



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.



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
APRIL 7, 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

BOARD MEMBERS PRESENT:

Nicole Kresse
Bernard Thompson
Frank Postma
Mark Finkelstein
Andy Fotiades (VC)
Ralph Stines (Chair)

BOARD MEMBERS ABSENT: None.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The minutes from November 7, 2024, and February 6, 2025, are presented for approval.

A motion was made by Member Thompson and seconded by Member Finkelstein to approve the minutes from the November 7, 2024 hearing. Motion passed by unanimous roll call vote.

A motion was made by Member Thompson and seconded by Member Finkelstein to approve the minutes from the February 6, 2025 hearing. Motion passed by unanimous roll call vote.

Chair Stines asked the City if there have been any changes to the agenda. Officer Wells announced that Item number 5.1 (*rescheduling*) and item number 5.2 (*respondent has applied for a demolition permit*) has been removed from the agenda.

Quasi-Judicial proceedings reviewed and announced by City Attorney Pro Tem, Harrison Poole

Ex parte communications – Chair Stines often drives by the property. No contact outside of this hearing has been made with the respondent.

Board Secretary, Crystal Rimes swore in all testifying witnesses.

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). On February 6, 2025, the Code Enforcement and Appeals Board voted to delay action for 60 days and return to April 6, 2025, hearing. *Requesting Board determination of the case.*

George Wells, Code Enforcement Officer for the City of Fernandina Beach, began his presentation by submitting all evidence into the record. On February 6, 2025, this case was presented before this board, in which the Board granted a sixty (60) day extension, with the requirement to return to the April 7, 2025 Code Enforcement and Appeals Board. Photographs taken on April 7, 2025 were presented by Officer Wells during this hearing. Photos revealed fence panels that were removed and placed in the right of way. The pool remains unsecured. Officer Wells invited Ms. Donna Perkins to the podium to provide an update to the Board.

Donna Perkins, 2673 Gregor McGregor Blvd. Ms. Perkins has been unable to make progress with her insurance company. Ms. Perkins spoken with two (2) attorneys. Insurance is claiming that the damage is maintenance. Ms. Perkins has hired a company to install a fence around the pool, she has the materials and has also ordered a hard pool cover from Pinch-a-Penny.

The City's recommendation is to focus on the life safety issue of the unsecured pool & recommends a motion to be made that all administrative fees be paid by the respondent and a fine of \$50.00 per day, per violation beginning on April 8, 2025. A temporary safeguard would be acceptable.

The Board held a public discussion and reviewed the safety issue, financial difficulties of the property owner, time frame needed, and ability to provide written updates. Ms. Perkins announced that she needs 60 days to fence the pool. Member Postma recommended granting a 30-day continuance and return to the Code Enforcement and Appeals Board on May 5, 2025. The whole board agrees that confirmation that the pool area is secured is top priority.

A MOTION WAS MADE BY VICE CHAIR FOTIADES AND SECONDED BY MEMBER POSTMA TO ASSESS ADMINISTRATIVE FEES AND A VIOLATION FINE OF \$50 BEGINNING ON APRIL 8, 2025, FOR THE UNSECURED POOL, AND TO RETURN TO MAY 5, 2025 HEARING TO PROVIDE A STATUS REPORT OF THE REMAINING CORRECTIVE ACTIONS. IMMEDIATE ACTION SHALL BE TAKEN FOR THE UNSECURED POOL AREA. MOTION PASSED WITH UNANIMOUS ROLL CALL VOTE.

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 Recreation Vehicle, Boats, Trailers and Similar Vehicles. *Requesting Board determination of the case.*

This case has been removed from the agenda.

- 5.2 **PATSY SUE EST C/O JAMES GEORGE, 128 N 13TH TERRACE, CASE #2025-0337.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: 42-116 Duty to Maintain Property. *Requesting Board determination of the case.*

This case has been removed from the agenda.

6. BOARD BUSINESS

7. ADJOURNMENT 5:48 PM.

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

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

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

STAFF REPORT
Case # 2024-0293
City of Fernandina Beach Code Enforcement & Appeals Board
May 5, 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, 2025 – A 2nd pre-agenda inspection was conducted. Property remains in violation.

January 30, 2025 – 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.

February 6, 2025 – The case was heard by the CEAB, and they gave the respondent 60-day continuance to come into compliance or to appear back before the CEAB on April 7, 2025, to determine applicable administration fees and fines.

March 27, 2025 – I inspected the property finding the back yard has been cleaned up with most of the old fencing piled on a utility trailer in the rear of the property. The pool area is still unsecured.

April 7, 2025 - The CEAB hearing was held, and the board asked the respondent to take immediate action to secure the pool area and to return to the May 5, 2025, hearing to provide a status report. The CEAB voted to assess administrative fees and a violation fine of \$50.00 per day beginning on April 8, 2025.

April 24, 2025 – I inspected the property, and the pool area has been secured by temporary fencing. The old wooden fence debris and concrete rubble is piled at the street that will have to be removed by the owner ASAP.

Conclusion.

The CEAB has found this property in violation of Section 42-117 at February 6, 2025 hearing and assessed Administrative Fees at the April 7, 2025 hearing. The respondent will need to stay in contact with the insurance company and provide documentation of the actions taken by the insurance company. Other sources of funding for the needed repairs may need to be investigated.

Recommendation.

The Respondent has satisfied the orders given by the CEAB, about securing the pool area.

The City recommends the violation fines accrued from April 8, 2025 to April 24, 2025 totaling \$800 to remain in place. Also recommending a new compliance date set for June 5, 2025 with fines of \$50 beginning on June 6, 2025 for the repairs of the exterior structure including the roof, soffit, broken window and fascia.

Respectfully submitted,
George Wells, Code Enforcement Officer





CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
ADDRESS: 2673 Gregor McGregor Blvd.
AS OF May 5, 2025
CODE CASE # 2024-0293**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$42.85	\$42.85
George Wells, Code Enforcement Officer	6	\$31.34	\$188.04
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	2	\$8.69	\$17.38
First Class letters mailed	1	\$0.64	\$0.64

TOTAL ADMINISTRATIVE FEES DUE

\$327.77

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



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Hearing Date: APRIL 7, 2025
Case Number: CODE-2024-0293

IN THE MATTER OF: Respondent Name: **DONNA K. PERKINS**
Respondent Mailing Address: 2673 GREGOR MCGREGOR BLVD.,
FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on APRIL 7, 2025, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on JANUARY 30, 2025, and the Respondent was present at both of the hearings.
2. The real property on which the violations occurred is **2673 GREGOR MCGREGOR BLVD.**, Fernandina Beach, FL and a brief legal description being *BLOCK A LOT 19 PIRATES COVE #1 PB 4/6*.
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **Section 42-117 Exterior Structure (Maintenance)**.

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. FEBRUARY 6, 2025: Based on the foregoing findings of fact, the Board found the property in violation of Section 42-117, Exterior Structure (Maintenance). The Respondent is granted a sixty (60) day continuance to achieve compliance. The Respondent shall appear before the Code Enforcement and Appeals Board on April 7, 2025, or at the next scheduled hearing thereafter. At that time, the Board will determine the assessment of administrative fees, applicable violation fines, and review the progress toward compliance regarding the unsecured pool and other violations.
2. APRIL 7, 2025: Based on the foregoing findings of fact, the Board voted to Assess administrative fees and a violation fine of \$50.00 per day beginning on April 8, 2025, and to return to the Code Enforcement and Appeals Board on May 5, 2025 and to provide a status report. Immediate action shall be taken on the unsecure pool area.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within forty-five (45) days of the date so ordered.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.



City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered April 9, 2025, at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: 

Chair, RALPH STINES

COUNTY OF NASSAU

STATE OF FLORIDA

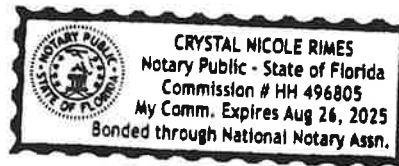
I HEREBY CERTIFY that on this day before me, the undersigned, a Notary Public in and for the State of Florida at Large, personally appeared RALPH STINES to me well known to be the Chair of the Code Enforcement and Appeals Board of the City of Fernandina Beach, and known to me to be the persons who executed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

WITNESS my hand and official seal at Fernandina Beach, said County and State on this 9th day of April, 2025.



Notary Public, State of Florida

(NOTARY SEAL)



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

STAFF REPORT
Case # 2024-0293
City of Fernandina Beach Code Enforcement & Appeals Board
April 7, 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.

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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, 2025 – A 2nd pre-agenda inspection was conducted. Property remains in violation.

January 30, 2025 – 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.

February 6, 2025 – The case was heard by the CEAB and they gave the respondent 60 day continuance to come into compliance or to appear back before the CEAB on April 7, 2025 to determine applicable administration fees and fines.

