, will be applied first to outstanding fees then to your principal. Additional principal payments may be made only if your loan is current.

PAYMENT INFORMATION

Partial Payments: We don't accept partial payments except for prearranged agreements that allow them.

Payments: All payments received are subject to verification and collection. If a payment made in connection with this loan is not honored by the financial institution on which it's drawn, a return item charge will be assessed.

Correspondence: Do not send correspondence with your payment. Send all correspondence to: Citizens, Attn: Customer Service, P.O. Box 6260, Glen Allen, VA 23058-6260.

LATE CHARGES

Payments received after the due date are considered late. Late charges will be charged according to the terms of your note and/or security instrument. We recommend you use the mailing envelope and coupon provided and allow sufficient time for payments to reach us. We assume no responsibility for mailing time.

PAYMENT PROBLEMS

If you're having trouble making your mortgage payments, contact us right away for help at citizensbank.com/mortgageassistance. You can also call us at 800-456-8855, Monday through Friday from 8 a.m. to 8 p.m. ET to discuss your options. The Department of Housing and Urban Development (HUD) offers homeownership counseling at no charge. To find counseling agencies or programs in your area, call 800-569-4287, TTY 800-877-8339 or visit hud.gov/findacounselor or consumerfinance.gov/find-a-housing-counselor/.

Contact Us

The address below must be used to notify us of a possible error, request information, dispute credit reporting or opt out of bankruptcy statements, and can be used to file a complaint.

Citizens
Attn: Customer Service
P.O. Box 6260
Glen Allen, VA 23058-6260

If you have questions, give us a call at 800-234-6002.

Mailing Addresses

Overnight Mail:
Citizens
10581 Telegraph Road
Glen Allen, VA 23058-4577

Insurance Department:
Citizens Bank, N.A.
P.O. Box 202060
Florence, SC 29502-2060

For Payments without a Coupon:
Citizens

Attn: Payment Processing
P.O. Box 2800
Glen Allen, VA 23058-2800

Tax Department:
Citizens
P.O. Box 9242
Coppell, TX 75019-9279

Tax and Insurance Information

TAXES

If you have an escrow account for payment of your real estate taxes, we'll receive the tax bills. You can keep the paper copies of annual, semi-annual or quarterly bills for your reference. If you receive an additional assessment, supplemental, interim or corrected tax bill, be sure to send it to us right away by fax or mail so we can pay it. Those bills are mailed directly to the homeowner and not provided to us.

Citizens
P.O. Box 9242
Coppell, TX 75019-9279
Phone: 1-866-202-8354
Fax: 1-817-826-1697

If we don't escrow for payment of your taxes, you're responsible to pay them directly to your taxing authority. Failure to pay these taxes in a timely manner may result in tax advances, missed payments, liens or tax sales.

INSURANCE

Your security instrument requires that you maintain fire and extended coverage for at least the amount of the outstanding loan balance or replacement cost value of your property. As a homeowner, it's important to protect your investment. You should consult with your agent, broker, or insurance carrier to determine the replacement value of your property and discuss available coverage. Please make sure the mortgagee clause on your policy reads as follows:

Mortgagee Clause: Citizens Bank, N.A.
ISAOA ATIMA
P.O. Box 202060
Florence, SC 29502-2060
Phone: 1-866-826-4904
Fax: 1-843-413-2008

PMI INSURANCE

If you're escrowed for Private Mortgage Insurance, you may be eligible to cancel your insurance based on meeting certain requirements. To be considered for cancellation of the Private Mortgage Insurance on your loan, send your request in writing to Citizens, P.O. Box 6260, Glen Allen, VA 23058-6260. Once we receive your request, we'll send you specific cancellation guidelines.

FOR NEW YORK LOANS ONLY: You may file complaints and obtain further information about the servicer by contacting the New York State Department of Financial Services Consumer Assistance Unit at 1-800-342-3736 or by visiting www.dfs.ny.gov. This servicer is not registered with the New York Superintendent of Financial Services. Citizens Bank uses third party providers in connection with the servicing of your loan and remains responsible for all actions taken by such providers.

IF YOU'RE VISUALLY IMPAIRED, YOU MAY REQUEST YOUR STATEMENT IN AN ALTERNATIVE, REASONABLY ACCOMMODATABLE FORMAT SELECTED BY US. PLEASE CONTACT US AT 800.234.6002 TO MAKE SUCH A REQUEST.

Citizens is a brand name of Citizens Bank, N.A.

04CCO129201

Has Your Address or Telephone Number Changed?

You can make your changes online or complete and mail this form with your payment

Loan Number _____

Mailing Address _____

City _____ State _____ Zip _____

Home Phone (_____) _____

Business Phone (_____) _____

Email Address _____

Name (Please Print) _____

Borrower Signature _____

Business Phone (_____) _____

Email Address _____

Name (Please Print) _____

Co-Borrower Signature _____

Notice of Proposed Property Taxes

NASSAU COUNTY TAXING AUTHORITY
96135 NASSAU PLACE, SUITE 4
YULEE, FL 32097

DO NOT PAY THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold public hearings to adopt budgets and tax rates for the next year. The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax changes and budget prior to taking final action. Each taxing authority may amend or alter its proposals at the hearing.

2024 REAL ESTATE PROPERTY



12190 P1 T33*****AUTO**5-DIGIT 32034
00-00-31-1580-0019-0030
PINHO MICHAEL
MORIARTY KATHLEEN
1015 LADIES ST
FERNANDINA BEACH FL 32034-3154

01

LEGAL DESCRIPTION

BLK 19 LOTS 3 & 4
OLD TOWN S/D UNR

SITUS ADDRESS

1015 LADIES ST
FERNANDINA BEACH FL 32034

Parcel Number: 00-00-31-1580-0019-0030

Taxing Authority	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Tax Rate 2023	Your Property Taxes 2023	Tax Rate If No Budget Change is Adopted 2024	Your Property Taxes If No Budget Change is Adopted 2024	Tax Rate PROPOSED 2024	Your Property Taxes IF PROPOSED Budget is Adopted 2024	
COUNTY	7.0840	\$ 6,038.61	6.5915	\$ 5,793.81	6.8822	\$ 6,049.33	9/09/24 5:01PM Commission Chambers 96135 Nassau PL Yulee, FL 32097
AMELIA ISLAND BEACH RENOURISHMENT	0.0960	\$ 81.83	0.0894	\$ 78.58	0.0960	\$ 84.38	9/09/24 5:01PM Commission Chambers 96135 Nassau PL Yulee, FL 32097
CITY OF FERNANDINA BEACH	4.8298	\$ 4,117.06	4.5448	\$ 3,994.80	4.6849	\$ 4,117.94	9/03/24 5:05PM City Comm Chambers 204 Ash St Fernandina Beach, FL 32034
CITY OF FERNANDINA BEACH DEBT	0.0000	\$ 0.00	0.0000	\$ 0.00	0.0000	\$ 0.00	9/03/24 5:05PM City Comm Chambers 204 Ash St Fernandina Beach, FL 32034
SCHOOL - STATE	3.2120	\$ 2,738.00	3.0547	\$ 2,685.03	3.0810	\$ 2,708.14	9/11/24 6:30PM 1201 Atlantic Ave. Fernandina Beach, FL 32034
SCHOOL - LOCAL	3.2480	\$ 2,768.69	3.0889	\$ 2,715.09	3.2480	\$ 2,854.93	9/11/24 6:30PM 1201 Atlantic Ave. Fernandina Beach, FL 32034
ST JOHNS RIVER WATER MANAGEMENT DISTRICT	0.1793	\$ 152.84	0.1686	\$ 148.20	0.1793	\$ 157.60	9/04/24 5:05PM 4049 Reid Street Palatka, FL 32177
FL INLAND NAVIGATION DIST	0.0288	\$ 24.55	0.0266	\$ 23.38	0.0288	\$ 25.31	9/05/24 5:05PM F.Langford Pavillion 1707 NE Indian River Dr, Jensen Beach, FL 34957
AMELIA ISLAND MOSQUITO CONTROL	0.1144	\$ 97.52	0.1060	\$ 93.17	0.1060	\$ 93.17	9/18/24 5:30PM 2500 Lynndale Rd Fernandina Beach, FL 32034
Total Property Taxes	18.7923	\$ 16,019.10	17.6705	\$ 15,532.06	18.3062	\$ 16,090.80	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2023	2024	2023	2024	2023	2024	2023	2024
County	852,429	878,982	852,429	878,982	0	0	852,429	878,982
School	852,429	878,982	852,429	878,982	0	0	852,429	878,982
Municipality	852,429	878,982	852,429	878,982	0	0	852,429	878,982
Other	852,429	878,982	852,429	878,982	0	0	852,429	878,982
Assessment Reductions		Applicable to:	Value		Exemptions		Applicable to:	Value
None					None			

