AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
FEBRUARY 6, 2025
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.*

5.3 **BETTY LEOLA WILLIAMS, 920 SOUTH 12TH ST., CASE 2024-0305**. Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-116 Duty to Maintain Property and Land Development Code Chapter 7.01.05D. *Requesting Board determination of the case.*

5.4 **BARBI BECKER, 209 SEA WOODS DR, CASE 2024-0295.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicle. *Requesting Board determination of the case.*

5.5 **AMELIA LADIES MANAGEMENT, 1213 GUM ST., 2024-0318**. Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property & 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*

6. BOARD BUSINESS

6.1 Election of Chair and Vice Chair position.

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 LYNDALE 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
Code Enforcement Department
(904) 310-3440

George Wells
Code Enforcement Officer
(904) 310-3442

FINES & FEES INCURRED FROM
ADDRESS
AS OF 11-26-24
CODE CASE # 2024-0029

DATES	# OF DAYS	FINE PER DAY	TOTAL
June 9, 2024 - June 30, 2024	21	$50.00	$1,050.00
July 1, 2024 - July 31, 2024	31	$50.00	$1,550.00
August 1, 2024 - August 31, 2024	31	$50.00	$1,550.00
September 1, 2024 - September 29, 2024	29	$50.00	$1,450.00
October 1, 2024	1	$50.00	$50.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
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			$0.00
			$0.00
			$0.00
			$0.00
			$0.00

TOTAL FINES **$5,650.00**

TOTAL ADMINISTRATIVE FEES **$327.58**

GRAND TOTAL DUE **$5,977.58**

***** 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
(904) 310-3440

George Wells
Code Enforcement Officer
(904) 310-3442

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

STAFF PERSONNEL OR ITEMS	# OF UNITS OR HOURS	PRICE OR RATE PER HOUR	TOTAL
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
February 6, 2025

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.

January 29, 2024 – A 2nd pre-agenda inspection was conducted. Property remains in violation.

January 30, 2024 – A Notice of Rescheduled Hearing for February 6, 2025, was posted at the property, mailed first class to the owner, and posted at the Peck Center and City Hall. Affidavit of Service was prepared.

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 03/08/2025. 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 03/09/2025 if not in compliance by 03/08/2025.

Respectfully submitted,
George Wells, Code Enforcement Officer

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

George Wells
Code Enforcement Officer
(904) 310-3442

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

STAFF PERSONNEL OR ITEMS	# OF UNITS OR HOURS	PRICE OR RATE PER HOUR	TOTAL
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.

960108 Gateway Blvd

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.

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

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

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

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

Mail Restricted Delivery
0)

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 2459 78

9589 0710 5270 1049 2459 78

U.S. Postal Service™ Code Enf
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) $ 3.65
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage $ .69

Total Postage and Fees $ 8.74

Postmark Here

Sent To

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

See Reverse for Instructions

10.28.2024 09:09

10.28.2024 09:09

ARMSTRONG
10.28.2024 09:09

10.28.2024 09:09

City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF RESCHEDULED HEARING

JANUARY 30, 2025

Case Number: CODE-2024-0300

NOTIFICATION METHODS:
POSTED ON PROPERTY
FIRST CLASS MAIL

IN THE MATTER OF:

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

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

This letter constitutes formal notice that the City of Fernandina Beach has determined that you may have violated the following provisions of the Municipal Code of Ordinance: Section 42-116 Duty to Maintain Property. YOU HAVE THE RIGHT to appear before the Code Enforcement and Appeals Board.

RESCHEDULED CODE ENFORCEMENT & APPEALS BOARD HEARING DATE:

DATE:	**February 6, 2025**
TIME:	**5:00 PM**
LOCATION:	**City Commission Chambers, 204 Ash St**

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 GOVERN YOUR SELF ACCORDINGLY.

Contact us with any questions.
George Wells
Code Enforcement Officer

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

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

AFFIDAVIT OF SERVICE/POSTING

STATE OF FLORIDA

COUNTY OF NASSAU

CASE NO: CODE-2024-0300

Date: January 30, 2025

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

II. DOCUMENTS. The documents served are described as : Notice of Rescheduled Hearing.

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

a.) Property Owner/ Respondent : Gateway To Amelia Hospitality LLC ("Recipient")

b.) Address/Location of Violation: 960108 Gateway Blvd
Fernandina Beach, FL 32034.

c.) Address/Location of Service: 960108 Gateway Blvd
Fernandina Beach, FL 32034.

d.) Date: January 30, 2025 Time: 2:23 PM

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

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

☒ - Standard Mail

☐ - Electronic Mail (E-Mail)

☐ - Certified Mail (with return receipt)

☐ - FedEx

☐ - UPS

☐ - Other

Mailing Address:

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

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

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

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

☒ - **Posting Rescheduled Notice of Hearing Letter on the Property**.

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

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : George Wells Date: 1/30/25

Print Name: George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 30th day of January, 2025.

STATE OF FLORIDA
NASSAU COUNTY

(SEAL)

Notary Signature: Crystal Rimes

Notary Printed Name: CRYSTAL RIMES

Personally Known Y OR Produced Identification _____

Type of Identification Produced: _____

Code Enforcement Department

gwells@fbfl.org

CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF RESCHEDULED HEARING

JANUARY 30, 2025

Case Number: CODE-2024-0300

NOTIFICATION METHODS:
POSTED ON PROPERTY
FIRST CLASS MAIL

IN THE MATTER OF:

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

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

This letter constitutes formal notice that the City of Fernandina Beach has determined that you may have violated the following provisions of the Municipal Code of Ordinance: Section 42-116 Duty to Maintain Property. YOU HAVE THE RIGHT to appear before the Code Enforcement and Appeals Board.

RESCHEDULED CODE ENFORCEMENT & APPEALS BOARD HEARING DATE:

DATE:	**February 6, 2025**
TIME:	**5:00 PM**
LOCATION:	**City Commission Chambers, 204 Ash St**

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 GOVERN YOUR SELF ACCORDINGLY.

Contact us with any questions.
George Wells
Code Enforcement Officer

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

1.30.2025 14:43

City of Fernandina Beach
Code Enforcement Division
Mr. George Wolfe
gwolfe@fb.org
CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF RESCHEDULED HEARING
JANUARY 30, 2023
Case Number CODE-2023-0000
NOTIFICATION METHODS:
POSTED ON PROPERTY
FIRST CLASS MAIL
IN THE MATTER OF:
Gateway to Amelia Hospitality LLC
7650 Commonwealth Avenue
Jacksonville, FL 32220
PREMISES: 960108 Gateway Blvd., Fernandina Beach, FL 32034
This letter constitutes formal notice that the City of Fernandina Beach has determined that you may have violated the following provisions of the Municipal Code of Ordinances Section 42-136 Duty to Maintain Property. You have the RIGHT TO APPEAL before the Code Enforcement and Appeals Board.
RESCHEDULED CODE ENFORCEMENT & APPEALS BOARD HEARING DATE:
DATE: February 6, 2023
TIME: 5:00 PM
LOCATION: City Commission Chambers, 204 Ash St
1 . 30 . 2025 14 : 43

STAFF REPORT
Case # 2024-0293
City of Fernandina Beach Code Enforcement & Appeals Board
February 6, 2025

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 December 5, 2024 hearing and explain her situation to the CEAB.

