



**AGENDA**  
**CODE ENFORCEMENT & APPEALS BOARD HEARING**  
**MAY 5, 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 April 7, 2025, are presented for approval.
4. **OLD BUSINESS**
  - 4.1 **DONNA PERKINS, 2673 GREGOR MCGREGOR BLVD, CASE #2024-0293.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-117 Exterior Structure (Maintenance). *Requesting final Board review and determination of the case.*
5. **NEW BUSINESS**
  - 5.1 **DAVID & ALLYSON NEILSON, 843 ELLEN ST, CASE # 2025-0363.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: LDC Chapter 7.01.05D. *Requesting Board determination of the case.*
  - 5.2 **ONETHA MIDDLETON EST. C/O EARL YOUMAN, 425 SOUTH 10TH ST, CASE #2019-0084.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance) and 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*
  - 5.3 **WARREN GILBERT EST. C/O TRANELL GILBERT, 514 SOUTH 9TH ST, CASE # 2019-0017.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property, 42-119 Rubbish and Garbage (Accumulation), 42-117 Exterior Structure (Maintenance), and 42-121 Vacant Structure and Land (Maintenance). *Requesting Board determination of the case.*
6. **BOARD BUSINESS**
7. **ADJOURNMENT**

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

All members of the public are encouraged to attend and express their views. Individuals who do not speak English fluently may request language or sign interpreters at least ten (10) working days before the meeting. Persons with

disabilities needing accommodation to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 for the hearing or speech impaired.

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