* See reverse side for explanations.

* If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at 96135 NASSAU PL #4 YULEE, FL 32097 (904) 491-7300

* If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the county property appraiser and must be filed ON OR BEFORE **September 13, 2024**.

* Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other government services and facilities which may be levied by your county, city, or any special district.

EXPLANATIONS

Column 1 – “Tax Rate 2023” and “Your Property Taxes 2023”

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

Column 2 – “Tax Rate IF NO Budget Change is Adopted 2024” and “Your Property Taxes IF NO Budget Change is Adopted 2024”

These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year's budgets and your current assessment.

Column 3 – “Tax Rate PROPOSED 2024” and “Your Property Taxes IF PROPOSED Budget is Adopted 2024”

These columns show what your tax rate and taxes will be this year under budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between Columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

Market (Just) Value – Market (also called “Just”) value is the most probable sale price for your property in a competitive, open market involving a willing buyer and willing seller.

Assessed Value – Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Taxable Value – Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

Exemptions – Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

Assessment Reductions – Properties can receive an assessment reduction for a number of reasons including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Certain types of property, such as agricultural land, are valued on their current use rather than their market value.



Katie Newton **Pinho**



To: 🟡 Michelle Forstrom; 🟢 Crystal Rimes

Mon 9/30/2024 8:44 AM

Cc: 🟡 Tammi Bach; mep@onemain.com; kapinho@earthlink.net

 You replied on Mon 9/30/2024 9:21 AM

Good Morning,

Mr. **Pinho** (904-535-8433, copied here) called this morning requesting an update on the case at 1015 Ladies Street – I told him I did not see it on this Thursday's agenda.

He has also requested the code enforcement file (reference public records request 2024-1595).

Thank you,

Katie



Katie Newton
Paralegal
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
(904) 310-3277 | knewton@fbfl.org
www.fbfl.us



City of Fernandina Beach
Code Enforcement Department

Ms. Michelle D. Forstrom
mforstrom@fbfl.org

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

October 3, 2024

Case Number: CODE-2024-0169

Cert. #: 9589 0710 5270 1049 2456 40
Cert. #: 9589 0710 5270 1049 2456 57
EMAILED

IN THE MATTER OF:

Michael E. Pinho & Kathleen Moriarty
2125 Salt Myrtle LN
Fleming Island, FL 32003

Michael E. Pinho & Kathleen Moriarty
1015 Ladies St
Fernandina Beach FL 32034

PREMISES: 1015 LADIES ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 19 LOTS 3 & 4 OLD TOWN S/D UNR

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

- | | | |
|----------------|---|----------------------|
| 2.03.02 | Land Use | |
| | Owner must reside in the Inn or cease B&B operations | by 10/13/2024 |
| 6.02.06 | Bed an Breakfast Inns - Supplemental Standards | |
| | Owner must reside in the Inn or cease B&B operations | by 10/13/2024 |

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: November 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).



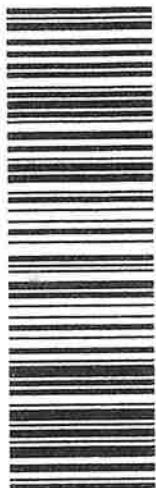
Michelle Forstrom

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 2456 57
9589 0710 5270 1049 2456 57

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

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

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Michael E. Pinho & Kathleen Moriarty
1015 Ladies St
Fernandina Beach FL 32034

Street and Apt. No.,

City, State, ZIP+4®

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:

Michael E. Pinho & Kathleen Moriarty
1015 Ladies St
Fernandina Beach FL 32034



9590 9402 7747 2152 0387 41

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2456 57

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 ☐ Restricted Delivery

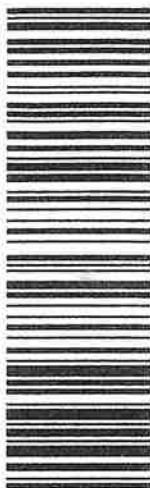
Mail
Restricted Delivery

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 2456 40
9589 0710 5270 1049 2456 40

U.S. Postal Service
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Michael E. Pinho & Kathleen Moriarty

2125 Salt Myrtle LN

Fleming Island, FL 32003

Street and Apt. No.,

City, State, ZIP+4®

Postmark
Here

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:

Michael E. Pinho & Kathleen Moriarty
2125 Salt Myrtle LN
Fleming Island, FL 32003



9590 9402 7747 2152 0387 34

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2456 40

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

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

Domestic Return Receipt



City of Fernandina Beach

204 Ash Street

Fernandina Beach, FL 32034

CERTIFIED MAIL®



9589 0710 5270 1049 2459 23

Michael E. Pinho & Kathleen Moriarty
2125 Salt Myrtle LN
Fleming Island, FL 32003

Hasler

10/10/2024

US POSTAGE

\$008.74⁰



ZIP 32034
011E11684667

RETURN TO SENDER
UNCLAIMED
REFUSED

NIXIE 322 DE 1 0010/23/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32034423004 *1438-05984-10-41

320344230
32003-746525

CERTIFIED MAIL®



City of Fernandina Beach

204 Ash Street

Fernandina Beach, FL 32034



9589 0710 5270 1049 2456 40

Michael E. Pinho & Kathleen Moriarty
2125 Salt Myrtle LN
Fleming Island, FL 32003

Hasler

10/03/2024

US POSTAGE

\$008.74⁰



ZIP 32034
011E11684667

RETURN TO SENDER
UNCLAIMED
REFUSED

NIXIE 322 DE 1 0010/27/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32034423004 *1438-00285-04-37

320344230
32003-746525

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

1015 Ladies St.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Michael Pinho & Kathleen Moriarty 125 Salt Myrtle LN Fleming Island, FL 32003		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1049 2459 23		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 ☐ Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)			

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

1015 Ladies St (2)

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Michael Pinho & Kathleen Moriarty 125 Salt Myrtle LN Fleming Island, FL 32003		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1049 2456 40		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 ☐ Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)			

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



Get the app

My trips

Sign in



... > [Fernandina Beach](#) > Coastal Casita B&B, Amelia Island, with 6 seat golf cart included!, Fernandina Beach



Where to?
Fernandina Be...



Dates



Travelers
2 travelers

Search

See all properties



Save

Entire home

Coastal Casita B&B, Amelia Island, with 6 seat golf cart included!