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

December 5, 2024 – A pre-hearing inspection was conducted. Property remains in violation. The hearing was postponed due to lack of quorum.

January 29, 2024 – A 2nd pre-agenda inspection was conducted. Property remains in violation.

January 30, 2024 – A Notice of Hearing for February 6, 2025, was hand delivered to Ms. Perkins at the property, mailed first class to the owner, and posted at the Peck Center and City Hall. Affidavit of Service was prepared.

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.

STAFF REPORT
Case # 2024-0293
City of Fernandina Beach Code Enforcement & Appeals Board
February 6, 2025

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 03/8/2025. 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 03/09/2025 if not in compliance by 03/08/2025.

Respectfully submitted,
George Wells, Code Enforcement Officer

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

George Wells
Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM
ADDRESS: 2673 Gregor McGregor Blvd.
AS OF 12/05/2024
CODE CASE # 2024-0293

STAFF PERSONNEL OR ITEMS	# OF UNITS OR HOURS	PRICE OR RATE PER HOUR	TOTAL
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 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, remove or replace all wooden privacy fence panels that have fallen down and/or are missing.	**By 12/2/2024**

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

If this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: 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, or on the front if space permits.

1. Article Addressed to:

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 10/24/24

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

RECEIVED
NOV 05 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

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

CERTIFIED MAIL®

9589 0710 5270 1049 2459 54

9589 0710 5270 1049 2459 54

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

Code Enf
2673 G McGregor

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

OFFICIAL USE

Certified Mail Fee	$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	
☑ Return Receipt (hardcopy)	$ 3.65
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$ .69
Total Postage and Fees	$ 8.74

Postmark Here

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

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

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

10.21.2024 15:15

10.21.2024 15:15

City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF RESCHEDULED HEARING

JANUARY 30, 2025

Case Number: CODE-2024-0293

NOTIFICATION METHODS:
POSTED ON PROPERTY
FIRST CLASS MAIL

IN THE MATTER OF:

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

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

This letter constitutes formal notice that the City of Fernandina Beach has determined that you may have violated the following provisions of the Municipal Code of Ordinance: Section 42-117 Exterior Structure (Maintenance). YOU HAVE THE RIGHT to appear before the Code Enforcement and Appeals Board.

RESCHEDULED CODE ENFORCEMENT & APPEALS BOARD HEARING DATE:

DATE:	**February 6, 2025**
TIME:	**5:00 PM**
LOCATION:	**City Commission Chambers, 204 Ash St**

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 GOVERN YOUR SELF ACCORDINGLY.

Contact us with any questions.
George Wells
Code Enforcement Officer

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

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

AFFIDAVIT OF SERVICE/POSTING

STATE OF FLORIDA

COUNTY OF NASSAU

CASE NO: CODE-2024-0293

Date: January 30, 2025

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

II. DOCUMENTS. The documents served are described as : Notice of Rescheduled Hearing.

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

a.) Property Owner/ Respondent :Donna Perkins ("Recipient")

b.) Address/Location of Violation: 2673 Gregor McGregor Blvd., Fernandina Beach, FL 32034.

c.) Address/Location of Service: 2673 Gregor Mc Gregor Blvd., Fernandina Beach, FL 32034.

d.) Date: January 30, 2025 Time: 2:04 PM

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

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

☒ - Standard Mail

☐ - Electronic Mail (E-Mail)

☐ - Certified Mail (with return receipt)

☐ - FedEx

☐ - UPS

☐ - Other

Mailing Address:
2673 Gregor McGregor Blvd., Fern. Bch. 32034 FL.

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

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

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

☐ - **Recipient Rejected the Delivery**. The Server delivered the documents to the Recipient in-person and did not accept delivery.
☐ - **Posting Rescheduled Notice of Hearing Letter on the Property**.

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

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : George Wells Date: 1/30/25

Print Name: George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 30th day of January, 2025.

STATE OF FLORIDA
NASSAU COUNTY

(SEAL)

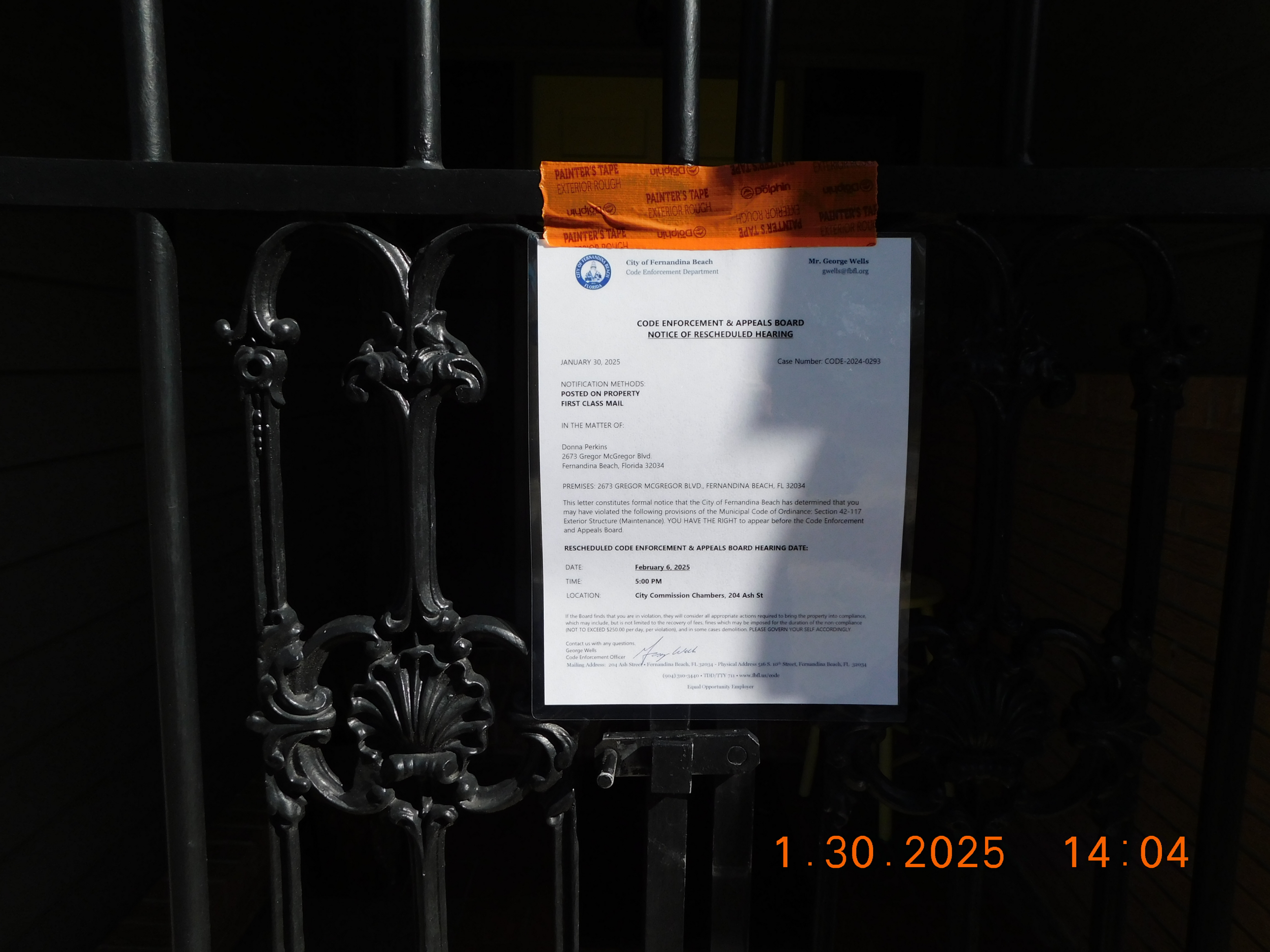
CRYSTAL NICOLE RIMES
Notary Public - State of Florida
Commission # HH 496805
My Comm. Expires Aug 26, 2025
Bonded through National Notary Assn.

