



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
DECEMBER 5, 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 November 7, 2024 hearing are presented for approval.
- 4. OLD BUSINESS**
 - 4.1 **JAMES JOHN O'CONNER TRUST, 703 GARDEN STREET, CASE 2024-0029:** Property owner petitioning for fine reduction. *Requesting Board determination of the case.*
- 5. NEW BUSINESS**
 - 5.1 **GATEWAY TO AMELIA HOSPITALITY LLC, 960108 GATEWAY BLVD, CASE 2024-0300.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*
 - 5.2 **DONNA PERKINS, 2673 GREGOR MCGREGOR BLVD, CASE 2024-0293.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance). *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
NOVEMBER 7, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER AT 5:00PM

ROLL CALL / DETERMINATION OF A QUORUM

BOARD MEMBERS PRESENT:

Chair Kent
Vice Chair Stines
Member Postma
Member Thompson
Member Fotiades

BOARD MEMBERS ABSENT:

Member Fotiades

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The minutes from the October 3, 2024 hearing are presented for approval.

A motion was made by Member Thompson and seconded by Member Fotiades to approve the minutes from the October 3, 2024 Code Enforcement and Appeals Board hearing.

4. OLD BUSINESS

5. NEW BUSINESS

City Attorney Bach explained the quasi-judicial proceedings. Chair Kent asked the Board Members if any ex parte communications have taken place with either of these cases. None had. Board Secretary Best swore in the witnesses.

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.*

City of Fernandina Beach, Code Enforcement Officer, George Wells (Herin Officer Wells), asked to submit all evidence into the record. No objections. This case began on September 19, 2024, after two inspections a certified Notice of Violation/Notice of Hearing letter was mailed to the owner. A total of four inspections were conducted with all of them remaining in violation. The City recommends 10 days to come into compliance by November 22, 2024, and

to assess administrative fees \$255. and a fine of \$25.00 per day to begin on November 23, 2024, until compliance is achieved.

Board Member Discussion began.

A motion was made by Member Postma to accept the City's recommendation, seconded by Member Thompson. Motion passed with roll call vote. Motion passed unanimously.

City Attorney Bach will represent the City's case while Attorney Harrison Poole will represent the Board in item 5.2

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.*

Michelle Forstrom, Deputy Code Enforcement Director of the City of Fernandina Beach, employed with the City of Fernandina Beach for 19 years, 18 being in Code Enforcement.

City of Fernandina Beach is calling Michelle Forstrom as their first witness. Ms. Forstrom received an email from a neighbor on Ladies Street that was addressed as a complaint and a link to the online rental listing. Many phone calls were received regarding this issue. Ms. Forstrom made contact with one of the renters staying at the property. Due process was served to the owners. October 3, 2024 the last Notice of Violation/ Notice of Hearing letter was mailed out to the owners for this hearing. Contact was made with DBPR to inquire about Bed and Breakfast's and monthly rental listings. DBPR inspector emailed Ms. Forstrom explained that the owners were operating out of there scope of license and are operating as a vacation rental. In conclusion, please consider the neighbors testimony and absence of the property owner at the residence. The recommendation is to 1) obtain a state vacation rental dwelling license for rentals of 30 days or more & submit the necessary documentation to the City of Fernandina 2) Bring the property into compliance within 30 days 3) Assess administrative fees and daily fines od \$100 until compliance is reached.

City Attorney Bach questioned the licensing process with Ms. Forstrom. Due to the Code Enforcement Boards authority, Ms. Bach requested the Board to disregard recommendation #1 in the Staff Report. Ms. Bach explained that the property owners has a Bed and Breakfast license with the City of Fernandina. The City believes this property owner is operating this business as a short term rental rather than a bed and breakfast.

Chair Kent asked if Bed & Breakfast (B&B) Owners have to reside at the property for it to run? Regarding the Code, it does not define the word reside. Mr. Poole read the code from the supplemental standards to the Board for clarification.

Theresa Prince, Tomassetti and Prince, 303 Suite 203 Fernandina Beach, FL 32034, Attorney for the respondent(s) Michael and Kathleen Moriarty Pinho. Respondents Attorney is cross-examining the witness, Ms. Forstrom. Ms. Forstrom, have you had the opportunity to see the information regarding the state? No. For the record, Ms. Prince is submitting documentation into the record. Violation for a follow up inspection – establish provided information as property localized as a bed and breakfast. On Booking.com the property is now in compliance with their bed and breakfast licensing. Ms. Forstrom on the staff report, you mentioned the neighbors testimony as to whether or not, the property owners resides? Ms. Forstrom agreed

yes.