Overview

Amenities

Policies

Location

Host

10

Exceptional

See all 5 reviews >



3 bedrooms



3+ bathrooms



Sleeps 7



1900 sq ft

Popular amenities



Washer



Gym



Air conditioning



Dryer

See all >

Explore the area



Fernandina Plaza Historic State Park

4 min walk



Fort Clinch State Park

5 min drive

Fernandina Beach, FL
[View in a map](#)



Amelia Island Lighthouse

5 min drive



Jacksonville, FL (JAX-
Jacksonville Intl.)

40 min drive

[See more](#) >

Rooms & beds

3 bedrooms (sleeps 7)

Bedroom 1



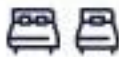
1 King Bed

Bedroom 2



1 Queen Bed

Bedroom 3



1 Queen Bed and 1 Twin Bed

3 bathrooms, 1 half bathroom

Bathroom 1



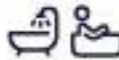
Soap · Towels provided · Toilet
· Shower only · Shampoo · Hair
dryer

Bathroom 2



Soap · Towels provided · Toilet
· Shower only · Shampoo · Hair
dryer

Bathroom 3



Soap · Towels provided ·
Bathtub or shower · Bathtub ·
Shampoo

Bathroom 4



Soap · Towels provided · Toilet

Spaces

[See all rooms and beds details](#)

About this property

Coastal Casita B&B, Amelia Island, with 6 seat golf cart included!

Escape to Amelia Island and this pretty home, bursting with Southern charm. Traditional in style (think white clapboarding and shuttered windows) it's a slice of country living just steps away from the local marina – you'll even find rocking chairs on the covered veranda. Perfect for beach lovers, boat owners and keen cyclists, it's a special home aimed at large families or groups of friends.

The Coastal Casita Amelia Island features two stories, with a cozy master bedroom and luxury bathroom, complete with a walk in shower downstairs. Upstairs, there are two spacious guest rooms, one with a

Complete with a walk-in shower downstairs. Upstairs, there are two spacious guest rooms one with a queen bed and a single pull out trundle bed and the other with a queen bed and a small pull out toddler bed. All bedrooms have en suite luxury bathrooms.

Enjoy a large dining area with table space for the whole family, or dine at the kitchen's bar and enjoy a complimentary coffee or tea. The kitchen comes equipped with dishes, a full-size fridge/freezer, microwave, coffee maker, pots and pans and everything you might need to enjoy cooking delicious meals, etc..

Ideal for longer stays, this place is built for comfort, with big rooms, sociable living space and tons of character. Sip tea on the veranda with views across the river, snuggle on the comfy sofas or cook up a storm in the high-spec kitchen

By way of a little extra treat, this home also comes with a private 6 person golf cart for getting around the quaint historic neighborhood, as well as five bikes. And if you're into your fitness routine, there's heavy gym equipment in the garage too. Bring your own kayaks or rent a boat and you'll find a spot to launch from not too far away, and there's a park and the site of a historic fort just down the street – a great place to watch the sunset or climb down the embankment to the little beach. And after you've spent the day exploring the great outdoors, come home to fire up the professional Traeger grill for a fun family barbecue.

More interested in quiet time or a little romance? Spend days enjoying the great outdoors with a quiet walk or bike ride along the river, right here in our tranquil and friendly Old town neighborhood. Then snuggle up in front of the living room fireplace in the evening with a 70 inch smart tv.

Rest assured that your stay will be serene, satisfying, and safe. We take extra precautions to offer you the freedom to kick up your feet, in total privacy. All communications with the owners can be safely and conveniently managed via phone or text message. We will respect your safety and health by offering facilities that are sparkling clean and well maintained. In addition, the house will be thoroughly sanitized, before and after your stay.

I will be available for assistance 24/7 during your stay. Your keyless entry code will be sent to you a few days before your arrival. Monthly rentals only.

Property manager

Property beaches

 Premier Host

Languages

English

 Check-in
Select date

 Check-out
Select date

 Travelers
1 room, 2 travelers

Check availability

Amenities

-  Washer
-  Air conditioning

-  Dryer
-  Gym

[See all 18 amenities](#)

Have a question?

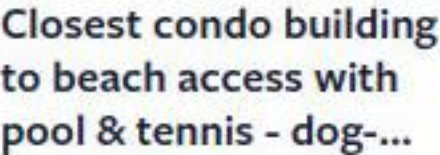
 Beta

Get instant answers with AI powered search of property information and reviews.

 Ask a question
Is there free parking?



Similar properties



Fernandina Beach

✓ Pool

✓ Kitchen

✓ Washer

✓ Dryer

10.0/10 (3 reviews)



Fernandina Beach

✓ Kitchen

✓ Washer

✓ Dryer

✓ Free WiFi

9.4/10 (37 reviews)



Fernandina Beach

✓ Kitchen

✓ Washer

✓ Dryer

✓ Free WiFi

10.0/10 (18 reviews)



Fernandina Beach

✓ Kitchen

✓ Washer

✓ Dryer

✓ Free WiFi

10.0/10 (18 reviews)

House Rules

- Check in after 3:00 PM
- Minimum age to rent: 24
- Check out before 11:00 AM

 **Children**
Children allowed: ages 0-17

 **Events**
No events allowed

 **Pets**
No pets allowed

 **Smoking**
Smoking is not permitted

Important information

You need to know

- Extra-person charges may apply and vary depending on property policy
- Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges
- Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed
- Onsite parties or group events are strictly prohibited
- Long-term renters welcome
- Host has not indicated whether there is a carbon monoxide detector on the property; consider bringing a portable detector with you on the trip
- Host has not indicated whether there is a smoke detector on the property

About the neighborhood

Fernandina Beach

Fernandina Beach is home to this vacation home. Fernandina Little Theatre and Blue Door Artists are cultural highlights, and some of the area’s activities can be experienced at Egan’s Creek Greenway Trail and Island Falls Golf. Fernandina Beach Main Beach Park and Amelia Island Nature Center are also worth visiting.

Fernandina Beach, FL
[View in a map](#)

- Fort Clinch State Park - 5 min drive
- Amelia Island Lighthouse - 5 min drive
- Fernandina Beach Main Beach Park - 5 min drive
- Fernandina Beach - 10 min drive
- Cumberland Island Ferry - 46 min drive

- Salty Pelican Bar & Grill - 5 min drive
- Mocama Beer Company - 5 min drive
- Brett's Waterway Cafe - 5 min drive
- Palace Saloon - 5 min drive
- Pepper's Mexican Grill & Cantina - 4 min drive