Notary Signature: Crystal Rimes

Notary Printed Name: CRYSTAL RIMES

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____


PAINTER'S TAPE
EXTERIOR ROUGH
Dolphin
City of Fernandina Beach
Code Enforcement Department
Mr. George Wells
gwells@fbfl.org
CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF RESCHEDULED HEARING
JANUARY 30, 2025
Case Number: CODE-2024-0293
NOTIFICATION METHODS:
POSTED ON PROPERTY
FIRST CLASS MAIL
IN THE MATTER OF:
Donna Perkins
2673 Gregor McGregor Blvd.
Fernandina Beach, Florida 32034
PREMISES: 2673 GREGOR MCGREGOR BLVD., FERNANDINA BEACH, FL 32034
This letter constitutes formal notice that the City of Fernandina Beach has determined that you may have violated the following provisions of the Municipal Code of Ordinance: Section 42-117 Exterior Structure (Maintenance). YOU HAVE THE RIGHT to appear before the Code Enforcement and Appeals Board.
RESCHEDULED CODE ENFORCEMENT & APPEALS BOARD HEARING DATE:
DATE: February 6, 2025
TIME: 5:00 PM
LOCATION: City Commission Chambers, 204 Ash St
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 GOVERN YOUR SELF ACCORDINGLY.
Contact us with any questions.
George Wells
Code Enforcement Officer
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
1.30.2025 14:04

STAFF REPORT
Case # 2024-0305
City of Fernandina Beach Code Enforcement & Appeals Board
February 6, 2025

Violation Information

Owner	Betty Leola Williams 920 South 12th St. Fernandina Beach, Florida 32034
Violation	City of Fernandina Beach – Code of Ordinances, Section: 42-116 Duty to Maintain Property and Land Development Code – Chapter: 7.01.05D Recreation Vehicles, Boats, Trailers and similar vehicles.
Location:	920 South 12th Street, Fernandina Beach, FL 32034

Summary and Background Information

November 4, 2024 – I observed a utility trailer parked in the front yard. I also noticed the back yard was overgrown needing to be cut and cleaned. I recorded photographs of the violations.

November 6, 2024 – I mailed a certified NOV/NOH (with a hearing date set for January 2, 2025) letter to the owner giving until November 18, 2024, to come into compliance.

November 19, 2024 – I performed a NOV/NOH inspection- no change to the violations.

November 21, 2024 – I posted a 2nd NOV/NOH letter on the front door. I recorded a photo of the posting. I filled out a notarized Affidavit of Service.

November 28, 2024 – The USPS returned to our office an unclaimed certified letter that was sent to the respondent.

December 10, 2024 – A 2nd NOV/NOH inspection was performed – No change.

December 23, 2024 – A pre-agenda inspection was performed – 42-116 is in compliance, but 7.01.05D trailer violation still exists.

December 23, 2024 – I spoke with Mr. George Morris on the phone about the violation. He stated the trailer belongs to a sibling and he would have the sibling either remove or relocate the trailer. I reiterated to him that the CEAB hearing for this case was scheduled for 1/2/25.

January 2, 2025 – Hearing was postponed due to lack of quorum. Owner was notified of the postponement via first class mail.

January 29, 2025 – Pre-agenda inspection was conducted. This inspection revealed that the property remains in violation. The

January 30, 2025 – A Rescheduled Notice of Hearing for February 6, 2025, was posted at the property, mailed first class to the owner, and posted at the Peck Center and City Hall. Affidavit of Service was prepared.

STAFF REPORT
Case # 2024-0305
City of Fernandina Beach Code Enforcement & Appeals Board
February 6, 2025

Conclusion.
As of January 30, 2025, the utility trailer is still parked in the front yard.

Recommendation.
The City recommends a motion to be made to find the respondent in violation of the Land Development Code, Section 7.01.05D Recreation Vehicles, Boats, Trailers, and similar vehicles giving the owner ten (10) additional days to come into compliance by 02/16/2025. 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 to begin on 01/17/2025 if not in compliance by 02/16/2025.

Respectfully submitted,
George Wells, Code Enforcement Officer

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

George Wells
Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM
920 South 12th Street, Fernandina Beach, FL
AS OF January 2, 2025
CODE CASE # 2024-0305

STAFF PERSONNEL OR ITEMS	# OF UNITS OR HOURS	PRICE OR RATE PER HOUR	TOTAL
Michelle Forstrom, Code Enforcement Director	1	$42.85	$42.85
George Wells, Code Enforcement Officer	5.5	$31.34	$172.37
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	$8.74	$8.74
First Class letters mailed	1	$0.64	$0.64

TOTAL ADMINISTRATIVE FEES DUE $303.46

*****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

November 6, 2024

Case Number: CODE-2024-0305

Cert. #: 9589 0710 5270 1049 2460 81

IN THE MATTER OF:

Betty Leola Williams
920 S 12th Street
Fernandina Beach, FL 32034

PREMISES: 920 S 12TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 233 S 41 FT OF W 100 FT OF LOT 4 & N 24.5 FT OF W 100 FT OF LOT 5

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 and/or clean up property- front and rear	**By 11/18/2024**
7.01.05 D	**Specific Parking Restriction for Boats and Trailers - Boats, boat trailers, utility trailers, and similar vehicles shall not be parked overnight in any zoning district except in an area specifically designated by this LDC for that purpose. Such vehicles, when unoccupied, may be parked or stored in a completely enclosed building, a carport attached to a principal building, or in a side or rear yard**	
	Remove or relocate the utility trailer to a side or rear yard behind the front line of the house.	**By 11/18/2024**

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

If this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE:	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, or on the front if space permits.