Danny Morton, 1003 Ladies St. The short-term rental issue has been going on for years. About six weeks ago, Mr. Moton stopped and spoke with Ms. Moriarty. The property owner said they are now a B&B and can do whatever they want. Mr. Morton feels like this issue should have been handled a very long time ago. He rarely sees the property owners there. Usually renters are present for 3-4 days to maybe one week in length. The main issue at hand is it doesn't qualify as a B&B in this zoning district. B&B are permissible in OT2.

Connie Chapman, 1017 San Fernando. About two years ago, a friend called Ms. Chapman and asked if there were any place to rent in "Old Town", after she looked into this, she tried to make contact with the property owners of 1015 Ladies St. The owners also asked for a recommendation on breakfast, that told Ms. Chapman that they were not serving breakfast like an average B&B would provide. Ms. Prince asked if the transaction

Jennifer Harrison, 800 Someruelus St. She heard about the short term rental. Ms. Harrison knocked on the front door. Ms. Harrison explained that renters knocked on the door. A few days later, Ms. Harrison went back to the property and knocked on the door and different renters opened the door. Member Thompson asked how long ago this was. Member Postma asked if she would recognize Ms. Pinhos vehicle if you seen it. Ms. Harrison would not.

City Rest. No further question.

Theresa Prince, Tomassetti and Prince, 303 Suite 203 Fernandina Beach, FL 32034. Ms. Prince wanted to clarify for the record. Does the Code Enforcement Board have the authority to revoke the license of the Bed & Breakfast? Can a Code Enforcement Board enforce a cease and desist? Attorney Bach responded no. Ms. Prince explained all of the documents that are being entered into the record. No objections for receiving these document in the record. Ms. Prince feels as if her clients are in compliance with the code due to meeting the residency requirements (that could be found) according to law.

Kathleen Moriarty, 1015 Ladies St. Operating the B&B started in March of 2024. There is a sign for the B&B that needed to get installed. Due to the controversy, the property owners decided not to install the sign. They have paperwork drawn up with RICE architects to build dedicated owners quarters. Ms. Moriarty provides a variety of pre-packaged food and coffee and teas for customers to use as they wish. Ms. Moriarty read a letter that she wrote to the board. She is confident that she is compliant with the City and State requirements, and ask the Board to not find her property in violation.

Attorney Bach conducted a cross-examine of the witness, Ms. Moriarty. Ms. Moriarty is legally married to Mr. Michael Pinho for more 20 years, 2125 Salt Myrtle Lane, Fleming Island, FL. The property in Fleming Island has been owned by both husband and wife for 15 years and they claim the homestead tax exemption. The 1015 Ladies St is not a homestead property. Ms. Prince said that husband and wife cannot have two different homestead properties. Nassau County businesses cannot be homesteaded. April of 2022 is when the Mr & Mrs. Pinho purchased the property at 1015 Ladies St, Ms. Pinho began her residency on October 2022. The neighbor across the streets name is Laura Kordosky. Since March of 2024 how many times have you booked the property as a short term rental? About 28 times. Of the 24 registrations, she was not present at the home. Ms. Pinho met the guest around 12 times in those reservations.

Board Discussion Began.

Member Thompson is not convinced that they are in compliance. Member Postma is looking for the definition of “resides” and does not see how they are not in compliance. Member Fotiades agrees with Member Thompson regarding the neighbors testimony. Chair Kent announced that if the vehicle is in the garage, how do you prove otherwise.

A motion was made by Member Postma makes a motion to not find the property in violation. Non seconded. Motion fails.

Member Stines suggested Board discussion be continued. Member Stines believes there is no clear definition. The neighbors testimony does matter tremendously, especially with this specific area. The documentation provided by the property owners seems sufficing but doesn’t prove the residency. Chair Kent stated that the documentation that is required by the state was provided to prove residency.

Attorney Poole announced that the Boards decision needs to be based off of the competent substantial evidence presented today. Case law studies suggest that a “hunch”, is not competent substantial evidence. A motion and a ruling needs to be based off of the evidence standards.

A motion was made by Member Postma that the property is found in compliance due to the definition of residency in the municipal code. No administrative cost or fines to be assessed. This motion was seconded by Member Fotiades. Vote 4 yes and 1 no. Motion passed.

6. BOARD BUSINESS

7. ADJOURNMENT 6:57 PM.

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City of Fernandina Beach
Code Enforcement Department

Crystal Rimes
crimes@fbfl.org

November 26, 2024

JAMES JOHN O'CONNER TRUST
2440 LYNDAL RD
FERNANDINA BEACH, FL 32034
CASE NO. 2024-0029

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

Dear Mr. O'Conner,

We are writing you this letter to inform you that your property is listed above in compliance with Code(s) 42-117 Exterior Structure (Maintenance). As of November 26, 2024, there is a balance due of \$5,920.60 for Administrative Fees and Violation Fines. These Charges are based on the final decision made by the Code Enforcement and Appeals Board.