Getting around



Jacksonville International Airport (JAX) - 40 min drive

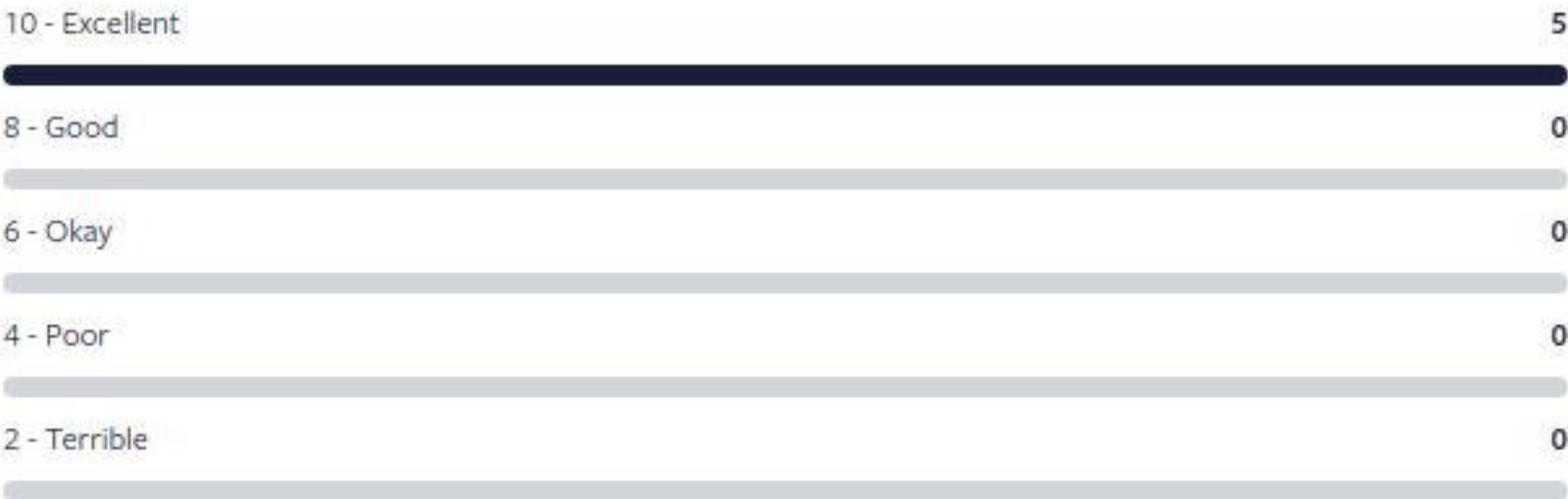
Frequently asked questions

- Is Coastal Casita B&B, Amelia Island, with 6 seat golf cart included! pet-friendly?
- What time is check-in at Coastal Casita B&B, Amelia Island, with 6 seat golf cart included!?
- What time is check-out at Coastal Casita B&B, Amelia Island, with 6 seat golf cart included!?
- Where is Coastal Casita B&B, Amelia Island, with 6 seat golf cart included! located?

10 Exceptional
5 reviews

Reviews are presented in chronological order, subject to a moderation process, and verified unless otherwise labeled.

[Learn more](#)



10/10
Cleanliness

10/10
Check-in

10/10
Communication

10/10
Location

10/10
Listing accuracy

10/10 Excellent

Verified traveler

Jun 30, 2024

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

Home away from Home

We came in to town for our son's first birthday! Upon arrival, our host Kathy was very informative and accommodating. This home is absolutely lovely and in such a wonderful, quiet and centralized location on the island. The amenities were perfect, the home was extremely clean and beds were soft and comfortable. Our family enjoyed the entire trip, as if it was a home away from home.

Stayed 3 nights in Jun 2024

👍 0

10/10 Excellent

Lynis H.

Jun 26, 2024

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

AMAZING!!

This home is amazing! The moment we walked in we felt at home. The furnishings and decor are immaculate and SO BEAUTIFUL! It was as if we were stepping into a magazine! We travel to Fernandina annually and we were more than a little sad to have to go home. Love love love! If we could give this rental more than 5 stars we would. We can't wait to come back!

Stayed 4 nights in Jun 2024

👍 0

10/10 Excellent

Jeromy B.

Jun 12, 2024

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

Amelia Island Family Vacation

The property and the location were perfect. The house is very nice and has everything you need for a family vacation. Comes with a 6 seater golfcart to use while you stay. It was a wonderful vacation and look forward to staying here again. Thanks again Kathy for your help and answering all of our questions when we needed anything.

Stayed 7 nights in Jun 2024

👍 0

10/10 Excellent

Jamie P.

May 25, 2024

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

Adorable cottage

If a perfect vacation cottage exists, then this is it! Such a wonderfully thought-out house! Pretty inside and out, in a quiet friendly neighborhood, this cottage is perfect for breakfast or dinner on the porch. Excellent communication with the manager Kathy! She made sure we enjoyed every minute! We will be back! Loved it! 10/10!

Be Back! LOVED it! 10/10!
Stayed 5 nights in May 2024
 0

10/10 Excellent

B K.
Apr 8, 2024

 Liked: Cleanliness, check-in, communication, location, listing accuracy

Perfection!

Loved the location and property! We did not cook while staying here but the kitchen and residence was furnished beyond belief in all aspects. Highly recommend this residence. My family of four was in luxury while staying here!

Stayed 5 nights in Mar 2024

 0

[See all reviews](#)

About the host

Hosted by Property beaches



Languages:
English

Premier Host
 They consistently provide great experiences for their guests

Tell us how we can improve our site

[Share feedback](#)

More Vacation Rentals ideas

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- FeWo-direkt.de
- Bookabach.co.nz
- Stayz.com.au



WILLIAM KAVANAUGH

10/04/24 Complaint



To: Michelle Forstrom; Tammi Bach

Fri 10/4/2024 8:56 AM



You replied on Fri 10/4/2024 1:22 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Michelle,

Appears cleaners were at 1015 yesterday, new renter came in yesterday afternoon. White car. You should be able to connect with them today.

Bill Kavanaugh



Reply



Reply all



Forward

Michelle Forstrom

From: Protomastro, Robert <Robert.Protomastro@myfloridalicense.com>
Sent: Tuesday, October 15, 2024 5:29 PM
To: Michelle Forstrom
Subject: Coastal Casita

You don't often get email from robert.protomastro@myfloridalicense.com. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Good afternoon Ms. Forstrom,

I apologize for getting back with you so late. I did see your complaint come in today and an inspector has been assigned. Here is some of the information regarding licenses classified as Bed and Breakfast (BNB) and classified as Vacation Rentals – Dwelling (DWE):

- Both are classified as transient public lodging which is defined as any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.
- BNB is defined as A bed and breakfast inn is a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry.
- Vacation Rentals are any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project.

Following these definitions, if a lodging establishment is licensed as a BNB and they are renting out the entire home then they are operating outside the scope of their license and are now operating as a Vacation Rental. It is recommended that they apply for a Vacation Rental – Dwelling license and once approved we would place the BNB license out of business.

Hopefully this provides the information you need.

Have an outstanding day.

**Robert Protomastro****District Manager**

Hotels & Restaurants/BSSI/Jacksonville

Florida Department of Business and Professional Regulation

Desk: (904) 723-5865 | Cell: (904) 945-8056

robert.protomastro@myfloridalicense.comMyFloridaLicense.com

Michelle Forstrom

From: Crystal Rimes
Sent: Monday, October 28, 2024 8:44 AM
To: Michelle Forstrom
Subject: 1015 Ladies St - DBPR

Call Message:

Dennis Perry - State Inspector with DBPR
Did his inspection & is in violation. The property needs a different state license. The license has to move from B&B (2005) TO 2007 Vacation Dwelling license. Can pull report online. It's up to state if the license gets revoked or they can reclassify the license.
He has sited them and put them on warning
904-562-0130



Crystal Rimes
Code Enforcement
City of Fernandina Beach
516 South 10th St
Suite 211
Fernandina Beach, Florida 32034
(904) 310-3443 | cturner@fbfl.org
www.fbfl.us

If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.
Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

Each inspection report is a "snapshot" of conditions present at the time of the inspection. By using this search, you are agreeing of Use.

Licensee

Name:	COASTAL CASITA	License Number:	BNB5500951
Rank:	Bed & Breakfast	License Expiration Date:	06/01/2025
Primary Status:	Current	Secondary Status:	Active
Location Address:	1015 LADIES ST FERNANDINA BEACH, FL 32034		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations
Complaint Full	10/17/2024	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	2	0

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute d foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those whic addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentati keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all v timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow administration action or closure when necessary.