March 27, 2025 – I inspected the property finding the back yard has been cleaned up with most of the old fencing piled on a utility trailer in the rear of the property. The pool area is still unsecured.

Conclusion.

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

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-117 giving the CEAB to grant any additional time to the owner. 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 April 8, 2025.



Respectfully submitted,
George Wells, Code Enforcement Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
ADDRESS: 2673 Gregor McGregor Blvd.
AS OF April 7, 2025
CODE CASE # 2024-0293**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$42.85	\$42.85
George Wells, Code Enforcement Officer	4.5	\$31.34	\$141.03
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

\$272.07

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



City of Fernandina Beach

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF ENFORCEMENT

Date: FEBRUARY 6, 2025
Case Number: CODE-2024-0293

IN THE MATTER OF: Respondent Name: **DONNA K. PERKINS**
Respondent Mailing Address: 2673 GREGOR MCGREGOR BLVD.,
FERNANDINA BEACH, FL 32034

This case having come before the Code Enforcement & Appeals Board of the City of Fernandina Beach on FEBRUARY 6, 2025, a violation hearing having been held, and the Board having heard testimony, does hereby make the following finding of facts, and conclusions of law therefore imposing the following order and penalty:

SECTION 1 - FINDINGS OF FACT

1. The Respondent was properly served notice of these proceedings as required by law on JANUARY 30, 2025, and the Respondent was present at the hearing.
2. The real property on which the violations occurred is **2673 GREGOR MCGREGOR BLVD.**, Fernandina Beach, FL and a brief legal description being *BLOCK A LOT 19 PIRATES COVE #1 PB 4/6*.
3. The Respondent is the owner of record of the aforementioned real property.
4. The Respondent violated sections of the Fernandina Beach Code of Ordinances: **Section 42-117 Exterior Structure (Maintenance)**.

SECTION 2 - CONCLUSION OF LAW & IMPOSITION OF FINE

1. FEBRUARY 6, 2025: Based on the foregoing findings of fact, the Board found the property in violation of Section 42-117, Exterior Structure (Maintenance). The Respondent is granted a sixty (60) day continuance to achieve compliance. The Respondent shall appear before the Code Enforcement and Appeals Board on April 7, 2025, or at the next scheduled hearing thereafter. At that time, the Board will determine the assessment of administrative fees, applicable violation fines, and review the progress toward compliance regarding the unsecured pool and other violations.
2. The City of Fernandina Beach shall record a certified copy of this order in the public records and this Order shall constitute a lien against the real property on which the violations exist and upon any other real or personal property owned by the Respondent if fines are not paid within forty-five (45) days of the date so ordered.
3. If the lien remains unpaid for a period of three (3) months from the date of the filing of the lien, the City of Fernandina Beach may foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest.



City of Fernandina Beach

SECTION 3 - CERTIFICATION OF VOTE

Done and ordered February 6, 2025, at the City of Fernandina Beach, Nassau County, Florida Code Enforcement & Appeals Board Hearing.

By: 

Chair, RALPH STINES

COUNTY OF NASSAU

STATE OF FLORIDA

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

WITNESS my hand and official seal at Fernandina Beach, said County and State on this 11th day of February, 2025.

(NOTARY SEAL)



Notary Public, State of Florida



Katie A. Newton
Notary Public
State of Florida
Comm# HH150272
Expires 7/13/2025

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



City of Fernandina Beach
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: <u>2673 Gregor McGregor Blvd., Fern. Bch. 32034 FL.</u>

- **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: _____.



CITY OF FERNANDINA BEACH

Code Enforcement Department

Mr. George Wells

Code Enforcement Officer

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

October 22, 2024

Case Number: CODE-2024-0293

Cert. #: 9589 0710 5270 1049 2459 54

IN THE MATTER OF:

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

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

The brief legal description of the real property upon which this violation occurred is: BLOCK A LOT 19 PIRATES COVE #1 PB 4/6

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

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

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

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

DATE: December 5, 2024

TIME: 5:00 PM

LOCATION: City Commission Chambers, 204 Ash St

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

3. Service Type

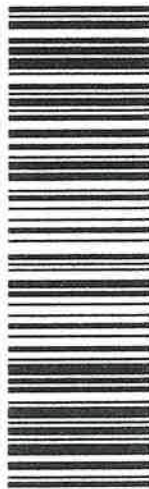
City of Fernandina Beach

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery



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

CERTIFIED MAIL®



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

U.S. Postal Service™ *Code Env*
CERTIFIED MAIL® RECEIPT
2673 Gregor
 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	4.40
Extra Services & Fees (check box, add fees as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	2.65
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.69
Total Postage and Fees	\$	8.74

Postmark
Here

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



10.21.2024 15:15



10.21.2024 15:15



4.10.2025 11:15

STAFF REPORT
Case # 2025-0363
City of Fernandina Beach Code Enforcement & Appeals Board
May 5, 2025

Violation Information

Owner David & Allyson Neilson
843 Ellen Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Land Development Code – Chapter: 7.01.05D
Recreational Vehicle, Boats, Trailers, and Similar Vehicles. Corrective Action:
Remove or store the utility trailer in a properly enclosed carport or structure or in
a side or rear yard behind the front line of the house.

Location: 843 Ellen Street

Summary and Background Information

February 5, 2025 – I observed an enclosed utility trailer that was parked beyond the front line of the house. I opened a new case for this violation. This property has been previously cited for this same violation (4) times before but was corrected before going to the CEAB.

February 6, 2025 – Our department mailed a certified NOV/NOH letter to the owner giving them until 2/13/25 to come into compliance.

February 18, 2025 – I conducted a NOV/NOH inspection at this property. The violation was still present.

February 23, 2025- The USPS delivered the certified letter to the owner (David Neilson) where he signed the return receipt card giving us proper service.

February 25, 2025- I called Mr Neilson by phone asking him about the status of the trailer in violation. He replied he wanted to appear before the CEAB.

February 26, 2025- I conducted a Pre-Agenda inspection. The utility trailer is still in violation.

March 6, 2025 – The March hearing was cancelled due to lack of a quorum. The case will be moved to the April 7, 2025, hearing.

March 27, 2025 – I conducted a pre-agenda inspection. The utility trailer is still parked beyond the front line of the house.

April 7, 2025 – The hearing for this case was moved to the May 5, 2025, hearing date. The respondent stated that they did not receive notification about the change of hearing dates.

April 8, 2025 – Our department mailed a 2nd NOV/NOH certified letter to the respondent with a new compliance date and new CEAB hearing date.

April 24, 2025 – A pre-agenda inspection was performed with the violation still present.

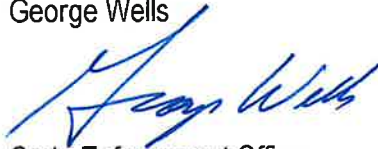
Conclusion.

This respondent has been written up for this violation multiple times before but has moved the utility trailer before the CEAB hearing. He states that he uses his utility trailer for work which he believes gives him the right to violate the Land Development Code.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of The Land Development Code Chapter 7.01.05D giving the owner (10) additional days to come into compliance by May 15, 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 May 16, 2025 if not in compliance by May 15, 2025.

George Wells



Code Enforcement Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
843 Ellen Street
AS OF May 5, 2025
CODE CASE # 2025-0363**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$42.85	\$42.85
George Wells, Code Enforcement Officer	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	2	\$9.64	\$19.28
First Class letters mailed	1	\$0.69	\$0.69

TOTAL ADMINISTRATIVE FEES DUE

\$314.05

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



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

April 8, 2025

Case Number: CODE-2025-0363

Cert. #: 9589 0710 5270 1049 2463 57

IN THE MATTER OF:

David & Allyson Neilson
843 Ellen Street
Fernandina Beach, FL 32034

PREMISES: 843 ELLEN ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 39 IN OR 1898/504 SORESENS OCEAN TERRACE UNR

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

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 enclosed utility trailer behind the front line of the house in a side or rear yard or inside a structure. **By 04/15/2025**

(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.

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

Equal Opportunity Employer

DATE: May 5, 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.



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

February 6, 2025

Case Number: CODE-2025-0363

Cert. #: 9589 0710 5270 1049 2462 89

IN THE MATTER OF:

David & Allyson Neilson
843 Ellen Street
Fernandina Beach, FL 32034

PREMISES: 843 ELLEN ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: LOT 39 IN OR 1898/504 SORENSENS OCEAN TERRACE UNR

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

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 enclosed utility trailer behind the front line of the house in a side or rear yard or inside a structure.