1. Article Addressed to:

Betty Leola Williams
920 S. 12th St.
Fernandina Beach, 32034

9590 9402 8959 4064 0461 11

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

9589 0710 5270 1049 2460 81

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
ail
ail Restricted Delivery
(over $500)

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

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

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

CERTIFIED MAIL®

9589 0710 5270 1049 2460 81

9589 0710 5270 1049 2460 81

U.S. Postal Service™ Code Enf
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 920 S 12th St

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 $	.69
Total Postage and Fees $	8.74

Postmark Here

Sent To

Betty Leola Williams
920 S. 12th St.
Fernandina Beach, 32034

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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

Certified Mail Fee $ 4.40
Extra Services & Fees (check box, add fees as appropriate)
☐ Return Receipt (hardcopy) $ 3.65
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .69
Total Postage and Fees $ 8.74

Sent To
Betty Leola Williams
920 S. 12th St.
Fernandina Beach, 32034

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

Postmark Here

9589 0710 5270 1049 2460 81

CERTIFIED MAIL®

9589 0710 5270 1049 2460 81

Hasler
11/06/2024
US POSTAGE $008.74
ZIP 32034
011E11084667

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

RECEIVED
DEC 04 2024
CODE ENFORCEMENT
City of Fernandina Beach

Betty Leola Williams
920 S. 12th St.
Fernandina Beach, 32034

NIXIE 322 DE 1 0011/28/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32034423084 *0438-02115-07-02

UNC
32034>4230
32034351900

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701049246081

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivery Attempt

Reminder to Schedule Redelivery of your item

November 13, 2024

Notice Left (No Authorized Recipient Available)

FERNANDINA BEACH, FL 32034
November 8, 2024, 12:52 pm

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER
November 7, 2024, 1:26 am

Hide Tracking History

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

Text & Email Updates

USPS Tracking Plus®

CITY OF FERNANDINA BEACH
Code Enforcement Department

Mr. George Wells
Code Enforcement Officer

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

November 21, 2024

Case Number: CODE-2024-0305

Cert. #: ~~9589 0710 5270 1049 2460 81~~
POSTED AT THE PROPERTY ON THE FRONT DOOR

IN THE MATTER OF:

Betty Leola Williams
920 S 12th Street
Fernandina Beach, FL 32034

PREMISES: 920 S 12TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 233 S 41 FT OF W 100 FT OF LOT 4 & N 24.5 FT OF W 100 FT OF LOT 5

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 and/or clean up property- front and rear**	**By ~~11/18/2024~~ 12/09/2024**
7.01.05 D	**Specific Parking Restriction for Boats and Trailers - Boats, boat trailers, utility trailers, and similar vehicles shall not be parked overnight in any zoning district except in an area specifically designated by this LDC for that purpose. Such vehicles, when unoccupied, may be parked or stored in a completely enclosed building, a carport attached to a principal building, or in a side or rear yard** **Remove or relocate the utility trailer to a side or rear yard behind the front line of the house.**	**By ~~11/18/2024~~ 12/09/2024**

(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:	January 2, 2025
TIME:	5:00 PM
LOCATION:	City Commission Chambers, 204 Ash St

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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

George Wells

Code Enforcement Officer

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

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

AFFIDAVIT OF SERVICE/POSTING

STATE OF FLORIDA

COUNTY OF NASSAU

CASE NO:2024-0305

Date: November 21, 2024

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

II. DOCUMENTS. The documents served are described as: NOV/NOH letter _____.

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

a.) Property Owner/ Respondent: Betty Leola Williams("Recipient")

b.) Address/Location of Violation: 920 S. 12th Street, Fernandina Beach, FL 32034

c.) Address/Location of Service: 920 S. 12th Street, Fernandina Beach, FL 32034
Date: November 21, 2024, Time: 3:42 PM

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

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

☐ - Standard Mail

☐ - Electronic Mail (E-Mail)

☐ - Certified Mail (with return receipt)

☐ - FedEx

☐ - UPS

☐ - Other

Mailing Address:

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

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

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

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

x- **Posting Notice of Violation/Notice of Hearing Letter on the Property**. The Server posted the documents on the property. The posting was left on/at: 920 S. 12th St.

_____.

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

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : George Wells Date: November 21, 2024

Print Name: George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 21st day of November, 20 24.

STATE OF FLORIDA
NASSAU COUNTY

(SEAL)

CRYSTAL NICOLE RIMES
Notary Public - State of Florida
Commission # HH 496805
My Comm. Expires Aug 26, 2025
Bonded through National Notary Assn.

Notary Signature: Crystal Rimes

Notary Printed Name: CRYSTAL RIMES

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

CITY OF FERNANDINA BEACH
Code Enforcement Department

Mr. George Wells
Code Enforcement Officer

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

November 21, 2024

Case Number: CODE-2024-0305

Cert. #: 9589 0710 5270 1049 2460 81
POSTED AT THE PROPERTY ON THE FRONT DOOR

IN THE MATTER OF:

Betty Leola Williams
920 S 12th Street
Fernandina Beach, FL 32034

PREMISES: 920 S 12TH ST, FERNANDINA BEACH, FL 32034

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42-116	**Duty to Maintain Property** **Cut and/or clean up property- front and rear**	By ~~11/18/2024~~ 12/09/2024
7.01.05 D	**Specific Parking Restriction for Boats and Trailers - Boats, boat trailers, utility trailers, and similar vehicles shall not be parked overnight in any zoning district except in an area specifically designated by this LDC for that purpose. Such vehicles, when unoccupied, may be parked or stored in a completely enclosed building, a carport attached to a principal building, or in a side or rear yard** **Remove or relocate the utility trailer to a side or rear yard behind the front line of the house.**	By ~~11/18/2024~~ 12/09/2024

Mailing Address: 204 Ash Street • Fernandina Beach, FL 32034 • Physical Address: [illegible]
32034 • Email: gwells@fbfl.org • [illegible]
Equal Opportunity Employer

11.21.2024 15

11.4.2024 15:29

11.4.2024 15:40

City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF RESCHEDULED HEARING

JANUARY 30, 2025

Case Number: CODE-2024-0305

NOTIFICATION METHODS:
POSTED ON PROPERTY
FIRST CLASS MAIL

IN THE MATTER OF:

Betty Leola Williams
920 South 12th St.
Fernandina Beach, Florida 32034

PREMISES: 920 S 12th St., FERNANDINA BEACH, FL 32034

This letter constitutes formal notice that the City of Fernandina Beach has determined that you may have violated the following provisions of the Municipal Code of Ordinance: Section 42-116 Duty to Maintain Property & LDC Chapter 7.01.05D Recreational Vehicles, Boats, Trailers and similar vehicles. YOU HAVE THE RIGHT to appear before the Code Enforcement and Appeals Board.