Violation Observation

38-02-7	High Priority - Establishment operating without a license from the Division of Hotels and Restaurants. Operator must obtain a license from the Division of Hotels and Restaurants within 60 days. Submit a license application and payment to DBPR/Burea Intake Unit, 2601 Blair Stone Rd., Tallahassee, FL 32399-0783. Establishment is operating with BNB (2005) license, however is operating as Vacation Dwelling DWEL (2007). Establishment needs to get classification changed or apply for new license. *
19-08-4	High Priority - No backflow preventer on a hose bibb/threaded faucet. Missing on outside faucet by side door where green/yell attached.

2601 Blair Stone Road, Tallahassee FL 32399 Email, Customer Contact Center Customer Contact Center 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S., must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



Department of Business
& Professional Regulation

HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

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LICENSEE SEARCH OPTIONS

9:43:59 AM 10/14/2024

Each inspection report is a "snapshot" of conditions present at the time of the inspection. By using this search, you are agreeing to our Terms of Use.

Data Contained In Search Results Is Current As Of 10/12/2024 01:56 AM.

Search Results - 1 Records

Please see our glossary of terms for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

Name	Name Type	License Number/ Rank	Status/Expires
COASTAL CASITA	DBA	BNB5500951 Bed & Breakfast	Current, Active 06/01/2025
Address*:	License Location	1015 LADIES ST FERNANDINA BEACH, FL 32034	
	Main Address*:	1015 LADIES ST FERNANDINA BEACH, FL 32034	
	Mailing Address*:	2125 SALT MYRTLE LANE FLEMING ISLAND, FL 32003	

Back New Search

* denotes
Main Address - This address is the Primary Address on file.
Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).
License Location Address - This is the address where the place of business is physically located.

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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www.misterbnb.com

misterbnb

CommunityBecome a hostGay Travel ResourcesSign upLogin

Gay Accommodations

HomeGay AccommodationsUnited StatesFloridaBeachOld Town on Amelia Island with golf cart included

Kathy

Contact host

Entire Place

7 guests

3 bedrooms

2 bathrooms

5 beds

Address

Old Town on Amelia Island with golf cart included

Map

View all photos

Add dates for prices

Check in

Checkout

INITIATE BOOKING

Contact host

Type here to search

www.misterbnb.com

Inbox - mfont...4 Reminders()Old Town on ...Snip & SketchDocument1C# Apps and ...Coastal casita

77°F12:35 PM10/31/2024

Why book with misterbnb?

By joining misterbnb, the #1 strong LGBTQ+ travel hub that puts you in the center of your LGBTQ+ trip for your next trip and connect with new friends, join our community, make a difference, or even a date, all based on your needs.

With misterbnb, you give back to the LGBTQ+ community by supporting local hosts and LGBTQ+ NGOs, thus strengthening our global network and a positive power.

About the Place

Bring your boat to this beautiful home or rent one across the street and boat to Cumberland Island National Seashore to see the wild horses, Marina is across the street with boat rentals and we are less than a half a mile to a public boat ramp with private beach. Bike or take the electric golf cart to main beach or downtown for lunch or dinner. Watch the sunrise with a cup of coffee from the porch in the morning and walk to the neighborhood historic park with a bottle of wine in the afternoon to watch the sunset. 4 bikes are available for use. Beach towels, chairs, ice chest and umbrella are available. Everything you need plus a 6 person golf cart is included! We have smart tv's in all the bedrooms, the living room, and the garage. We have keyless entry, nest, and Apple Music play. Cameras are located on the exterior of the house only facing the driveway, back of house, and the front of the street. There is also a Traeger wood pellet grill available for use.

Air conditioned accommodations at this vacation home offer coffee, tea and hair dryers. Upstairs bedrooms open to a balcony. Accommodations are furnished with beds, dining tables, and kitchen islands. Smart televisions are featured in guestrooms. Kitchens offer refrigerators, stovetops, microwaves, and cookware, dishes, utensils. Bathrooms include shower/tub combinations.

Guests can surf the web using the complimentary wireless Internet access. Business friendly amenities include desks and desk chairs.

Recreational amenities at the vacation home include heavy weight equipment in the garage bay. Garage is not air conditioned.

I have security cameras at my place.

Sleeping Set-up

to search

Inbox - mfont...4 Reminders()Old Town on ...Snip & SketchDocument1C# Apps and ...Coastal casita

77°F12:36 PM10/31/2024

Sleeping Set-up

- 1 Bedroom #1 1 double bed
- 2 Bedroom #2 1 double bed
- 3 Bedroom #3 3 double bed

Add dates for prices

Check-in Checkout 1

Amenities

Show all amenities

- Gym nearby or in the property
- Air conditioning
- Essentials
- Wi-Fi
- Kitchen
- Washer
- Dedicated workspace
- TV
- Terrace

INITIATE BOOKING

or

Contact host

Your card won't be charged at this stage

Report this listing

Select the dates of your stay

Add your dates to see total price

OCTOBER 2024							NOVEMBER 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
												1	2
							3	4	5	6	7	8	9
							10	11	12	13	14	15	16
							17	18	19	20	21	22	23
							24	25	26	27	28	29	30

Location details and map for Expanding Beach

rch

Sleeping Set-up

- 1 Bedroom #1 1 double bed
- 2 Bedroom #2 1 double bed
- 3 Bedroom #3 3 double bed

Add dates for prices

Check-in Checkout 1

Amenities

Show all amenities

- Gym nearby or in the property
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INITIATE BOOKING

or

Contact host

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Report this listing

Select the dates of your stay

Add your dates to see total price

OCTOBER 2024							NOVEMBER 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
												1	2
							3	4	5	6	7	8	9
							10	11	12	13	14	15	16
							17	18	19	20	21	22	23
							24	25	26	27	28	29	30

Location details and map for Expanding Beach

arch

Location details and gay map for Fernandina Beach

The place is located in Fernandina Beach, FL, United States

Exact location is shown after booking only

Click below to check the neighborhood and nearby gay places.

Add dates for prices

The location

Gay places

Full gay city guide for FERNANDINA BEACH

Check in

Checkout

1

INITIATE BOOKING

or

Contact host

Your card won't be charged at this stage

Report this listing

Reviews

Be the first to review this property!

The hosts took the time to best showcase their accommodation. Their home is now ready for your stay and they look forward to welcoming you as their first misterb&b guest!

About the Host



Kathy

Member since: July 2023

Response rate: -- Response time: --

View profile

Protect your payment: Never communicate outside of misterb&b website or app and never transfer money outside our secure system

Property Rules

Check in: from 3pm to 11pm

Checkout: to 11am

Conditions

Minimum stay (nights): 4 nights

Cleaning fees: \$150 USD

Add dates for prices

Cancellation Policy

Terms of Services & Privacy Policy apply to this transaction

Select dates to see how much it will cost to cancel

Check in

Checkout

1

INITIATE BOOKING

or

Contact host

Your card won't be charged at this stage

Report this listing



When booking with misterb&b, you help support organizations fighting for LGBTQ+ rights around the world

Find out about Mister for Good initiative in the footer and on a guest Building Community and by making a donation

Supporting the community is our passion and we're proud about it. We're about helping, creating and making a difference

Common Questions

What if I have questions about the property before I book?

Why should I book through misterb&b?

Do I need to pay for a security deposit?

How can I tell if a booking is accepted or confirmed?