By 2/13/2025

(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: March 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 2462 89
9589 0710 5270 1049 2462 89

U.S. Postal Service™ Code Ext
CERTIFIED MAIL® RECEIPT
843 Elen St
 Domestic Mail Only

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

Certified Mail Fee	\$ 4.85	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.69	
Total Postage and Fees	\$ 9.64	
Sent To	David & Allyson Neilson 843 Elen St. Fernandina Beach, FL 32034	

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

David & Allyson Neilson
843 Elen St.
Fernandina Beach, FL 32034



2. Article Number (Transfer from service label)
9589 0710 5270 1049 2462 89

843 Elen St
COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X 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

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID & ALLYSON NEILSON
 843 ELLEN ST.
 FERNANDINA BEACH, FL 32034



9590 9402 7747 2152 0375 60

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2487 33

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

David Neilson

Agent

Addressee

B. Received by (Printed Name)

David Neilson

C. Date of Delivery

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

RECEIVED

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Mail Restricted Delivery

Registered Mail

Registered Mail Restricted Delivery

Signature Confirmation

Signature Confirmation Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

FEB 29 2024

U.S. Postal Service™ Code Eff.
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 2024-0044

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

9589 0710 5270 1049 2487 33

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 Restricted Delivery \$

Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

8.69

Sent To

City of Fernandina Beach

DAVID & ALLYSON NEILSON

Street and Apt. No., or P.O. Box

843 ELLEN ST.

City, State, ZIP+4®

FERNANDINA BEACH, FL 32034

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

See Reverse for Instructions

RECEIVED

Postmark Here



2.5.2025 11:05



848

2.26.2025 14:23



PROPERTY INFORMATION

Parcel Number 00-00-31-1700-0039-0000

Owner Name NEILSON DAVID & ALLYSON

Mailing Address 843 ELLEN ST
FERNANDINA BEACH, FL 32034

Location Address 843 ELLEN ST
FERNANDINA BEACH 32034

Tax District 002 - FERNANDINA BEACH

Millage 18.3806

Homestead Yes

Property Usage SINGLE FAMILY 000100

Deed Acres 0

Short Legal LOT 39 IN OR 1898/504 SORENSENS OCEAN TERRACE UNR

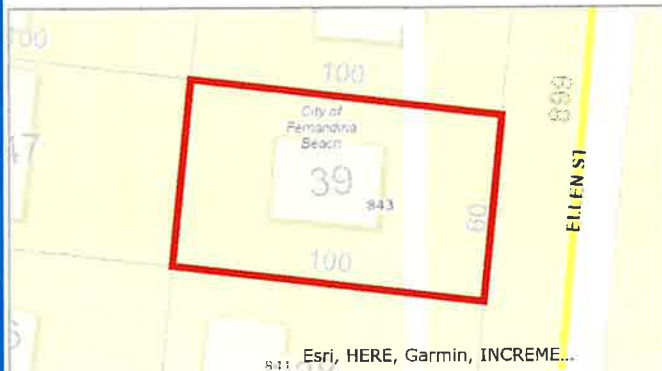
2024 Certified Values

Land Value	\$300,000
(+) Improved Value	\$240,567
(=) Market Value	\$540,567
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$293,517
(=) Assessed Value	\$247,050
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$222,050
(-) Non-School IIX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$197,050

-  Property Search
-  Map This Parcel
-  GIS Report
-  Property Record Card
-  Print Friendly Page

Table - 1106: Conditions that apply to Special Taxable Value

PARCEL MAP



2023 AERIAL MAP



PROPERTY PHOTO




If this picture is incorrect please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
SNGL FAM	2236	1872	3	2	ABOVE AVG	REINF CONC	AIR DUCTED	FORCED AIR	1977	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	SqFt	Year Built
CONCRETE A	43 X 16	686	1985
CONCRETE A	9 X 9	364	1985

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Quit	Imp	Grantor	Grantee
2014-04-15	1926 / 1543	\$100	WD	U	I	LABERGF CYNTHIA ANN ET AL	SIMMS GORDAN & KIM
2013-10-22	1898 / 504	\$100	WD	U	I	BARNES PAUL A & NANCY H	NEILSON DAVID & ALLYSON
2013-10-22	1885 / 1773	\$240,000	WD	Q	I	BARNES PAUL A & NANCY H	NEILSON DAVID & ALLYSON
2005-10-20	1360 / 716	\$400,000	WD	Q	I	SIMMS GORDON & KIM	BARNES PAUL & NANCY
2003-11-20	1190 / 218	\$252,500	WD	Q	I	LABERGE CYNTHIA ANN ET AL	SIMMS GORDON & KIM
1995-03-06	738 / 1020	\$14,200	GR	Q	I	WALKER CHARLES L	WALKER CHARLES L & BETTY B
1977-06-01	245 / 98	\$45,000	WD	U	I		
1976-11-01	227 / 575	\$4,500	WD	Q	W		
1972-01-01	123 / 627	\$1,700	TA	Q	W		

June 13, 2022 – Mr. Youman called and asked for more time. He wanted to inform me that Mr. Bryan Roberts had bought the adjoining vacant parcel. He wanted to demolish the house and build multiple homes on these lots.

March 3, 2025 – I mailed a 3rd certified NOV/NOH letter to the owner, along with posting a copy on the front entry door at the property. I recorded a photo of the posting, along with filling out a notarized affidavit of service.

March 7, 2025 – We received the green return receipt from the USPS with the owners' signature on it giving us proper service.

March 2025 – Mr Youman caught me in our parking lot to discuss his property. He has some close friends that were going to help him clean up the property and do minor repairs. The friends were trying to find outside agencies that might be able to help with the bigger repairs. The friends did clean up the property, but the violations to the house have not been addressed.

April 3, 2025 – I completed a 3rd NOV/NOH inspection. The property was cleaned up, but the structure was still in violation.

April 24, 2025 – A pre-agenda inspection was done with the property still in violation of 42-117.

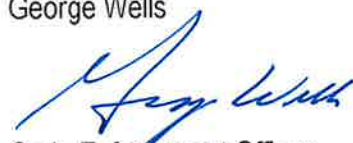
Conclusion.

This is a very old case where we have been working with the family through probate proceedings that carried on for some time. Once our department found the probate was settled, our department started enforcement actions to bring the property into compliance. The property is still in violation.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-117 Exterior Structure (Maintenance) giving the owner (30) thirty additional days to come into compliance by June 5, 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 June 6, 2025, if not in compliance by June 5, 2025.

George Wells



Code Enforcement Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
ADDRESS: 425 South 10th Street
AS OF May 5, 2025
CODE CASE # 2019-0084**

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	1	\$42.85	\$42.85
George Wells, Code Enforcement Officer	9	\$31.34	\$282.06
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$28.20	\$56.40
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	3	\$8.69	\$26.07
First Class letters mailed	1	\$0.64	\$0.64

TOTAL ADMINISTRATIVE FEES DUE

\$431.52

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



CODE ENFORCEMENT & APPEALS BOARD
3rd NOTICE OF VIOLATION/NOTICE OF HEARING

CHANGE OF CEAB HEARING TO MAY 5, 2025 DUE TO SHRIMP FESTIVAL

March 3, 2025

Case Number: CODE-2019-0084

Cert. #: 9589 0710 5270 1049 2463 88
POSTED AT THE PROPERTY

IN THE MATTER OF:

Onetha Middleton Est. C/O Earl Youman
425 S. 10th Street
Fernandina Beach, FL 32034

PREMISES: 425 S. 10TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 133 S1/2 OF LOT 6 IN OR 1043/1134 CITY OF FDNA BEACH OF

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)
All exterior siding needs all mildew and algae removed, all rotten wood siding needs to be repaired or replaced, and the right side of the house needs to be sealed and painted to protect the wood siding and trim. Replace all broken windows. If the house is occupied the boarded up windows in the bedrooms MUST have an exit egress. The rear porch needs to be repaired or replaced due to rot. Pull all required building permits as needed. By 4/3/2025

42-116 Duty to Maintain Property
Cut and/or clean up property along with removing all trash and debris laying around on the property. By 4/3/2025

(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: May 5, 2025

TIME: 5:30 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: 2019-0084

Date: April 8, 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: NOV/NOH letter

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

- a.) Property Owner/ Respondent: Onetha Middleton Est. C/O Earl Youman ("Recipient")
- b.) Address/Location of Violation: 425 S. 10th Street, Fernandina Beach, FL 32034
- c.) Address/Location of Service: Same
- d.) Date: April 8, 2025, Time: 11:32 am

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

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

- Standard Mail
- Electronic Mail (E-Mail)
- Certified Mail (with return receipt)
- FedEx
- UPS
- Other

Mailing Address:

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

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

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

- **Recipient Rejected the Delivery.** The Server delivered the documents to the Recipient in-person and did not accept delivery.
- **Posting Notice of Violation/Notice of Hearing Letter on the Property.** The Server posted the documents on the property. The posting was left on/at: The NOV/NOH letter was posted on the side entry door. Photograph recorded.