RESCHEDULED CODE ENFORCEMENT & APPEALS BOARD HEARING DATE:

DATE:	**February 6, 2025**
TIME:	**5:00 PM**
LOCATION:	**City Commission Chambers, 204 Ash St**

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 GOVERN YOUR SELF ACCORDINGLY.

Contact us with any questions.
George Wells
Code Enforcement Officer

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

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

AFFIDAVIT OF SERVICE/POSTING

STATE OF FLORIDA

COUNTY OF NASSAU

CASE NO: CODE-2024-0305

Date: January 30, 2025

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

II. DOCUMENTS. The documents served are described as : Notice of Rescheduled Hearing.

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

a.) Property Owner/ Respondent :Betty Leola Williams ("Recipient")

b.) Address/Location of Violation: 920 South 12th St. Fernandina Beach, FL 32034.

c.) Address/Location of Service: 920 South 12th St.., Fernandina Beach, FL 32034.

d.) Date: January 30, 2025 Time: 1:49 ☐ AM ☒ PM

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

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

☒ - Standard Mail

☐ - Electronic Mail (E-Mail)

☐ - Certified Mail (with return receipt)

☐ - FedEx

☐ - UPS

☐ - Other

Mailing Address:
Betty Leola Williams
920 S 12th St.
Fernandina Beach, FL 32034

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

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

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

☐ - **Recipient Rejected the Delivery**. The Server delivered the documents to the Recipient in-person and did not accept delivery.
☒ - **Posting *Rescheduled Notice of Hearing* Letter on the Property**. The Server posted the documents on the property. The posting was left on/at: Front Foor of Property Located at 920 S 12th St., Fern Beach, FL 32034.

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

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : _____ Date: 1/30/25

Print Server Name: George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 30th day of January, 20 25.

STATE OF FLORIDA
NASSAU COUNTY

(SEAL)

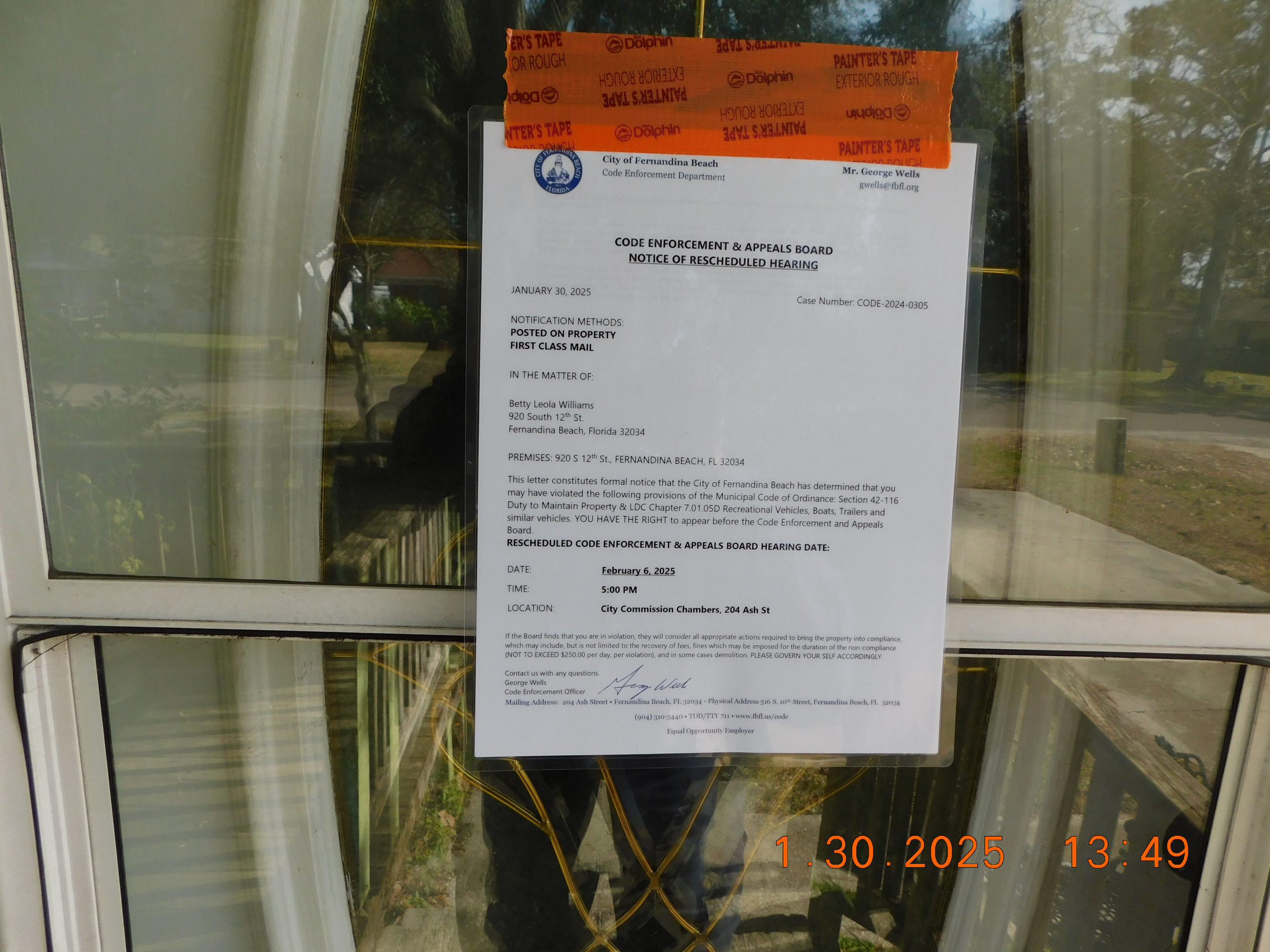
CRYSTAL NICOLE RIMES
Notary Public - State of Florida
Commission # HH 496805
My Comm. Expires Aug 26, 2025
Bonded through National Notary Assn.

Notary Signature: _____

Notary Printed Name: CRYSTAL RIMES

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF RESCHEDULED HEARING

JANUARY 30, 2025

Case Number: CODE-2024-0305

NOTIFICATION METHODS:
POSTED ON PROPERTY
FIRST CLASS MAIL

IN THE MATTER OF:

Betty Leola Williams
920 South 12th St.
Fernandina Beach, Florida 32034

PREMISES: 920 S 12th St., FERNANDINA BEACH, FL 32034

This letter constitutes formal notice that the City of Fernandina Beach has determined that you may have violated the following provisions of the Municipal Code of Ordinance: Section 42-116 Duty to Maintain Property & LDC Chapter 7.01.05D Recreational Vehicles, Boats, Trailers and similar vehicles. YOU HAVE THE RIGHT to appear before the Code Enforcement and Appeals Board.