Airbnb your home

Share Save



6 guests, 2 bedrooms, 3 baths

Guest favorite

One of the most loved homes on Airbnb, according to guests

4.94

16

Hosted by Kathleen

Hosted by Kathleen
Kaghan, kaghan@nyu.edu

U

Top 10% of homes

The term $\phi = 2\pi y / (a\phi_0)$ corresponds to $\phi = 2\pi$, $\phi_0/2$, $\phi_0/4$, $\phi_0/8$, $\phi_0/16$, $\phi_0/32$, $\phi_0/64$, $\phi_0/128$, $\phi_0/256$, $\phi_0/512$, $\phi_0/1024$, $\phi_0/2048$, $\phi_0/4096$, $\phi_0/8192$, $\phi_0/16384$, $\phi_0/32768$, $\phi_0/65536$, $\phi_0/131072$, $\phi_0/262144$, $\phi_0/524288$, $\phi_0/1048576$, $\phi_0/2097152$, $\phi_0/4194304$, $\phi_0/8388608$, $\phi_0/16777216$, $\phi_0/33554432$, $\phi_0/67108864$, $\phi_0/134217728$, $\phi_0/268435456$, $\phi_0/536870912$, $\phi_0/1073741824$, $\phi_0/2147483648$, $\phi_0/4294967296$, $\phi_0/8589934592$, $\phi_0/17179869184$, $\phi_0/34359738368$, $\phi_0/68719476736$, $\phi_0/137438953472$, $\phi_0/274877906944$, $\phi_0/549755813888$, $\phi_0/1099511627776$, $\phi_0/2199023255552$, $\phi_0/4398046511104$, $\phi_0/8796093022208$, $\phi_0/17592186044416$, $\phi_0/35184372088832$, $\phi_0/70368744177664$, $\phi_0/140737488355328$, $\phi_0/281474976710656$, $\phi_0/562949953421312$, $\phi_0/1125899906842624$, $\phi_0/2251799813685248$, $\phi_0/4503599627370496$, $\phi_0/9007199254740992$, $\phi_0/18014398509481984$, $\phi_0/36028797018963968$, $\phi_0/72057594037927936$, $\phi_0/144115188075855872$, $\phi_0/288230376151711744$, $\phi_0/576460752303423488$, $\phi_0/1152921504606846976$, $\phi_0/2305843009213693952$, $\phi_0/4611686018427387904$, $\phi_0/9223372036854775808$, $\phi_0/18446744073709551616$, $\phi_0/36893488147419103232$, $\phi_0/73786976294838206464$, $\phi_0/147573952589676412928$, $\phi_0/295147905179352825856$, $\phi_0/590295810358705651712$, $\phi_0/1180591620717411303424$, $\phi_0/2361183241434822606848$, $\phi_0/4722366482869645213696$, $\phi_0/9444732965739290427392$, $\phi_0/18889465931478580854784$, $\phi_0/37778931862957161709568$, $\phi_0/75557863725914323419136$, $\phi_0/151115727451828646838272$, $\phi_0/302231454903657293676544$, $\phi_0/604462909807314587353088$, $\phi_0/1208925819614629174706176$, $\phi_0/2417851639229258349412352$, $\phi_0/4835703278458516698824704$, $\phi_0/9671406556917033397649408$, $\phi_0/19342813113834066795298816$, $\phi_0/38685626227668133590597632$, $\phi_0/77371252455336267181195264$, $\phi_0/154742504910672534362390528$, $\phi_0/309485009821345068724781056$, $\phi_0/618970019642690137449562112$, $\phi_0/1237940039285380274899124224$, $\phi_0/2475880078570760549798248448$, $\phi_0/4951760157141521099596496896$, $\phi_0/9903520314283042199192993792$, $\phi_0/19807040628566084398385987584$, $\phi_0/39614081257132168796771975168$, $\phi_0/79228162514264337593543950336$, $\phi_0/158456325028528675187087900672$, $\phi_0/316912650057057350374175801344$, $\phi_0/633825300114114700748351602688$, $\phi_0/1267650600228229401496703205376$, $\phi_0/2535301200456458802993406410752$, $\phi_0/5070602400912917605986812821504$, $\phi_0/10141204801825835211973625643008$, $\phi_0/20282409603651670423947251286016$, $\phi_0/40564819207303340847894502572032$, $\phi_0/81129638414606681695789005144064$, $\phi_0/162259276829213363391578010288128$, $\phi_0/324518553658426726783156020576256$, $\phi_0/649037107316853453566312041152512$, $\phi_0/1298074214633706907132624082305024$, $\phi_0/2596148429267413814265248164610048$, $\phi_0/5192296858534827628530496329220096$, $\phi_0/10384593717069655257060992658440192$, $\phi_0/20769187434139310514121985316880384$, $\phi_0/41538374868278621028243970633760768$, $\phi_0/83076749736557242056487941267521536$, $\phi_0/166153499473114484112975882535043072$, $\phi_0/332306998946228968225951765070086144$, $\phi_0/664613997892457936451903530140172288$, $\phi_0/1329227995784915872903807060280344576$, $\phi_0/2658455991569831745807614120560689152$, $\phi_0/5316911983139663491615228241121378304$, $\phi_0/10633823966279326983230456482242756608$, $\phi_0/21267647932558653966460912964485513216$, $\phi_0/42535295865117307932921825928971026432$, $\phi_0/85070591730234615865843651857942052864$, $\phi_0/170141183460469231731687303715884105728$, $\phi_0/340282366920938463463374607431768211456$, $\phi_0/680564733841876926926749214863536422912$, $\phi_0/1361129467683753853853498429727072845824$, $\phi_0/2722258935367507707706996859454145691648$, $\phi_0/5444517870735015415413993718908291383296$, $\phi_0/10889035741470030830827$

Exceptional check-in experience

Source: <http://www.fishbase.org>

Great location

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0000-0001-9331-9331

4188 JGIM

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4459

1 guest

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About this space

You won't want to leave this charming, one-of-a-kind place located in Old Town Fernandina, a quaint neighborhood with turn of the century Victorian homes. With your room rental you will get a kitchen and living area, coffee, tea, and breakfast snacks. We are not licensed to prepare food. This first floor bedroom has a private full bathroom (ask about the two extra upstairs bedrooms with full bathrooms available to rent separately).

The space

Escape to Amelia Island and this pretty home, bursting with Southern charm. Traditional in style (think white clapboarding and shuttered windows) it's a slice of country living just steps away from the local marina – you'll even find rocking chairs on the covered veranda. Perfect for beach lovers, boat owners and keen cyclists, it's a special home for gathering family and friends.

The Coastal Casita Amelia Island features two stories, with a cozy main bedroom and luxury bathroom, complete with a walk-in shower on the first floor. Upstairs, there are two spacious guest rooms one with a queen bed and a single pull out trundle bed and the other with a queen bed and a small pull out toddler bed. All bedrooms have en suite luxury bathrooms.

Enjoy a large dining area with table space for the whole family, or dine at the kitchen's bar and enjoy a complimentary coffee or tea. The kitchen comes equipped with dishes, a full-size fridge/freezer, microwave, coffee maker, pots and pans and everything you might need to enjoy cooking delicious meals, etc..

Ideal for longer stays, this place is built for comfort, with big rooms, sociable living space and tons of character. Sip tea on the veranda with views across the river, snuggle on the comfy sofas or cook up a storm in the high-spec kitchen

By way of a little extra treat, this home also comes with a 6 person golf cart for getting around the quaint historic neighborhood, as well as five bikes. And if you're into your fitness routine, there's heavy gym equipment in the garage too. Bring your own kayaks or rent a boat and you'll find a spot to launch from not too far away, and there's a park and the site of a historic fort just down the street – a great place to watch the sunset or climb down the embankment to the little beach. And after you've spent the day exploring the great outdoors, come home to fire up the professional Traeger grill for a fun family barbecue.

More interested in quiet time or a little romance? Spend days enjoying the great outdoors with a quiet walk or bike ride along the river, right here in our tranquil and friendly Old town neighborhood. Then snuggle up in front of the living room fireplace in the evening with a 70 inch smart tv.