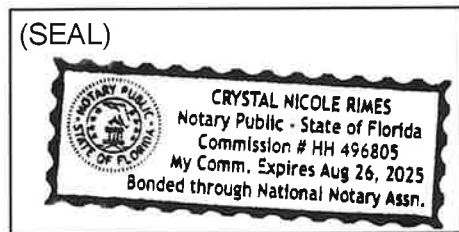
V. VERIFICATION. I declare that under the penalty of perjury under the laws located in the State of Florida, that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature: *George Wells* Date: April 8, 2025
Print Name: George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 8th day of APRIL, 2025.

STATE OF FLORIDA
NASSAU COUNTY



Notary Signature: *Crystal Rimes*

Notary Printed Name: CRYSTAL RIMES

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

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:

ONETHA MIDDLETON EST. C/O EARL
YOU MAN
425 S 10TH STREET
FERNANDINA BEACH, FL 32034



9590 9402 7747 2152 0395 71

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2463 88

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

all 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 2463 88
9589 0710 5270 1049 2463 88

U.S. Postal Service™ *Code Ent*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only *425 S 10th St*

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

OFFICIAL USE

Certified Mail Fee

\$

4.85

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

- Return Receipt (hardcopy) \$ *4.10*
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

-.69

Total Postage and Fees

\$

9.64

ONETHA MIDDLETON EST. C/O EARL
YOU MAN
425 S 10TH STREET
FERNANDINA BEACH, FL 32034

for Instructions



CODE ENFORCEMENT & APPEALS BOARD
3rd NOTICE OF VIOLATION/NOTICE OF HEARING

March 3, 2025

Case Number: CODE-2019-0084

Cert. #: 9589 0710 5270 1049 2463 26
POSTED AT THE PROPERTY

IN THE MATTER OF:

Onetha Middleton Est. C/O Earl Youman
425 S. 10th Street
Fernandina Beach, FL 32034

PREMISES: 425 S. 10TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 133 S1/2 OF LOT 6 IN OR 1043/1134 CITY OF FDNA BEACH OF

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)

All exterior siding needs all mildew and algae removed, all rotten wood siding needs to be repaired or replaced, and the right side of the house needs to be sealed and painted to protect the wood siding and trim. Replace all broken windows. If the house is occupied the boarded up windows in the bedrooms MUST have an exit egress. The rear porch needs to be repaired or replaced due to rot. Pull all required building permits as needed. By 4/3/2025

42-116 Duty to Maintain Property

Cut and/or clean up property along with removing all trash and debris laying around on the property. By 4/3/2025

(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: May 1, 2025

TIME: 5:30 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: 2019-0084

Date: March 3, 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 : NOV/NOH letter
_____.

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

- a.) Property Owner/ Respondent : Onetha Middleton Est. CO Earl Yeoman ("Recipient")
- b.) Address/Location of Violation: 425 S. 10th St.
Fernandina Beach, FL 32034
- c.) Address/Location of Service: 425 S. 10th St., Fernandina Beach, FL 32034
- d.) Date: March 3, 2025 Time: 11:47 am

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

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

- Standard Mail
- Electronic Mail (E-Mail)
- Certified Mail (with return receipt)
- FedEx
- UPS
- Other

Mailing Address:

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

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

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

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

- **Posting Notice of Violation/Notice of Hearing Letter on the Property.** The Server posted the documents on the property. The posting was left on/at: 425 S. 10th St., Fernandina Beach, FL 32034.

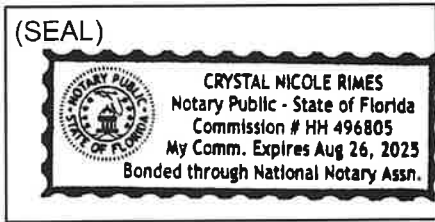
V. VERIFICATION. I declare that under the penalty of perjury under the laws located in the State of Florida, that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : *George Wells* Date: 03-03-25
Print Name: George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 3 day of March, 20 25.

STATE OF FLORIDA
NASSAU COUNTY



Notary Signature: *Crystal Rimes*
Notary Printed Name: CRYSTAL Rimes

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

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:

Onetha Middleton Est. C/O Earl Youman
 425 S. 10th Street
 Fernandina Beach, FL 32034



9590 9402 7747 2152 0396 32

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2463 26

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
Earl Youman Addre
- B. Received by (Printed Name) Agent
Earl Youman Addre
- C. Date of Del
3/7/25
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

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

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

Domestic Return Rec

9589 0710 5270 1049 2463 26

U.S. Postal Service™ *code 507*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 425 S 10th St

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

Certified Mail Fee \$ *4.85*

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

- Return Receipt (hardcopy) \$ *4.10*
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$ *.69*

Total Postage and Fees \$ *9.64*

Onetha Middleton Est. C/O Earl Youman
 425 S. 10th Street
 Fernandina Beach, FL 32034

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





City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

April 20, 2022

Case Number: CODE-2019-0084

POSTED NOTICE ON THE FRONT DOOR

IN THE MATTER OF;

Heather Perry
Onetha Middleton Est. C/O Earl Youman
425 S 10th ST
Fernandina Beach, FL 32034

PREMISES: 425 S 10TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 133 S1/2 OF LOT 6 IN OR 1043/1134 CITY OF FDNA BEACH OF

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)
Clean and remove all mildew and algae on the exterior siding. Repair and replace all rotten wood siding and trim on the exterior. Scrape, seal, and paint all peeling and unprotected wood. **By 05/20/2022**

(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: June 2, 2022
TIME: 5:30 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.

AFFIDAVIT OF SERVICE

State of Florida
County of Nassau

Code Enforcement Case Number: 2019-0084

I, George Wells, being first duly sworn, depose and state as follows:

1. That I am an employee of the City of Fernandina Beach, Code Enforcement.
2. That part of my duties include hand delivering Notice of Violation/Notice of Hearing letters, and other correspondence; and
3. That on the 20th Day of April 2022 at 10:13 A.M. I, George Wells posted the Notice of Violation/Notice of Hearing letter for **Case 2019-0084, at 425 S. 10th St., Fernandina Beach, FL 32034.**

FURTHER AFFIANT SAYETH NAUGHT.

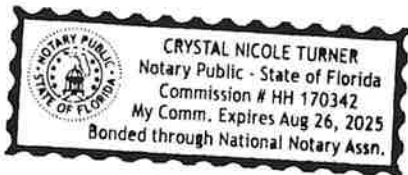
Signature: _____




George Wells
(Printed name)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 20th day of April 2022.

(SEAL)



Signature: _____



CRYSTAL TURNER
(Printed name of Notary)



City of Fernandina Beach
Code Enforcement Department

Mr. George Wells
gwells@fbfl.org

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

March 16, 2022

Case Number: CODE-2019-0084

Cert. #: 7020 3160 0001 2541 0086

IN THE MATTER OF:

Heather Perry
Onetha Middleton Est. C/O Earl Youman
425 S 10th St.
Fernandina Beach, FL 32034

PREMISES: 425 S. 10TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 133 S1/2 OF LOT 6 IN OR 1043/1134 CITY OF FDNA BEACH OF

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)

**All exterior siding needs all mildew and algae removed, all By 4/16/2022
rotten wood siding needs to be repaired or replaced, and
the right side of the house needs to be sealed and painted
to protect the wood siding and trim.**

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

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

DATE: May 5, 2022
TIME: 5:30 PM
LOCATION: City Commission Chambers, 204 Ash St. Fernandina Beach, FL 32034

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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

A handwritten signature in blue ink that reads "George Wells". The signature is stylized and cursive.

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.



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

UNITED MAIL



7020 3160 0001 2541 0086

HEATHER PERRY
 ONETHA MIDDLETON EST. C/O EARL
 YOUNGMAN
 425 S 10TH ST.
 FERNANDINA BEACH FL, 32034

RECEIVED

MAR 3 0 2022

CODE ENFORCEMENT
 City of Fernandina Beach

03/16/2022

\$006.98



ZIP 32034
 01E11684667

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

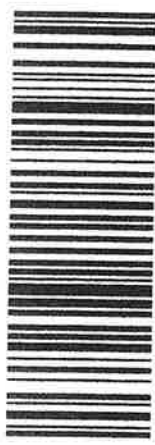
32034423004

1638-01172-16-39

UNC

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

CERTIFIED MAIL®



7020 3160 0001 2541 0086
 7020 3160 0001 2541 0086

U.S. Postal Service™ *Code EnF*
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only *2019-0084*

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Postmark Here

425 S. 10th St.

Sent To **HEATHER PERRY**
 Street and Apt. No **ONETHA MIDDLETON EST. C/O EARL YOUNMAN**
 City, State, ZIP+4 **425 S 10TH ST. FERNANDINA BEACH FL, 32034**

PS Form 3800, 1

2019-0084

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:

**HEATHER PERRY
 ONETHA MIDDLETON EST. C/O EARL YOUNMAN
 425 S 10TH ST.
 FERNANDINA BEACH FL, 32034**

9590 9402 6323 0296 8470 80

2. Article Number (Transfer from service label)

7020 3160 0001 2541 0086

425 S. 10th St.

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



-
-
-
-
-
-
-
-

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0133-0061

Owner Name MIDDLETON ONETHA EST
 Mailing Address C/O EARL YOLMAN
 425 S 10TH ST
 FERNANDINA BEACH, FL 32034
 Location Address 425 S 10TH ST
 FERNANDINA BEACH 32034
 Tax District 002 - FERNANDINA BEACH
 Millage 18.3806
 Homestead Yes
 Property Usage SINGLE FAMILY 000100
 Deed Acres 0
 Sncr: Legal BLK 133 S 1/2 OF LOT 6 IN OR 1043/1134 CITY OF FDNA BEACH OF

2023 Certified Values

Land Value \$100,000
 (-) Improved Value \$74,270
 (=) **Market Value** **\$174,270**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx' Capped Savings \$18,597
 (=) **Assessed Value** **\$55,673**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$30,673
 (-) Non-School HX & Other Exempt Value \$5,673
 (=) **County Taxable Value** **\$25,000**

- Property Search
- Map This Parcel
- GIS Report
- Property Record Card
- Print Friendly Page

Note: 1995 Cap. Lev. not apply to School Taxable Value

PARCEL MAP



2023 AERIAL MAP



PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
SINGLE FAM	1476	1168	3	1	AL SIDING		CONVECTION	NONE	'941	

MISCELLANEOUS INFORMATION

Description Dimensions L X W Units Year Built



2.14.2019 14:45



2.14.2019 14:45



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

April 20, 2022

Case Number: CODF-2019-0084

POSTED NOTICE ON THE FRONT DOOR

IN THE MATTER OF:

Heather Perry
Onetha Middleton Est. C/O Earl Youman
425 S 10th ST
Fernandina Beach, FL 32034

PREMISES: 425 S 10TH ST FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 133 S1/2 OF LOT 6 IN OR 1043/1134 CITY OF FDNA BEACH OF

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)**
Clean and remove all mildew and algae on the exterior siding. Repair and replace all rotten wood siding and trim on the exterior. Scrape, seal, and paint all peeling and unprotected wood. **By 05/20/2022**

(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.

4.20.2022 10:13



CITY OF FERNANDINA BEACH
Code Enforcement Department

Mr. George W. ...
Code Enforcement Officer

CODE ENFORCEMENT & APPEALS BOARD
3rd NOTICE OF VIOLATION/NOTICE OF HEARING
CHANGE OF CEAB HEARING TO MAY 5, 2025 DUE TO SHRIMP FESTIVAL

March 3, 2025

Case Number CODE-2019-0084

Cert. #: 9589 0710 5270 1049 2463 88
POSTED AT THE PROPERTY

IN THE MATTER OF

Ornella Middleton Est. C/O Earl Youman
425 S. 10th Street
Fernandina Beach, FL 32034

PREMISES: 425 S. 10TH ST. FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 133 S172 OF LOT 6 IN O/R 1049/1134 CITY OF FDNA, BEACH OF

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 certifies that the following violation(s) exist:

- 42-117 Exterior Structure (Maintenance)
All exterior siding needs all mildew and algae removed, all rotten wood siding needs to be repaired or replaced, and the right side of the house needs to be sealed and painted to protect the wood siding and trim. Replace all broken windows. If the house is occupied the boarded up windows in the bedrooms MUST have an exit egress. The rear porch needs to be repaired or replaced due to rot. Pull all required building permits as needed.
- 42-116 Duty to Maintain Property
Cut and/or clean up property along with removing all trash By 4/3/2025 and debris laying around on the property.

STAPLES

4.8.2025 11:32

STAFF REPORT
Case # 2019-0017
City of Fernandina Beach Code Enforcement & Appeals Board
May 5, 2025

Violation Information

Owner Warren Gilbert Est. C/O Tranell Gilbert
P. O. Box 16462
Fernandina Beach, Florida 32035

Violation City of Fernandina Beach – Code of Ordinances,
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)

Location: 514 South 9th Street, Fernandina Beach, FL 32034

Summary and Background Information

April 10, 2017 – A code enforcement case was opened under old IMS system. Case # 17-00029 for 42-116A for yard overgrowth, 42-116B for Maintenance of Structure, and 42-173 for Inoperable Vehicles. A Courtesy Notice was posted on the front door with 10 days to come into compliance. Recorded photos of violations.

April 20, 2017 – Our office mailed a certified NOV/NOH letter to the respondent giving an additional 10 days to comply.

April 20, 2017 – The NOV/NOH letter was returned by the USPS due to the P.O. Box was closed.

August 28, 2017 – Additional photos were taken of current conditions.

November 16, 2017 – Our office mailed a 2nd certified NOV/NOH letter to the respondent.

November 21, 2017 – The 2nd certified NOV/NOH letter was returned unclaimed.

January 14, 2019 – A new case was generated in our new Energov system. Case # 2019-0017. Violations cited were 42-116 for Duty to Maintain Property, 42-117 Exterior Structure (Maintenance), 42-119 Rubbish and Garbage, 42-121 Vacant Structure & Land Maintenance, 42-173 Wrecked or inoperable vehicles on private property declared a nuisance. A courtesy notice was posted at the property giving the respondent until 2/25/19 to comply. A photo was recorded of the posting.

January 18, 2019 – A 3rd certified NOV/NOH letter was mailed to the respondent.

February 14, 2019 – The 3rd NOV/NOH letter was returned to us by the USPS unclaimed.

February 25, 2019 – Our office mailed a 4th NOV/NOH certified letter along with posting a copy at the property. The respondent was given 30 days to comply.

March 06, 2019 – The green return receipt was signed on 3/6/19 by the owner and returned to our office giving us proper service.

March 11, 2019 – I performed a 3rd NOV/NOH inspection – the property was still in violation.

September 19, 2019 – Mr. Gilbert spoke with Michelle Forstrom about a surgery he was going to have on his foot. He asked for additional time to heal to be able to work on the house. Mrs. Forstrom asked him to keep our department informed about his progress.

October 12, 2021 – I called Mr. Gilbert to let him know our department had received multiple complaints about his property. He stated that he was recovering from another surgery needing more time. I told Mr. Gilbert that we needed to see continued progress towards compliance. I mentioned he could have someone cut and clean up the property, remove all the trash and vines growing up on the house. I stated he would need a demo permit to remove the damaged and rotted carport/garage that was collapsing.

October 21, 2021 – A field inspection was conducted to assess the status of the property. No efforts have been made to correct the violations.

October 31, 2022 – Additional photos were taken of current conditions.

March 4, 2025 – I posted a 4th NOV/NOH letter at the property on the front entry door. I recorded a photo of the posting, along with filling out a notarized Affidavit of Service.

March 31, 2025 – Mr. Gilbert stopped by the office and spoke with Crystal Rimes and Michelle Forstrom. He stated he had received the NOV/NOH letter. He asked them for an extension of time. They told him he would have to speak to Officer Wells about an extension of time. She asked him to reach out to various organizations that might be willing to give assistance with his repairs.

April 7, 2025 – I called Mr. Gilbert when I returned from vacation. Mr. Gilbert wanted more time. I advised him that in his best interests he should appear before the CEAB to express his intentions, and the time frame needed.

April 8, 2025 - I mailed another certified NOV/NOH letter along with hand posting at the property on the front door due to a change of hearing date and time due to the Shrimp Festival. The USPS has not returned the signature card back. I recorded a photo of the posting, along with filling out a notarized Affidavit of Service.

April 24, 2025 – I performed a pre-agenda inspection. This property in my opinion is a blight to the neighborhood and an unsafe structure that needs to be demolished, the roof has caved in sections, the right front window has fallen out of its casing, the carport/garage has completely rotted and collapsed.

Conclusion.

We have tried through all our previous Building Officials since 2017 to have this property condemned and deemed as an unsafe structure. This is the family home of Mr. Tranell Gilbert. I understand why he does not want to demolish the house. Mr. Gilbert has had major health issues that kept him from completing the repairs needed over the years. We have gone way above and beyond with trying to give this respondent time to bring this house into compliance. Our sympathy for Mr. Gilbert's health and situation has gone on way too long.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section: 42-117 Exterior Structure (Maintenance) giving the owner (30) thirty additional days to come into compliance by June 5, 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 June 6, 2025, if not in compliance by June 5, 2025.