This case went before the Code Enforcement and Appeals Board on May 9, 2024 and June 6, 2024. The final decision made by the board was :

1. MAY 9, 2024: Based on the foregoing findings of fact, the Board voted to find the property in violation of 42-117 assess administrative fees, and if not in compliance by June 8, 2024, the Board will determine the assessment of daily fines of \$50 beginning on June 9, 2024 at the next Code Enforcement and Appeals Board Hearing on June 6, 2024.
2. JUNE 6, 2024: Based on the foregoing findings of fact, the Board voted to find the property in violation of 42-117 assess administrative fees, and a fine of \$50 per day to begin on June 9, 2024, until compliance is reached.

If you consider yourself in financial hardship and are unable to make the payment, please contact me to discuss options, which may include arranging a payment plan.

Sincerely,

Crystal Rimes

Enclosures: 3



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM
ADDRESS: 703 Garden Street
AS OF 11-26-24
CODE CASE #2024-0029

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$41.60	\$41.60
George Wells, Code Enforcement Officer	6.5	\$28.49	\$185.19
Crystal Turner, Administrative Coordinator/Board Secretary	2.5	\$26.87	\$67.18
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	1	\$8.74	\$8.74
First Class letters mailed	2	\$0.69	\$1.38

TOTAL ADMINISTRATIVE FEES DUE

\$327.58

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

STAFF REPORT
Case # 2024-0300
City of Fernandina Beach Code Enforcement & Appeals Board
December 5, 2024

Violation Information

Owner Gateway To Amelia Hospitality LLC
7035 Commonwealth Avenue
Jacksonville, Florida 32220

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

Location: 960108 Gateway Blvd., Fernandina Beach, FL 32034

Summary and Background Information

October 25, 2024 – I performed a complaint driven inspection of this construction site. The property was overgrown needing to be cut and cleaned. Recorded photos of the violation.

October 30, 2024 – I mailed a certified NOV/NOH letter to the owner of this property giving them (30) days to come into compliance.

November 18, 2024 – Our office received the green return receipt card back from the USPS with a signature giving us proper service.

November 26, 2024 – I sent an email to the owner (Bava Kapil) enquiring about the status of the property. I have not heard back from the owner.

November 27, 2024 – I performed a pre-agenda inspection of the property. The property is still in violation of 42-116 Duty to Maintain Property.

Conclusion.

The status and future development of this property is unclear. The upkeep of this property still must be maintained.

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 (30) thirty additional days to come into compliance by 01/05/2025. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$ 50.00 per day to begin on 01/06/2025 if not in compliance by 01/05/2025.

George Wells



Code Enforcement Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM
960108 Gateway Blvd, Fernandina Beach, FL
AS OF 12/05/2024
CODE CASE # 2024-0300

<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	\$42.85	\$42.85
George Wells, Code Enforcement Officer	3.5	\$31.34	\$109.69
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

\$240.73

****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

Code Enforcement Officer

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

October 30, 2024

Case Number: CODE-2024-0300

Cert. #: 9589 0710 5270 1049 2459 78

IN THE MATTER OF:

Gateway To Amelia Hospitality LLC
7035 Commonwealth Avenue
Jacksonville, FL 32220

PREMISES: 960108 GATEWAY BLVD., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: PT OF LOTS 90 98 & 105 IN OR 2336/949 OCEAN BREEZE FARMS PBK 2/19

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

Entire commercial job site needs to be cut and cleaned.

By 11/30/2024

(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: December 5, 2024

TIME: 5:00 PM

LOCATION: City Commission Chambers, 204 Ash St

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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



George Wells

Code Enforcement Officer

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

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

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

1.

Gateway To Amelia Hospitality LLC

7035 Commonwealth Ave.

Jacksonville, Florida 32220



9590 9402 8959 4064 0463 19

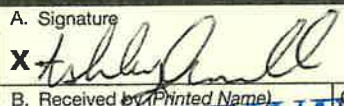
2. Article Number (Transfer from service label)

9589 0710 5270 1049 2459 78

960108 Gateway Blvd

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Asheley

RECEIVED

C. Date of Delivery

NOV 18 2024

CODE ENFORCEMENT

City of Fernandina Beach

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 (0)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

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:

Gateway To Amelia Hospitality LLC
7035 Commonwealth Ave.
Jacksonville, Florida 32220



9590 9402 8959 4064 0463 19

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2459 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

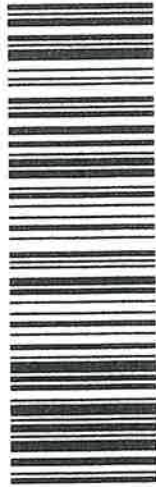
D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