RESCHEDULED CODE ENFORCEMENT & APPEALS BOARD HEARING DATE:

DATE:	**February 6, 2025**
TIME:	**5:00 PM**
LOCATION:	**City Commission Chambers, 204 Ash St**

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 GOVERN YOUR SELF ACCORDINGLY.

Contact us with any questions.
George Wells
Code Enforcement Officer

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

STAFF REPORT
Case # 2024-0295
City of Fernandina Beach Code Enforcement & Appeals Board
February 6, 2025

Violation Information

Owner	Barbi Becker 209 Sea Woods Drive Fernandina Beach, Florida 32034
Violation	City of Fernandina Beach – Code of Ordinances, Section: 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited.
Location:	209 Sea Woods Drive

Summary and Background Information

October 22, 2024 – I observed a Chevy SUV parked on the front driveway with an expired tag. I gave the respondent (7) days to come into compliance. Recorded photographs of the violation.

October 29, 2024 – A 2nd inspection was performed showing no change.

October 31, 2024 – I mailed a certified NOV/NOH letter to the owner giving until 11/12/24 to comply.

November 13, 2024 – Our office received the certified NOV/NOH letter to the owner returned unclaimed by the owner from the USPS.

November 13, 2024 – A NOV/NOH inspection was performed- No change.

November 21, 2024 – I posted a 2nd NOV/NOH letter on the front door of the residence. Recorded photograph of posting, along with filling out a notarized Affidavit of Service. I spoke with the owner of the vehicle. He stated he was trying to find someone to tow it away. I gave him a resource sheet with multiple businesses that pay for inoperable vehicles.

December 23, 2024 – I performed a pre-agenda inspection. The vehicle is still in violation. I left my business card on the front door for a return phone call.

January 29, 2024 – A 2nd pre-agenda inspection was conducted. Property remains in violation.

January 30, 2024 – A Notice of Rescheduled Hearing for February 6, 2025, was posted at the property, mailed first class to the owner, and posted at the Peck Center and City Hall. Affidavit of Service was prepared.

STAFF REPORT
Case # 2024-0295
City of Fernandina Beach Code Enforcement & Appeals Board
February 6, 2025

Conclusion.
As of January 30, 2025, the vehicle is still in violation. Our office has not had any further communication with the respondent.

Recommendation.
The City recommends a motion to be made to find the respondent in violation of the Code of Ordinances, Section 42-173 giving the owner ten (10) additional days to come into compliance by February 16, 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 to begin on February 17, 2025 if not in compliance by February 16, 2025.

Respectfully submitted,
George Wells, Code Enforcement Officer

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

George Wells
Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM
209 Sea Woods Drive
AS OF 01-02-2025
CODE CASE # 2024-0295

STAFF PERSONNEL OR ITEMS	# OF UNITS OR HOURS	PRICE OR RATE PER HOUR	TOTAL
Michelle Forstrom, Code Enforcement Director	1	$42.85	$42.85
George Wells, Code Enforcement Officer	5.5	$31.34	$172.37
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 $303.41

*****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 31, 2024

Case Number: CODE-2024-0295

Cert. #: 9589 0710 5270 1049 2459 85

IN THE MATTER OF:

Barbi Becker
209 Sea Woods Avenue
Fernandina Beach, FL 32034

PREMISES: 209 SEA WOODS DR., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 12 PELICAN POINTE PB 5/212

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

42-173	**Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited**	
	Chevrolet SUV parked on the front driveway needs a current tag and the tires inflated.	**By 11/12/2024**

(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, or on the front if space permits.

1. Article Addressed to:

Barbi Becker
209 Sea Woods Ave.
Fernandina Beach, Florida 32034

9590 9402 8959 4064 0463 02

2. Article Number *(Transfer from service label)*
9589 0710 5270 1049 2459 85

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

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

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

9589 0710 5270 1049 2459 85
9589 0710 5270 1049 2459 85

U.S. Postal Service™ Code E+F
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 209 Sea Woods Av

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	$ .69
Total Postage and Fees	$ 8.74

Postmark Here

Sr
S
C
F

Barbi Becker
209 Sea Woods Ave.
Fernandina Beach, Florida 32034

r Instructions

USPS Tracking®

FAQs >

Remove ✕

Tracking Number:

9589071052701049245985

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Feedback

Latest Update

Your item could not be delivered on November 20, 2024 at 9:03 am in FERNANDINA BEACH, FL 32034. It was held for the required number of days and is being returned to the sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Unclaimed/Being Returned to Sender
FERNANDINA BEACH, FL 32034
November 20, 2024, 9:03 am

Reminder to Schedule Redelivery of your item
November 10, 2024

Notice Left (No Authorized Recipient Available)
FERNANDINA BEACH, FL 32034
November 5, 2024, 10:31 am

Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
November 3, 2024, 6:56 pm

Hide Tracking History

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

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

CERTIFIED MAIL

9589 0710 5270 1049 2459 85

Master
10/31/2024
US POSTAGE $008.74
ZIP 32034
011E11664667

RECEIVED
DEC 04 2024
CODE ENFORCEMENT
City of Fernandina Beach

Barbi Becker
209 Sea Woods Ave.
Fernandina Beach, Florida 32034

LN
F

NIXIE 322 DE 1 0011/28/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32034423004 *1738-07262-03-37

UNC
32034-4230
32034-270005

9589 0710 5270 1049 2459 85

U.S. Postal Service™ Code Enf
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 209 Sea Woods Av
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 $	.69
Total Postage and Fees $	8.74

USPS 32034
NOV 2024
Postmark Here
BEACH, FL

Barbi Becker
209 Sea Woods Ave.
Fernandina Beach, Florida 32034

Instructions

CITY OF FERNANDINA BEACH
Code Enforcement Department

Mr. George Wells
Code Enforcement Officer

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

November 21,2024

Case Number: CODE-2024-0295

~~Cert. #: 9589 0710 5270 1049 2459 85 Returned unclaimed~~
POSTED ON THE FRONT ENTRY DOOR

IN THE MATTER OF:

Barbi Becker
209 Sea Woods Avenue
Fernandina Beach, FL 32034

PREMISES: 209 SEA WOODS DR., FERNANDINA BEACH, FL 32034

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42-173	**Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited**	
	A current registration with a current decal affixed on the license plate of the Chevrolet SUV parked on the front driveway will be required to be in compliance. All tires must always remain inflated.	**By ~~11/12/2024~~ 12/06/2024**

(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: January 2, 2025

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.