George Wells



Code Enforcement Officer



CITY OF FERNANDINA BEACH

George Wells

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

ADMINISTRATIVE FEES INCURRED FROM

ADDRESS: 514 South 9th Street

AS OF May 5, 2025

CODE CASE # 2019-0017

<u>STAFF PERSONNEL OR ITEMS</u>	<u># OF UNITS OR HOURS</u>	<u>PRICE OR RATE PER HOUR</u>	<u>TOTAL</u>
Michelle Forstrom, Code Enforcement Director	2	\$42.85	\$85.70
George Wells, Code Enforcement Officer	11	\$31.34	\$344.74
Crystal Turner, Administrative Coordinator/Board Secretary	2	\$28.20	\$56.40
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	6	\$8.69	\$52.14
First Class letters mailed	1	\$0.64	\$0.64

TOTAL ADMINISTRATIVE FEES DUE

\$563.12

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



CODE ENFORCEMENT & APPEALS BOARD

3rd NOTICE OF VIOLATION/NOTICE OF HEARING

CHANGE OF CEAB HEARING TO MAY 5, 2025 DUE TO SHRIMP FESTIVAL

March 4, 2025

Case Number: CODE-2019-0017

**Cert. # 9589 0710 5270 1049 2461 59
POSTED AT THE PROPERTY**

IN THE MATTER OF:

Warren Gilbert Est. C/O Tranell Gilbert
P. O. Box 16462
Fernandina Beach, FL 32035

PREMISES: 514 S. 9TH ST., FERNANDINA BEACH, 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 143
LOT S1/2 OF 2 CITY OF FDNA BEACH

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

42-116 Duty to Maintain Property
Cut and/or clean up entire property. Remove all the pine By 4/3/2025
straw off the roof.

42-119 Rubbish and Garbage (Accumulation)
Remove all building debris that has fallen on the ground By 4/3/2025
from wood rot, including other trash and debris on the
property.

42-121 Vacant Structures and Land (Maintenance)

Vacant units must adhere to this ordinance to not contribute to blight.

By 4/3/2025

42-117 Exterior Structure (Maintenance)

This structure is vacant, open, unsafe and unsecured, which qualifies for condemnation. All shingles, sheathing, and roof rafters will have to be replaced. The roof on the right front of the house has caved in, and the entire window on the right side has fallen out onto the ground. The carport on the left side of the house the roof has caved in due to wood rot. The carport needs to be demolished or rebuilt. All exterior wood siding and trim that is rotten will need to be repaired and replaced. Replace all broken or damaged windows. The front door and casing will have to be replaced. Pull all required Building permits as required according to the scope of work. The Florida Building Code states that structures with 50% damage will be required to be brought up to the current Building Code requirements.

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

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

DATE: May 5, 2025
TIME: 5:00 PM
LOCATION: City Commission Chambers, 204 Ash St

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: 2019-0017

Date: April 8, 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 : NOV/NOH letter

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

- a.) Property Owner/ Respondent : Tranell Gilbert ("Recipient")
- b.) Address/Location of Violation: 514 S 9th Street, Fernandina Beach, FL 32034
- c.) Address/Location of Service: _____
- d.) Date: April 8, 2025 Time: 11:36 am

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

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

- Standard Mail
- Electronic Mail (E-Mail)
- Certified Mail (with return receipt)
- FedEx
- UPS
- Other

Mailing Address:

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

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

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

- **Recipient Rejected the Delivery.** The Server delivered the documents to the Recipient in-person and did not accept delivery.
 - **Posting Notice of Violation/Notice of Hearing Letter on the Property.** The Server posted the documents on the property. The posting was left on/at: NOV/NOH letter was posted on the front brick wall with a photograph.

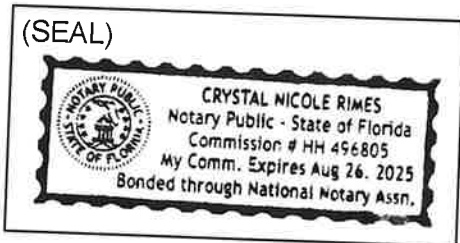
V. **VERIFICATION.** I declare that under the penalty of perjury under the laws located in the State of Florida, that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : *George Wells* Date: April 8, 2025
Print Name: George Wells

VI. **NOTARIZATION.** Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 8 day of APRIL, 2025.

STATE OF FLORIDA
NASSAU COUNTY



Notary Signature: *Crystal Rimes*

Notary Printed Name: CRYSTAL RIMES

Personally Known X OR Produced Identification _____

Type of Identification Produced: _____

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:

WARREN GILBERT EST. C/O TRANELL
GILBERT
P. O. BOX 16462
FERNANDINA BEACH, FL 32035



9590 9402 7747 2152 0395 64

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2461 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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 2461 59
9589 0710 5270 1049 2461 59

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

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

Certified Mail Fee	\$ 4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Postmark Here

WARREN GILBERT EST. C/O TRANELL GILBER
P. O. BOX 16462
FERNANDINA BEACH, FL 32035

PS Form 3800, January 2020 PSN 7530-02-000-9053 See reverse for instructions



CODE ENFORCEMENT & APPEALS BOARD
3rd NOTICE OF VIOLATION/NOTICE OF HEARING

March 4, 2025

Case Number: CODE-2019-0017

Cert. #: 7018 0360 0001 3591 8673
POSTED AT THE PROPERTY

IN THE MATTER OF:

Warren Gilbert Est. C/O Tranell Gilbert
514 S. 9th Street
Fernandina Beach, FL 32034

PREMISES: 514 S. 9TH ST., FERNANDINA BEACH, 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 143
LOT S1/2 OF 2 CITY OF FDNA BEACH

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

42-116 Duty to Maintain Property
Cut and/or clean up entire property. Remove all the pine By 4/3/2025
straw off the roof.

42-119 Rubbish and Garbage (Accumulation)
Remove all building debris that has fallen on the ground By 4/3/2025
from wood rot, including other trash and debris on the
property.

42-121 Vacant Structures and Land (Maintenance)
Vacant unit must adhere to this ordinance to not By 4/3/2025
contribute to blight.

42-117

Exterior Structure (Maintenance)

This structure is vacant, open, unsafe and unsecured, which By 4/3/2025 qualifies for condemnation. All shingles, sheathing, and roof rafters will have to be replaced. The roof on the right front of the house has caved in, and the entire window on the right side has fallen out onto the ground. The carport on the left side of the house the roof has caved in due to wood rot. The carport needs to be demolished or rebuilt. All exterior wood siding and trim that is rotten will need to be repaired and replaced. Replace all broken or damaged windows. The front door and casing will have to be replaced. Pull all required Building permits as required according to the scope of work. The Florida Building Code states that structures with 50% damage will be required to be brought up to the current Building Code requirements.

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

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

DATE: May 1, 2025

TIME: 5:00 PM

LOCATION: City Commission Chambers, 204 Ash St

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: 2019-0017

DATE: March 4, 2025

I. SERVER. I, George Wells, being first duly sworn, depose and state that I am an employee of the City of Fernandina Beach. Part of my duties include preparation of case evidence to go before the Code Enforcement and Appeals Board, hand delivering Notices 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:

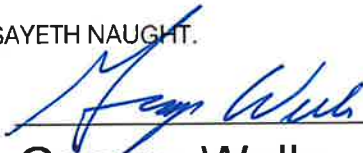
- a) Property Owner / Respondent: Tranell Gilbert
- b) Address / Location of violation: 514 S. 9th St.
Fernandina Beach, FL 32034
- c) Address / Location of Service: 514 S. 9th St.
- d) Date: 03-04-2025 Time: 1:11 PM AM/PM

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

- Direct Service.** The server handed the document to a person identified as the Recipient.
- Posted the property.** The server posted the documents and the documents were left on/at: 514 S. 9th St., Fernandina Beach, FL
- Mail.** The Server sent the documents in the mail by: (check all that apply)
 - Standard Mail
 - Certified Mail (with return receipt)
 - FedEx
 - UPS
 - Other
- Person(s) at the residence.** The server handed the document to someone who identified as living at the residence and stated their name is _____
- Leaving it at the residence.** Server left the documents on the front window.
- Recipient rejected the delivery.**

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.

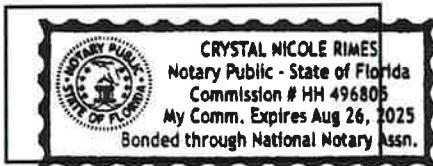
FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature: 
Servers Name: George Wells

Date: 03-04-25

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 4th day of March, 2025.