Rest assured that your stay will be serene, satisfying, and safe. We take extra care to offer you the freedom to kick up your feet with all the privacy you want. We will respect your safety and health by offering facilities that are sparkling clean and well maintained. In addition, the house will be thoroughly sanitized, before and after your stay.

I will be available for assistance 24/7 during your stay. Your keyless entry code to the house will be sent to you a few days before your arrival. I will provide a separate key for your room and/or rooms.

Guest access

At our charming bed and breakfast, guests have access to a variety of inviting spaces designed to enhance their stay. Enjoy a cozy evening in our spacious common room, where you can relax by the fireplace, read a book, or engage in pleasant conversation.

We are delighted to offer our guests access to a fully equipped kitchen. Whether you're an early riser wanting to whip up a hearty breakfast, or you fancy preparing a cozy, homemade dinner after a day of exploring, our kitchen has everything you need. Stocked with modern appliances, ample cookware, and a variety of utensils, you'll feel right at home as you create your favorite meals. Enjoy the convenience and comfort of cooking at your leisure, making your stay with us even more personalized and delightful.

We invite you to unwind and relax on our charming front porch. This inviting space, furnished with comfortable seating, offers a serene spot to enjoy your morning coffee, read a good book, or simply soak in the peaceful surroundings. Whether you're watching the sunrise or sipping a glass of wine as the day winds down, the front porch provides a perfect vantage point to appreciate the beauty of our setting. Make the most of this cozy retreat and enhance your stay with moments of tranquility and relaxation.

Other things to note

We offer a significant discount if you rent more than one room.

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Photos

Amenities

Reviews

Location

What this place offers

Kitchen

Dedicated workspace

TV

Air conditioning

Refrigerator

Wifi

Free parking on premises

Washer

Indoor fireplace

Exterior security cameras on property

Show all 19 amenities

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10/31/24

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11/01/24

Guests

1 guest

Check availability

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Select check-in date

With your trip dates, find the best price for your stay

October 2024

November 2024

10/31

11/01

11/02

11/03

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11/11

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4.94

Guest favorite

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Amenities

Reviews

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Check availability

Overall rating

5.0

5.0

5.0

4.9

4.9

4.9

Reviews

16 reviews

Roan

Santa Fe, New Mexico

1 week ago

5 stars

It's one of the best places we have ever stayed. Thanks

Show more

Leo

Chippewee, Pennsylvania

3 weeks ago

5 stars

This was one of the nicest Airbnbs we've stayed out. The house was beautiful and in a lovely quiet area. It was easy to get to town and the beach. Having both the golf cart and

Show more

Lisa

Anderson, Indiana

September 2024

5 stars

Kathleen's place was such a beautiful charming home that we thoroughly enjoyed it. It was comfortable and impressively modern. We were able to relax and be refreshed and enjoy

Show more

Tom

Apex, North Carolina

3 weeks ago

5 stars

First class accommodations, house was better than described. Family felt right at home, communication with Kathleen was great and no issues arose during our stay. The

Show more

John

Payson, Arizona

September 2024

5 stars

Excellent home! Very quiet neighborhood of historic and new homes. The home was perfect for relaxing and close enough to everything to enjoy the island. We will definitely book

Show more

Rabun

Chillicothe, Georgia

September 2024

5 stars

We had a lovely girls trip in Kathleen's property! The street is quiet, with easy access to the creek for paddleboarding. The golf cart and bikes were super helpful for getting around.

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Show all 16 reviews

1095905195072651

Where you'll be

Fernandina Beach, Florida, United States

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★ \$94 *Allegretto*

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Where you'll be

Tallahassee, Florida, United States

Neighborhood highlights

Fernandina Beach sits pretty on the northern tip of Amelia Island, a barrier island that snuggles right up next to the northernmost stretch of Florida, so it's no surprise that the gloriously pristine coastline is one of the town's biggest draws. Amelia Island is home to thirteen miles of sandy shores and 40 public beach access points, so there's no shortage of places to picnic, play, and put your toes in the water.

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Meet your Host



Kathleen
👑 Superhost

16

Aggravated

4.94★

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

8
 Inspiring. Inspiring.

Kathleen is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate 100%
Responds within an hour

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Coastal Casita B&B Amelia Island - Amelia Island



Check in
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Guests
1 guest

Check availability

100% Satisfaction

Coastal Casita B&B Amelia Island

7 Guests 3 Bedrooms 3 Bathrooms Vacation Home Entire place



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Book Direct and Save

Save on your stay by booking directly with us.

Overview Photos Reviews Location

You don't want to leave this charming, one-of-a-kind place located in Old Town Fernandina, a quaint quaint neighborhood with turn-of-the-century Victorian homes. We are a unique concept bed and breakfast well suited for families or a group of friends. With your room rental, you will get a private kitchen and living area. We will also provide a self-catered breakfast for you and your family consisting of coffee, hot milk, cold cereals, and oatmeal. (6 seater electric golf cart included) Escape to Amelia Island and this pretty home, bursting with Southern charm. Traditional in style (think white clapboarding and shuttered windows), it's a piece of country living just steps away from the local marina - you'll even find rocking chairs on the covered veranda. Perfect for beach lovers, boat owners and killer cyclists, it's a special home for gathering family and friends.

The Coastal Casita Amelia Island features two stories, with a cozy master bedroom and luxury bathroom (complete with a walk-in shower, glass doors, and tub). There are two spacious guest rooms, one with a queen bed and a single pull-out trundle bed and the other with a queen bed and a small pull-out trundle bed. All bedrooms have en suite luxury bathrooms.

Enjoy a large dining area with table space for the whole family or dine at the kitchen's bar and enjoy a complimentary cottage brunch. The kitchen comes equipped with dishes, a full-size fridge/freezer, microwave, coffee maker, pots and pans and everything you might need to enjoy cooking delicious meals, etc.

Look for longer stays, this place is built for comfort, with big rooms, a comfortable living space and tons of character. Sip from the veranda with views across the river, snuggle on the comfy sofas or look up a storm in the high-speed kitchen.

By the way, it's extra fun! The home also comes with a private 6 person golf cart for zipping around in a quaint historic neighborhood, as well as five bikes. And, you can also find the plotting, throwing gym equipment in the garage too. Bring your own kayak or rent a boat and you'll find a spot to launch from not too far away. And there's a park and bike site at a historic fort just down the street - a great place to watch the sunset or climb down the embankment to the little beach. And after you've spent the day exploring the great outdoors, come home to fire up the professional triage grill for a fun family BBQ night.

More interested in quiet time or a little romance? Spend time enjoying the great outdoors with a quiet walk or bike ride along the river, right here in our tranquil and friendly Old Town neighborhood. Then snuggle up in front of the living room fireplace in the evening with a good book.

Rest assured that your stay will be secure, satisfying, and safe. We take extra precautions to offer you the freedom to kick up your feet in total privacy. All communications with the owners can be safely and conveniently managed via phone or text message. We will respect your safety and health by offering facilities that are sparkling clean and well-maintained. In addition, the house will be thoroughly sanitized before and after your stay.

It will be available for a special 20% discount during your stay. Your home is entirely clean and safe for you. A few days before your arrival, we will be available for a special 20% discount.