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George Wells

Code Enforcement Officer

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

AFFIDAVIT OF SERVICE/POSTING

STATE OF FLORIDA

COUNTY OF NASSAU

CASE NO:2024-0295

Date: November 21, 2024

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

II. DOCUMENTS. The documents served are described as: NOV/NOH letter _____.

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

a.) Property Owner/ Respondent: Barbi Becker("Recipient")

b.) Address/Location of Violation: 209 Sea Woods Avenue, Fernandina Beach, FL 32034

c.) Address/Location of Service: 209 Sea Woods Avenue, Fernandina Beach, 32034

d.) Date: November 21, 2024, Time: 2:46 PM

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

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

☐ - Standard Mail

☐ - Electronic Mail (E-Mail)

☐ - Certified Mail (with return receipt)

☐ - FedEx

☐ - UPS

☐ - Other

Mailing Address:

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

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

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

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

x- **Posting Notice of Violation/Notice of Hearing Letter on the Property**. The Server posted the documents on the property. The posting was left on/at: 209 Sea Woods Avenue, Fernandina Beach, FL 32034

_____.

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

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature: _____ Date: November 21, 2024

Print Name: George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 21st day of NOVEMBER, 20 24.

STATE OF FLORIDA
NASSAU COUNTY

(SEAL)

CRYSTAL NICOLE RIMES
Notary Public - State of Florida
Commission # HH 496805
My Comm. Expires Aug 26, 2025
Bonded through National Notary Assn.

Notary Signature: _____

Notary Printed Name: CRYSTAL RIMES

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

PAINTER'S TAPE
EXTERIOR ROUGH

CITY OF FERNANDINA BEACH
Code Enforcement Department

Mr. George Wells
Code Enforcement Officer

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

November 21,2024

Case Number CODE-2024-0295

~~Cert # 9589 0710 5270 1049 2459 85 Returned~~
unclaimed
POSTED ON THE FRONT ENTRY DOOR

IN THE MATTER OF

Barbi Becker
209 Sea Woods Avenue
Fernandina Beach, FL 32034

PREMISES: 209 SEA WOODS DR., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 12 PELICAN POINTE PB 5/212

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

42-173	**Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited**	
	A current registration with a current decal affixed on the license plate of the Chevrolet SUV parked on the front driveway will be required to be in compliance. All tires must always remain inflated.	**By ~~11/12/2024~~ 12/06/2024**

(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 St, Fernandina Beach, FL 32034 • Rjones@wells@fbfl.org • www.fbfl.us/code • (904) 570-3434
Equal Opportunity Employer

11.21.2024 14

NOTICE OF VISIT

In Pursuit of Health, Safety & Quality of Community

CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
516 South 10th St.

Address: 209 Sea Woods Dr

Date: 10-22-24 Time: 3:03 AM/PM

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

REASON FOR VISIT:	**CODE**
☐ Duty to Maintain Property	42-116
☐ Exterior Structure (Maintenance) Repair	42-117
☐ Rubbish and Garbage	42-119
☐ Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. Remove, repair, or register vehicle and put current tags on it.	42-173
☐ No Visible Address Numbers	7.01.02(c) LDC
☐ Accessibility of Garbage and Recycle Containers	66-44
☐ Encroachments in the public right-of-way prohibited without out permit	76-2 (a)
☐ Parking prohibited in specified places; Overnight Parking on public property (right-of-way) for Boats, Trailers, RV's	76-84(a)(4)
☐ Parking prohibited in specified places; All Vehicles parked on public property (right-of-way) shall be currently tagged and displayed on vehicle	76-84(a)(5)
☐ Outside Storage	5.91.09 LDC
☐ Movable Module Storage Units (PUD); Permit required	5.92.06 LDC
☐ Recreational Vehicle, Boats, Trailers or Similar Vehicles. Remove or store in a proper structure or behind the front line of the house, in side or rear yard.	7.91.05 LDC
☐ Prohibited Signs	5.83.05(3) LDC
☐ Other	

Please contact George Wells, Code Enforcement Officer at: (904) 310-3440 or send email to gwells@fbfl.city, within 5 Days of this notice to discuss compliance with the above listed issue, or bring this property into compliance by 10-29, 2024. *Failure to do so will result in an official written notice with a possible outcome of fines.*

Comments:

10.22.2024 15:08

Wells
Code Enforcement Officer

ECY G10
SUNSHINE STATE
TRAILBLAZER
CHEVROLET
10.22.2024 15:06

MYFLORIDA.COM
11-19
ECY G10
SUNSHINE STATE
10.22.2024 15:06

City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF RESCHEDULED HEARING

JANUARY 30, 2025

Case Number: CODE-2024-0295

NOTIFICATION METHODS:
POSTED ON PROPERTY
FIRST CLASS MAIL

IN THE MATTER OF:

Barbi Becker
209 Sea Woods Dr.
Fernandina Beach, Florida 32034

PREMISES: 209 SEAWOODS DR., FERNANDINA BEACH, FL 32034

This letter constitutes formal notice that the City of Fernandina Beach has determined that you may have violated the following provisions of the Municipal Code of Ordinance: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. YOU HAVE THE RIGHT to appear before the Code Enforcement and Appeals Board.

RESCHEDULED CODE ENFORCEMENT & APPEALS BOARD HEARING DATE:

DATE:	**February 6, 2025**
TIME:	**5:00 PM**
LOCATION:	**City Commission Chambers, 204 Ash St**

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 GOVERN YOUR SELF ACCORDINGLY.

Contact us with any questions.
George Wells
Code Enforcement Officer

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

AFFIDAVIT OF SERVICE/POSTING

STATE OF FLORIDA

COUNTY OF NASSAU

CASE NO: CODE-2024-0295

Date: January 30, 2025

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

II. DOCUMENTS. The documents served are described as : Notice of Rescheduled Hearing.

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

a.) Property Owner/ Respondent : Barbi Becker ("Recipient")

b.) Address/Location of Violation: 209 Seawoods Dr
Fernandina Beach, FL 32034.

c.) Address/Location of Service: 209 Seawoods Dr
Fernandina Beach, FL 32034.

d.) Date: January 30, 2025 Time: 1:59 PM

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

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

☒ - Standard Mail

☐ - Electronic Mail (E-Mail)

☐ - Certified Mail (with return receipt)

☐ - FedEx

☐ - UPS

☐ - Other

Mailing Address:

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

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

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

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

☒ - **Posting Rescheduled Notice of Hearing Letter on the Property**.

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

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : _____ Date: 1/30/25

Print Name: George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 30th day of JANUARY, 2025.

STATE OF FLORIDA
NASSAU COUNTY

(SEAL)

CRYSTAL NICOLE RIMES
Notary Public - State of Florida
Commission # HH 496805
My Comm. Expires Aug 26, 2025
Bonded through National Notary Assn.