STATE OF FLORIDA
NASSAU COUNTY



Notary Signature: 

Notary Name: CRYSTAL RIMES

Personally known OR produced identification _____

Type of Identification Produced: _____



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

February 25, 2019

Case Number: CODE-2019-0017

Cert. #: 7018 0360 0001 3591 8673

IN THE MATTER OF:

Warren Gilbert Est.
514 S 9th ST
Fernandina Beach, FL 32034

PREMISES: 514 S 9TH ST FERNANDINA BEACH, 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 143
LOT S1/2 OF 2 CITY OF FDNA BEACH

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

42-173	Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited; exceptions	
	remove or put current tag on vehicle	By 2/25/2019
42-117	Exterior Structure (Maintenance)	
	The roof, soffitt, facia, windows, doors all have rotten wood and are in need of repair to be in code compliance. If mothballing the house, all of the openings must be sealed secure. Clean all pine straw and debris off of roof.	By 3/11/2019
42-116	Duty to Maintain Property	
	Cut and/or clean up property	By 3/11/2019
42-119	Rubbish and Garbage (Accumulation)	



	Remove rubbish and/or garbage	By 3/11/2019
42-121	Vacant Structures and Land (Maintenance)	
	Vacant unit must adhere to this ordinance to not contribute to blight.	By 3/11/2019

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

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

DATE: April 4, 2019

TIME: 5:30 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 Compliance Officer



CITY OF FERNANDINA BEACH

Code Enforcement Department

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: 2019-0017

DATE: March 4, 2025

I. SERVER. I, George Wells, being first duly sworn, depose and state that I am an employee of the City of Fernandina Beach. Part of my duties include preparation of case evidence to go before the Code Enforcement and Appeals Board, hand delivering Notices 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: Tranell Gilbert
- b) Address / Location of violation: 514 S. 9th St.
Fernandina Beach, FL 32034
- c) Address / Location of Service: 514 S. 9th St.
- d) Date: 03-04-2025 Time: 1:11 PM AM/PM

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

- Direct Service.** The server handed the document to a person identified as the Recipient.
- Posted the property.** The server posted the documents and the documents were left on/at: 514 S. 9th St., Fernandina Beach, FL
- Mail.** The Server sent the documents in the mail by: (check all that apply)
 - Standard Mail
 - Certified Mail (with return receipt)
 - FedEx
 - UPS
 - Other
- Person(s) at the residence.** The server handed the document to someone who identified as living at the residence and stated their name is _____
- Leaving it at the residence.** Server left the documents on the front window.
- Recipient rejected the delivery.**

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: _____

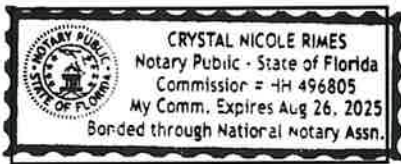
03-04-25

Servers Name: _____

George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 4th day of March, 2025.

STATE OF FLORIDA
NASSAU COUNTY



Notary Signature: _____

Crystal Rimes

Notary Name: _____

CRYSTAL RIMES

Personally known OR produced identification _____

Type of Identification Produced: _____



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

January 18, 2019

Case Number: CODE-2019-0017

Cert. #: 7018 0360 0001 3591 8543

IN THE MATTER OF:

Warren Gilbert Est.
514 S 9th ST
Fernandina Beach, FL 32034

PREMISES: 514 S 9TH ST FERNANDINA BEACH, 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 143
LOT S1/2 OF 2 CITY OF FDNA BEACH

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

42-173	Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited; exceptions	
	remove or put current tag on vehicle	By 2/25/2019
42-117	Exterior Structure (Maintenance)	
	The roof, soffitt, facia, windows, doors all have rotten wood and are in need of repair to be in code compliance. If mothballing the house, all of the openings must be sealed secure. Clean all pine straw and debris off of roof.	By 2/25/2019
42-116	Duty to Maintain Property	
	Cut and/or clean up property	By 2/25/2019
42-119	Rubbish and Garbage (Accumulation)	



	Remove rubbish and/or garbage	By 2/25/2019
42-121	Vacant Structures and Land (Maintenance)	
	Vacant unit must adhere to this ordinance to not contibute to blight.	By 2/25/2019

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

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

DATE: March 7, 2019

TIME: 5:30 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 Compliance Officer



CITY OF FERNANDINA BEACH

Code Enforcement Department

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.



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

CELEBRATING MAIL



7018 0360 0001 3591 8543

Hester

01/18/2019

US POSTAGE \$006.67



ZIP 32034
 011D11650330

WARREN GILBERT EST.
 514 S. 9TH ST.
 FERNANDINA BEACH, FL 32034

**RETURN RECEIPT
 REQUESTED**

WR

NIXIE 322 DE 1 0001/20/19
 RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

VAC 32034-4230
 32034-4230
 9209490625 000

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

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

OFFICIAL RECEIPT

Certified Mail Fee \$ 3.45

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 3.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
Postage	\$ <u>47</u>
Total Postage and Fees	\$ <u>6.67</u>

Postmark Here
 FERNANDINA BCH FL
 JAN 18 2019

WARREN GILBERT EST.
 514 S. 9TH ST.
 FERNANDINA BEACH, FL 32034

For non-robotic applications only. For instructions

8543 1652 1000 0960 8702



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

November 16, 2017

Case Number: 17-00029

Cert. #: 7006 3450 0003 6936 9737

IN THE MATTER OF:

WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034

PREMISES: 514 S. 9th St., Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 143 LOT S ½ OF 2 CITY OF FDNA BEACH, Fernandina Beach, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation of the City of Fernandina Beach Code of Ordinances and contends that the following violations exist: **42-116 (A) OVERGROWTH OF YARD OR VACANT LOT-CUT OR REMOVE ALL HIGH GRASS AND WEEDS, 42-173 WRECKED OR INOPERABLE MOTOR VEHICLE ON PRIVATE PROPERTY DECLARED A NUISANCE AND PROHIBITED-REMOVE, REPAIR, OR REGISTER VEHICLE & PUT CURRENT TAG ON IT., 42—116(B) MAINTENANCE OF STRUCTURE-SECURE ALL HOUSE OPENINGS.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses overgrowth of yard and premises that needs to be corrected.

Therefore, you are hereby directed to remedy and discontinue the problems by: cutting, clearing, and cleaning of all overgrowth on this property, remove or have current tag on (White Truck), properly secure all windows and doors to structure by November 26th, 2017 ten (10) days from the date of this notice, and 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 4, 2018
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

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.

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 the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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

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

George Wells
Code Compliance 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.



City of Fernandina Beach

204 Ash Street
Fernandina Beach, FL 32034

CALL CENTER MAIL



7006 3450 0003 6936 9737



ZIP 32034
011D116507

Hasler
11/16/2017
US POSTAGE \$006.56

WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034

**RETURN TO SENDER
UNABLE TO FORWARD
RETURN TO SENDER**

NIXIE 320354114-1N 009 11/21/17

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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

Postage	\$ 46
Certified Fee	3.35
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56



WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034

for instructions

7006 3450 0003 6936 9737

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:

**WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034**



9590 9402 3035 7124 0464 21

2. Article Number (Transfer from service label)

7006 3450 0003 6936 9737

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

5145945

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

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

OFFICIAL USE

Postage	\$.46
Certified Fee	3.35
Return Receipt Fee (Endorsement Required)	2.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.56

Postmark
Here

**WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034**

for instructions

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

CERTIFIED MAIL™

7006 3450 0003 6936 9737
7006 3450 0003 6936 9737



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

APRIL 20, 2017

Case Number: 17-00029

Cert. #:7016 1370 0001 9997 7612

IN THE MATTER OF:

WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034

PREMISES: 514 S. 9th St., Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 143 LOT S ½ OF 2 CITY OF FDNA BEACH, Fernandina Beach, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation of the City of Fernandina Beach Code of Ordinances and contends that the following violations exist: **42-116 (A) OVERGROWTH OF YARD OR VACANT LOT-CUT OR REMOVE ALL HIGH GRASS AND WEEDS, 42-173 WRECKED OR INOPERABLE MOTOR VEHICLE ON PRIVATE PROPERTY DECLARED A NUISANCE AND PROHIBITED-REMOVE, REPAIR, OR REGISTER VEHICLE & PUT CURRENT TAG ON IT., 42-116(B) MAINTENANCE OF STRUCTURE-SECURE ALL HOUSE OPENINGS.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses overgrowth of yard and premises that needs to be corrected.

Therefore, you are hereby directed to remedy and discontinue the problems by: cutting, clearing, and cleaning of all overgrowth on this property, remove or have current tag on (White Truck), properly secure all windows and doors to structure by April 30th, 2017 ten (10) days from the date of this notice, and 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: July 6, 2017
TIME: 6:00 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

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.

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 the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$250.00 per day, per violation).

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 Compliance 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.