What this place offers

Air Conditioning

Fireplace

Cooking utensils

Washing Machine

Over

Microwave

Dishwasher

TV

msdx.com/press-releases/casas-08-2010-04-29-095502



PROPERTY INFORMATION

Parcel Number 00-00-31-1580-0019-0030

Owner Name MORIARTY KATHLEEN

Mailing Address 1015 LADIES ST

FERNANDINA BEACH, FL 32034

Location Address 1015 LADIES ST

FERNANDINA BEACH 32034

Tax District 002 - FERNANDINA BEACH

Millage 18.3806

Homestead No

Property Usage SINGLE FAMILY 000100

Deed Acres 0

Short Legal BLK 19 LOTS 3 & 4 OLD TOWN S/D UNR

PARCEL MAP



2024 Certified Values

Land Value	\$198,050
(+) Improved Value	\$680,932
(=) Market Value	\$878,982
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$878,982
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$878,982
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$878,982

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



Property Search



Map This Parcel



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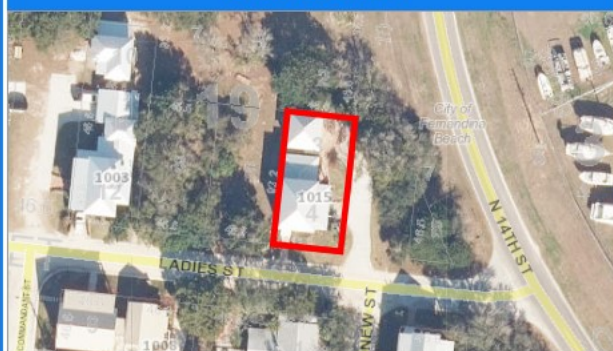


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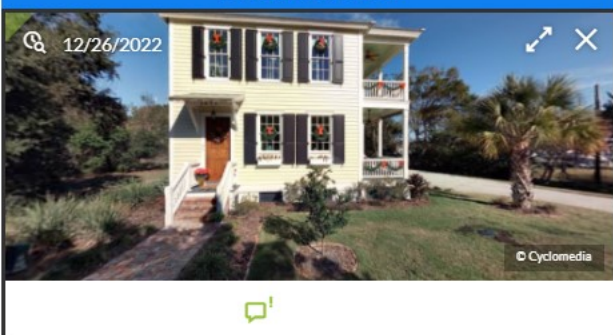


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2023 AERIAL MAP



PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
SFR CUST	2834	1862	3	2.5					2020	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONC PAVER	0 X 0	913	2020
CONC PAVER	0 X 0	0	0

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2022-04-13	2555 / 1551	\$1,035,000	WD	Q	I	MORROW KIERNAN	PINHO MICHAEL & KATHLEEN MORIARTY (H&W)
2020-09-08	2390 / 1214	\$750,000	WD	Q	I	OLD TOWN PROPERTIES LLC	MORROW KIERNAN
2019-05-24	2276 / 1560	\$105,000	WD	Q	V	DAHLGREN DEREK & KATHERINE L	OLD TOWN PROPERTIES LLC
2018-08-17	2218 / 1324	\$105,000	WD	Q	V	OLD TOWN PROPERTIES LLC	DAHLGREN DEREK & KATHERINE L
2018-08-15	2217 / 1913	\$100	SW	U	V	KAVANAUGH ANNE B	OLD TOWN PROPERTIES LLC
2017-12-21	2165 / 1818	\$100	SW	U	V	KAVANAUGH ANNE B	OLD TOWN PROPERTIES LLC
1992-12-28	672 / 1383	\$23,800	QC	U	V	BANK SOUTH WAYCROSS	KAVANAUGH ANNE B
1992-12-22	672 / 1014	\$100	SD	Q	V	SHERIFF NASSAU CO	BANK SOUTH WAYCROSS
1990-08-16	605 / 38	\$125,300	QC	U	V	BROWN OTHO O	KAVANAUGH ANNE B
1990-07-20	602 / 1235	\$60,000	QC	Q	V	STUBBS DARCY ELTON	KAVANAUGH ANN B
1986-03-14	484 / 764	\$16,000	WD	U	V	MCQUIRT GARLAND LEE & ALICE C (H&W)	BROWN O O ETAL

REVIEWS LEFT ON AIRBNB SINCE CASE BEGAN:



Ethan

4 months on Airbnb

★★★★★ · June 2024 · Stayed a few nights

Very convenient and comfortable.



Angela

Fernandina Beach, Florida

★★★★★ · June 2024 · Group trip

What a gem! Beautiful well appointed home full of charm and amenities. Just close enough to island attractions but private and peaceful. Perfect for our group.



Greg

Somerset, Kentucky

★★★★★ · July 2024 · Stayed with kids

What a wonderful place for a peaceful break from life! Kathleen's home was absolutely beautiful. Far more than we expected. Far enough out there of town for privacy but close enough to ride the golf cart to whatever you need. 5 out of 5 stars ... we highly recommend her place and will definitely try to stay at her place again! Thank you for everything!!!



Keith

Kennett Square, Pennsylvania

★★★★★ · July 2024 · Stayed about a week

Greatly enjoyed our time at this beautiful property. Luxuriously appointed, spacious, amazing large bathrooms, in a quiet neighborhood, and access to the garage and sporty golf cart was a cherry on top. A high quality ABB experience! Thank you Kathleen!



Genevieve

Montreal, Canada

★★★★★ · July 2024 · Stayed with kids

We had a wonderful stay! The golf cart is a very nice touch which made it super easy to go to the beach and to town. Would definitely go back, the whole family loved it!



Melissa

Cartersville, Georgia

★★★★★ · July 2024 · Stayed with kids

This is such a beautiful home! Great location!



Kenneth

4 years on Airbnb

★★★★★ · August 2024 · Stayed one night

My stay was short but it was comfortable and the host was very helpful and **easy to communicate with**. Definitely will be looking to stay here again.



John

Palmer, Alaska

★★★★★ · September 2024 · Stayed a few nights

Excellent home! Very quiet neighborhood of historic and new homes. The home was perfect for relaxing and close enough to everything to enjoy the island. We Will definitely book again!!



Lisa

Anderson, Indiana

★★★★★ · September 2024 · Stayed a few nights

Kathleen's place was such a Beautiful charming home that we thoroughly enjoyed! It was comfortable and impressively modern. We were able to relax and be refreshed and enjoyed the many commodities of the home. From the golf cart to the wonderful kitchen that was fully stocked to the many places to sit outdoors. It was perfect! I just wish the weather would have cooperated for us! We really enjoyed going to the Fernandina Historic District which was a charming place to shop, grab a coffee and eat.

This place is a 10 out of 10! I would highly recommend! We would love to come back some day!



Rabun

Chicago, Illinois

★★★★★ · September 2024 · Stayed a few nights

We had a lovely girl's trip in Kathleen's property! The street is quiet, with easy access to the creek for paddleboarding. The golf cart and bikes were super helpful for getting around town! Check in was super easy with the door code, and the home itself was well-appointed and had everything we needed.



Ron

Santa Fe, New Mexico

★★★★★ · 1 week ago · Group trip

It's one of the best places we have ever stayed. Thanks



Tom

Fort Lauderdale, Florida

★★★★★ · 3 weeks ago · Stayed with kids

First class accommodations, house was better than described. Family felt right at home, communication with Kathleen was great and no issues arose during our stay. The golf cart was a nice addition although due to weather we didn't get a chance to try it out but will on our next stay. House is equipped with very modern appliances and amenities which will make your stay even better. The home was priced right and photos of the property were accurate. Hats off to Kathleen for making our stay a Five star one ! Definitely recommend a stay here when up this way.



Leo

Lafayette Hill, Pennsylvania

★★★★★ · 4 weeks ago · Stayed a few nights

This was one of the nicest Airbnb's we've stayed out. The house was beautiful and in a lovely, quiet area. It was easy to get to town and the beach. Having both the golf cart and bikes was a plus. Kathleen was communicative and helpful with the trip.