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

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

Domestic Return Receipt



9589 0710 5270 1049 2459 78
 9589 0710 5270 1049 2459 78

U.S. Postal Service™ *Code Env*
CERTIFIED MAIL® RECEIPT

Domestic Mail Only *960108 Gateway Blvd*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) | \$ <i>3.65</i> |
| ☐ Return Receipt (electronic) | \$ |
| ☐ Certified Mail Restricted Delivery | \$ |
| ☐ Adult Signature Required | \$ |
| ☐ Adult Signature Restricted Delivery | \$ |

Postage

\$ *.69*

Total Postage and Fees

\$ *8.74*

Sent To

Gateway To Amelia Hospitality LLC
7035 Commonwealth Ave.
Jacksonville, Florida 32220

or instructions

Postmark
Here



10.28.2024 09:09



10.28.2024 09:09



10.28.2024 09:09



STAFF REPORT
Case # 2024-0293
City of Fernandina Beach Code Enforcement & Appeals Board
December 5, 2024

Violation Information

Owner Donna Perkins
2673 Gregor McGregor Blvd.
Fernandina Beach, Florida 32034

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

Location: 2673 Gregor McGregor Blvd.

Summary and Background Information

October 21, 2024 – I observed a property that multiple sections of their privacy fence had blown over from the latest storm. I also observed damage to the fascia, soffit, and roof as well. I recorded photos of the violation.

October 22, 2024 – I mailed a certified NOV/NOH letter to the owner giving her until 12/2/2024 to come into compliance.

October 24, 2024 – I called Mrs. Perkins (Owner) about the multiple issues that were in violation. She explained she was waiting on an insurance adjuster to come out and inspect the damage done to the house and property.

November 5, 2024 – Our office received the green return receipt card with the owners' signature giving us proper service.

November 26, 2024 – I called Mrs. Perkins again asking about the status of the repairs. She explained that the insurance company was not being very cooperative with the claim. I asked Mrs. Perkins to come to the 12/5/24 hearing and explain to the CEAB her situation.

November 27, 2024 – I conducted a pre-agenda inspection. All violation issues were still present.

Conclusion.

I understand dealing with insurance companies can be very difficult, but the fact of the matter is that multiple issues are still present needing repair.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-117 giving the owner (30) additional days to come into compliance by 01/05/2025. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$ 50.00 per day per violation beginning on 01/06/2025 if not in compliance by 01/05/2025.



George Wells, Code Enforcement Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM

ADDRESS: 2673 Gregor McGregor Blvd.

AS OF 12/05/2024

CODE CASE # 2024-0293

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
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George Wells, Code Enforcement Officer	3.5	\$31.34	\$109.69
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TOTAL ADMINISTRATIVE FEES DUE

\$240.73

****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

Code Enforcement Officer

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

October 22, 2024

Case Number: CODE-2024-0293

Cert. #: 9589 0710 5270 1049 2459 54

IN THE MATTER OF:

Donna Perkins
2673 Gregor McGregor Blvd.
Fernandina Beach, Florida 32034

PREMISES: 2673 GREGOR MCGREGOR BLVD., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK A LOT 19 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:

42-117 Exterior Structure (Maintenance)
Replace all rotten fascia and soffit on the exterior. Repair, By 12/2/2024
remove or replace all wooden privacy fence panels that
have fallen down and/or are missing.

(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: December 5, 2024

TIME: 5:00 PM

LOCATION: City Commission Chambers, 204 Ash St

Mailing Address: 204 Ash Street • Fernandina Beach, FL 32034 • Physical Address 316 S 10th St. Fernandina Beach, FL 32034 • Email: gwells@fbfl.org • www.fbfl.us/code • (904) 310-3442
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.

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George Wells

Code Enforcement Officer

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Donna Perkins
2673 Gregor McGregor Blvd.
Fernandina Beach, FL 32034



9590 9402 8959 4064 0463 33

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2459 54

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

DK Perkins

☐ Agent☐ Addressee

B. Received by (Printed Name)

Perkins

C. Date of Delivery

11/24/24

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

RECEIVED

NOV 05 2024

CODE ENFORCEMENT

3. Service Type

City of Fernandina Beach

☐ 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

Mail

Mail Restricted Delivery



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

CERTIFIED MAIL®



9589 0710 5270 1049 2459 54
9589 0710 5270 1049 2459 54

U.S. Postal Service™ *Code Ent*
CERTIFIED MAIL® RECEIPT
2673 G. McGregor
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	4.40
Extra Services & Fees (check box, add fee as appropriate)		
☒ Return Receipt (hardcopy)	\$	2.65
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	.69
Total Postage and Fees	\$	8.74

Postmark
Here

Donna Perkins
2673 Gregor McGregor Blvd.
Fernandina Beach, FL 32034

PS Form 3800, October 2002 PSN 7530-02-000-9047 See Reverse for Instructions



10.21.2024 15:15



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