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X** Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery **5/14/13**

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

3. Service Type

Certified Mail® Priority Mail Express™

Registered Return Receipt for Merchandise

Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7016 1370 0001 9997 7612

PS Form 3811, July 2013

Domestic Return Receipt

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

CERTIFIED MAIL®



7016 1370 0001 9997 7612
7016 1370 0001 9997 7612

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

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

Certified Mail Fee \$ **3.30**

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.70
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ **.47**

Total Postage and Fees \$ **6.47**

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4 _____

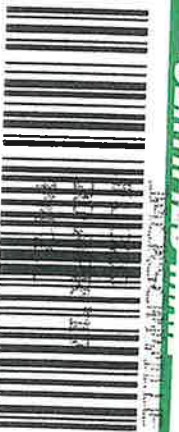
Postmark Here

WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034



City of Fernandina Beach

204 Ash Street
Fernandina Beach, FL 32034



7016 1370 0001 9997 7612

WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034



ZIP 32034
011D1165031

Hasler
04/20/2017
US POSTAGE \$006.47

32034-16763
GILBERT
RETURN TO SENDER
BOX CLOSED
UNABLE TO FORWARD
RETURN TO SENDER
FCM 32034423004
1538-07851-20-35

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

For delivery information, visit our website at usps.com

Certified Mail Fee \$ 3.30

Extra Services & Fees (check box, add fees as appropriate)
 Return Receipt (hardcopy) \$ 2.70
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage \$ 47

Total Postage and Fees \$ 6.47

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

WARREN GILBERT EST.
C/O GILBERT B. TRANELL
P. O. BOX 16763
FERNANDINA BEACH, FL 32034

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0001 9997 7612

NASSAU

A. Michael Hickox, CFA, Cert. Res. RD1941
Nassau County Property Appraiser

Property Search Sales Search Nassau Home

OWNER NAME GILBERT WARREN EST
MAILING ADDRESS C/O TRANELL B GILBERT
PO BOX 16763

FERNANDINA BEACH, FL 320353130
LOCATION ADDRESS 514 9TH ST S
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 143 LOT S1/2 OF 2 CITY OF FDNA
BEACH

PARCEL NUMBER 00-00-31-1800-0143-0022
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 20.2467
PROPERTY USAGE SINGLE FAMILY
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2016 Certified Values

JUST VALUE OF LAND	\$17,073
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$10,892
TOTAL MISC VALUE	\$896
JUST OR CLASSIFIED TOTAL VALUE	\$28,861
ASSESSED VALUE	\$28,861
EXEMPT VALUE	\$0
TAXABLE VALUE	\$28,861

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	4,878	SF	23-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SINGLE FAM	1,668	1,300	3	1	ASB SIDING	COMMON BRK	CONVECTION	NONE	1940	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-1-SG-LC	0 X 0	1	1980
FP-1-SG-LC	0 X 0	0	0

Sales Information

There is no Sales Information for this record.

3/27 1st
4/6 2nd
map rch 1061 Home not sec. 42-116 42-173 22-2668)

514

04/10/2017 10:56 AM





04/10/2017 10:58 AM



04/10/2017 10:57 AM



04/10/2017 10:58 AM





In Pursuit of Health, Safety & Quality of Community



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 Ash Street
(904) 310-3442
gwells@fbfl.city www.fbfl.us/Code

NOTICE OF VISIT

Address: 579 S. 9th St
Date: 1/14/19 Time: 2/14 AM/PM: (PM)

THIS IS TO SERVE AS A WARNING THAT YOU MAY BE IN VIOLATION OF THE FOLLOWING CITY ORDINANCE(S):

REASON FOR VISIT	CODE #
<input checked="" type="checkbox"/> Duty to Maintain Property <u>cut & clean yard</u>	42-119
<input checked="" type="checkbox"/> Exterior Structure (Maintenance) Repair <u>MOEBs ball properly</u>	42-117
Component Serviceability	44-105
<input checked="" type="checkbox"/> Rubbish and Garbage <u>remove from garage</u>	42-119
Pest Elimination	42-120
<input checked="" type="checkbox"/> Vacant Structures and Land (Maintenance)	42-121
Swimming Pools (Maintenance)	42-122
Water and Electric Service	42-123
Recreational Vehicles, Boats, Trailers or Similar Vehicles Remove or store in a proper structure or in side or rear yard	7-01.05 LDC
Accessibility of Garbage and Recycle Containers	68-14
No Visible Address Numbers	46-1 & 7-01.032 LDC
<input checked="" type="checkbox"/> Wrecked or Inoperable motor vehicles on private property declared a nuisance and prohibited. Remove, repair, or register vehicle & put current tags on it	42-124
Other	

Please contact George Wells, Code Compliance Officer at (904) 310-3442 or at gwells@fbfl.city, within 30 Days of this notice, by 2/25, 2019 to discuss compliance with the above listed issue. Failure to do so will result in an official written notice with a possible outcome of fines.

Comments: structure is a blight to the community neighbors are complaining of rats.

Wells
Code Compliance Officer

1.14.2019 14



10.31.2022 16:33



10.31.2022 16:36



10.31.2022 16:34



10 31 2022 16 34



CITY OF FERNANDINA BEACH
Code Enforcement Department

Mr. George Wells
Code Enforcement Officer

CODE ENFORCEMENT & APPEALS BOARD
3rd NOTICE OF VIOLATION/NOTICE OF HEARING

March 4, 2025

Case Number: CODE-2019-0017

Case #: 7018 0360 0001 3591 8673

IN THE MATTER OF:

Warren Gilbert Est. C/O Tranell Gilbert
514 S. 9th Street
Fernandina Beach, FL 32034

PREMISES: 514 S 9TH ST., FERNANDINA BEACH, 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 143
LOT S1/2 OF 2 CITY OF FDNA BEACH

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

- 42-116 **Duty to Maintain Property**
Cut and/or clean up entire property. Remove all the pine straw off the roof. By 4/3/2025
- 42-119 **Rubbish and Garbage (Accumulation)**
Remove all building debris that has fallen on the ground from wood rot, including other trash and debris on the property. By 4/3/2025
- 42-121 **Vacant Structures and Land (Maintenance)**
Vacant unit must adhere to this ordinance to not contribute to blight. By 4/3/2025

3.4.2025 13:10



514

3.4.2025 13:11



CITY OF FERNANDINA BEACH
City Hall Commission Chambers

Mr. George Wells
Code Enforcement Department

**CODE ENFORCEMENT & APPEALS BOARD
3rd NOTICE OF VIOLATION/NOTICE OF HEARING**

Case Number: CODE-2019-0084

March 3, 2025

Cert. #: 9589 0710 5270 1049 2463 26
POSTED AT THE PROPERTY

IN THE MATTER OF:

Onieha Middleton Est. C/O Earl Youman
425 S. 10th Street
Fernandina Beach, FL 32034

PREMISES: 425 S. 10TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 133 S1/2 OF LOT 6 IN OR TO 83/1134 CITY OF FDNA BEACH OF

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)
All exterior siding needs all mildew and algae removed, all rotten wood siding needs to be repaired or replaced, and the right side of the house needs to be sealed and painted to protect the wood siding and trim. Replace all broken windows. If the house is occupied the boarded up windows in the bedrooms MUST have an exit egress. The rear porch needs to be repaired or replaced due to rot. Pull all required building permits as needed. By 4/3/2025
- 42-116 Duty to Maintain Property
Cut and/or clean up property along with removing all trash and debris laying around on the property. By 4/3/2025

AGENDA - CANCELLED
CODE ENFORCEMENT & APPEALS BOARD HEARING
MARCH 6, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034



CITY OF FERNANDINA BEACH
Code Enforcement Department

Mr. George Wells
Code Enforcement Department

**CODE ENFORCEMENT & APPEALS BOARD
3rd NOTICE OF VIOLATION/NOTICE OF HEARING**

Case Number: CODE-2019-0167

March 4, 2025

Cert. #: 7018 0360 0001 3591 6573
POSTED AT THE PROPERTY

IN THE MATTER OF:

Warren Gilbert Est. C/O Tanel Gilbert
514 S. 9th Street
Fernandina Beach, FL 32034

PREMISES: 514 S. 9TH ST., FERNANDINA BEACH, 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 143 LOT 51/2 OF 2 CITY OF FDNA BEACH

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

- 42-116 Duty to Maintain Property
Cut and/or clean up entire property. Remove all the pine straw off the roof. By 4/3/2025
- 42-119 Rubbish and Garbage (Accumulation)
Remove all building debris that has fallen on the ground from wood rot, including other trash and debris on the property. By 4/3/2025
- 42-121 Vacant Structures and Land (Maintenance)
Vacant unit must adhere to this ordinance to not contribute to blight. By 4/3/2025

Mailing Address: 204 Ash Street, Fernandina Beach, FL 32034 • Physical Address: 216 S. 10th St., Fernandina Beach, FL 32034 • Phone: 904.261.1111 • Fax: 904.261.1112 • Email: info@cityoffernandina.com • Website: www.cityoffernandina.com

3.5.2025 11:14

AGENDA
PARKS AND RECREATION ADVISORY COMMITTEE
REGULAR MEETING
MARCH 11, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS





3 4 2025 10:39



3.4.2025 10:40



514



3.4.2025 10:40

514



3.4.2025 10:40



3.4.2025 10:40





3.4.2025 10:41