Notary Signature: _____

Notary Printed Name: CRYSTAL RIMES

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF RESCHEDULED HEARING

JANUARY 30, 2025

Case Number: CODE-2024-0295

NOTIFICATION METHODS:
POSTED ON PROPERTY
FIRST CLASS MAIL

IN THE MATTER OF:

Barbi Becker
209 Sea Woods Dr.
Fernandina Beach, Florida 32034

PREMISES: 209 SEAWOODS DR., FERNANDINA BEACH, FL 32034

This letter constitutes formal notice that the City of Fernandina Beach has determined that you may have violated the following provisions of the Municipal Code of Ordinance: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. YOU HAVE THE RIGHT to appear before the Code Enforcement and Appeals Board.

RESCHEDULED CODE ENFORCEMENT & APPEALS BOARD HEARING DATE:

DATE:	**February 6, 2025**
TIME:	**5:00 PM**
LOCATION:	**City Commission Chambers, 204 Ash St**

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 GOVERN YOUR SELF ACCORDINGLY.

Contact us with any questions.
George Wells
Code Enforcement Officer

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

1.30.2025 13:59

STAFF REPORT
Case # 2024-0318
City of Fernandina Beach Code Enforcement & Appeals Board
February 6, 2025

Violation Information

Owner	Rachelle Weber Amelia's Ladies Management LLC 225 Division Street Fernandina Beach, Florida 32034
Violation	City of Fernandina Beach – Code of Ordinances, Section: 42-117 Exterior Structure (Maintenance) and 42-116 Duty to Maintain Property
Location:	1213 Gum Street

Summary and Background Information

November 25, 2024 – Our department received a nuisance complaint of roaches and vermin harborage coming from this vacant property.

December 3, 2024 – I inspected the vacant property and observed the following violations: 42-116 – Vegetation on the roof and a rotting firewood pile in the front yard. Action required - 30 days to remove vegetation on the roof and remove the rotten pile of wood in the front yard. 42-117 – Numerous holes on the exterior of the structure that would give vermin access to the structure. Action required – 30 days to repair all holes on the exterior siding, along with repairing and replacing missing hardware cloth screening around the base of the house that keeps vermin from access under the house. Recorded photographs of the violations.

December 4, 2024 – I mailed a certified NOV/NOH letter to the owner giving them 30 additional days to come into compliance.

December 11, 2024 – I contacted the property owner via phone. I set an appointment with the owner's agent at the property to discuss compliance. The owner immediately removed a utility trailer that was a concern, along with beginning to remove the rotten pile of wood.

December 18, 2024 – Our office received the return receipt from the USPS with the owner's signature giving us proper service.

January 6, 2025 – NOV/NOH inspection, property is still in violation.

January 29, 2025 – A pre-agenda inspection, property is still in violation.

Conclusion.
The owner and her agent initially started completing some of the violations, but since then no other repairs have been made to this vacant property.

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 and 42-117 Exterior Structure (Maintenance) giving the owner (30) additional days to come

into compliance by March 8, 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 March 9, 2025, if not in compliance by March 8, 2025.

George Wells

George Wells

Code Enforcement Officer

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

George Wells
Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM
1213 Gum Street
AS OF February 6, 2025
CODE CASE # 2024-0318

STAFF PERSONNEL OR ITEMS	# OF UNITS OR HOURS	PRICE OR RATE PER HOUR	TOTAL
Michelle Forstrom, Code Enforcement Director	1	$42.85	$42.85
George Wells, Code Enforcement Officer	5.5	$31.34	$172.37
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	$9.64	$9.64
First Class letters mailed	1	$0.69	$0.69

TOTAL ADMINISTRATIVE FEES DUE $304.41

*****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

December 4, 2024

Case Number: CODE-2024-0318

Cert. #: 9589 0710 5270 1049 2460 43

IN THE MATTER OF:

Attn: Rachelle Weber Amelias Ladies Management LLC
225 Division ST
Fernandina Beach, FL 32034

PREMISES: 1213 GUM ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 232 LOT W1/2 OF S 44 FT OF C OF 2 W 50 FT OF D OF 3 PT OR 2100/627

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

7.01.05 D	**Specific Parking Restriction for Boats and Trailers - Boats, boat trailers, utility trailers, and similar vehicles shall not be parked overnight in any zoning district except in an area specifically designated by this LDC for that purpose. Such vehicles, when unoccupied, may be parked or stored in a completely enclosed building, a carport attached to a principal building, or in a side or rear yard**	
	Remove or relocate the utility trailer parked in the front yard to a side or rear yard behind the front line of the house or inside a structure.	**By 1/4/2025**
42-117	**Exterior Structure (Maintenance)**	
	Repair and secure holes in the wall by the front steps, along with another open hole in the wall higher on the exterior front wall that could allow rodents to get inside or	**By 1/4/2025**

	under the house. Check all hardware screening behind the lattice around the bottom of the house to make sure there are no open access points where rodents may enter.	
42-116	**Duty to Maintain Property**	
	Remove all the vegetation off the roof. Remove rotting piles of firewood in the front yard creating a pest nuisance.	**By 1/4/2025**

(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:	February 6, 2025
TIME:	5:00 PM
LOCATION:	City Commission Chambers, 204 Ash St

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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

George Wells

Code Enforcement Officer

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

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

CERTIFIED MAIL®

9589 0710 5270 1049 2460 43

9589 0710 5270 1049 2460 43

U.S. Postal Service™ Code Enf

CERTIFIED MAIL® RECEIPT

Domestic Mail Only 1213 Gum St

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

Certified Mail Fee $ 4.40

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

- [x] Return Receipt (hardcopy) $ 3.65
- [ ] Return Receipt (electronic) $
- [ ] Certified Mail Restricted Delivery $
- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage $ .69

Total Postage and Fees $ 8.74

Postmark Here

Amelias Ladies Management LLC
225 Division St.
Fernandina Beach, FL 32034

or Instructions

1213 Gum 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:

Amelias Ladies Management LLC
225 Division St.
Fernandina Beach, FL 32034

9590 9402 8959 4064 0461 73

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

9589 0710 5270 1049 2460 43

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
- [x] 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

ail
ail Restricted Delivery

1213 Gum 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:

Amelias Ladies Management LLC
225 Division St.
Fernandina Beach, FL 32034

9590 9402 8959 4064 0461 73

2. Article Number (Transfer from service label)
9589 0710 5270 1049 2460 43

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

RECEIVED
DEC 18 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
ail
ail Restricted Delivery

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

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

9589 0710 5270 1049 2460 43

U.S. Postal Service™ Code Enf
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 1213 Gum St

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	$ .69
Total Postage and Fees	$ 8.74

FERNANDINA BEACH, FL
Postmark Here
DEC 14 2024
USPS 32034

Amelias Ladies Management LLC
225 Division St.
Fernandina Beach, FL 32034

or Instructions

11 . 25 . 2024 16

11.25.2024 16

11.25.2024 16

11.25.2024 16