



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
AUGUST 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**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
 - 3.1 The minutes from the July 3, 2025, hearing are presented for approval.
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - 5.1 **LEANN HERNDON, 303 S. 16TH ST, CASE 2025-0347.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property and 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*
 - 5.2 **THREE STAR SALOON LLC, 213 CENTRE ST, CASE 2025-0452.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property and 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*
 - 5.3 **JAMES SCHAFFER - SUMMER HOUSE REALTY LLC, 101 N 2ND ST, CASE 2025-0448.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property and 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*
 - 5.4 **LIU'S FAMILY LLC, 816 S 8TH ST, CASE 2025-0407.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance) and 42-119 Rubbish and Garbage. *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
JULY 3, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER AT 5:00 PM.

ROLL CALL / DETERMINATION OF A QUORUM:

Present: Nicole Kresse, Bernard Thompson, Frank Postma, Mark Finkelstein, Andy Fotiades (VC), Ralph Stines (Chair). All Board Members Present.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 The minutes from the May 5, 2025, hearing are presented for approval.

A MOTION WAS MADE BY MEMBER POSTMA AND SECONDED BY MEMBER KRESSE TO APPROVE THE MINUTES FROM THE MAY 5, 2025 HEARING WITH ONE CORRECTION, UPDATE THE SCRIVENORS ERROR IN ITEM 4.1 “BEGINNING”. MOTION CARRIED BY UNANIMOUS ROLL CALL VOTE.

There have been no changes to the agenda as presented. Quasi-judicial proceedings do not need to be announced with no members in the audience. Ex-parte drove by 218 S 11th St; no communication took place.

Board Secretary swore in testifying witnesses.

4. OLD BUSINESS

4.1 **DONNA K. PERKINS, 2673 GREGOR MCGREGOR BLVD., CASE 2024-0293.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*

George Wells, Code Enforcement Officer, provided a brief update. There have been no updates or movement on this case. Although clear expectations have been announced to the owner, requesting the property owner to provide details and updates to the Board regarding the insurance company and or lawyer. The owner has failed to appear or provide updates. City Attorney Pro It is at the Boards pleasure how to proceed.

A MOTION WAS MADE BY MEMBER POSTMA AND SECONDED BY MEMBER FOTIADES TO AFFIRM THE ADMINISTRATIVE COST, AND FINES AS ISSUED AND FORMATLIZE THE PREVIOUS ENFORCEMENT ORDERS. MOTION CARRIED BY UNANIMOUS ROLL CALL VOTE.

5. NEW BUSINESS

- 5.1 **JOSEPH & KIMBERLY MOORE, 218 SOUTH 11TH ST., CODE-2025-0408.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-116 Duty to Maintain Property, 42-173 Wrecked or Inoperable Motor Vehicles, 74-66 Local Business Tax Receipt - Required, LDC Chapter 7.01.05D Recreational Vehicles, Boats, Trailers or Similar Vehicles. *Requesting Board determination of the case.*

George Wells, Code Enforcement Officer, began his presentation by submitting his evidence into the record and reviewing the pertinent history with this property. This property has been in various stages of violation, for many years. Up to this point, the property owner would bring it into compliance prior to Board Hearings. Code Enforcement was under the impression that Mr. Moore had a business named Amelia Island Adventure Rentals. In 2021, his Local Business Tax Receipt was denied and revoked. He has been operating illegally since 2021.

Code Enforcement received a complaint, and the first inspection was completed by Officer Wells on April 9, 2025. One of the violations witnessed was 42-116 Duty to Maintain Property. Mr. Moore has cleaned the exterior side and that violation is now in compliance. Other violations observed were 42-173 Wrecked or inoperable motor vehicles remain in violation (boat beyond the front line of the house and unregistered white van) and 74-66 Local Business Tax Receipt – Required, he has a website that is advertising scooter and jet ski rentals. LDC Chapter 7.01.05D.

The owner of the business attempted to apply for an LBTR in 2025. The building department denied the application for a second time.

Officer Wells read ordinance Sec 74-74 Evidence of engaging in Business to the Board.

Timeline of events: On April 14, 2025, the Code Enforcement office mailed a certified Notice of Violation/ Notice of Hearing (NOV/NOH) letter, allowing 10 days to correct the violations. A NOV/NOH inspection was performed on April 24, 2025, the property was still in violation. USPS returned the letter on May 15, 2025 revealing the letter was unclaimed by the respondents. Code Enforcement mailed a 2nd NOV/NOH letter on May 15, 2025 through certified mail allowing 14 days for compliance. A 2nd NOV/NOH inspection was performed on June 16, 2025 and the property was still in violation. On June 23, 2025 the Code Enforcement office received the USPS return receipt signed by the owner on June 2, 2025, giving us proper service. A pre-agenda inspection was performed on June 26 2025; the property was still in violation.

The City recommends a motion to be made to find the property in violation of 42-173, 74-66 and LDC 7.01.05 D, and to assess administrative fees and if not in compliance by July 16, 2025, to assess fines of \$25.00 per day, per violation, beginning on August 6, 2025 until compliance is achieved.

A MOTION WAS MADE BY MEMBER KRESSE AND SECONDED BY MEMBER KRESSE AND SECONDED BY MEMBER POSTMA TO FIND THE PROPERTY IN VIOLATION OF 42-173, 74-66 AND LDC 7.01.05 D, TO ASSESS ADMINISTRATIVE FEES, AND IF NOT IN COMPLIANCE BY AUGUST 6, 2025, TO ASSESS FINES OF \$ 25.00 PER DAY PER VIOLATION, BEGINNING ON AUGUST 7, 2025, UNTIL COMPLIANCE IS ACHIEVED. MOTION CARRIED WITH UNANIMOUS ROLL CALL VOTE.

6. **BOARD BUSINESS**

Interim Attorney Poole announced that this will be his last Code Enforcement and Appeals Board Hearing as the interim, Ms. Prince, will represent the board beginning in August.

Address comment from Lore about nuisances, his perception of the lack of leniency, reevaluation of the code. If there is a census from the board about providing notes or feedback to the board. All are free as citizens to contact the commission directly as well.

7. ADJOURNMENT at 5:50 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.

Respectfully submitted,



Crystal Rimes
Board Secretary

Ralph Stines
Board Chair

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 thirty (30) additional days to come into compliance by September 6, 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 September 7, 2025, if not in compliance by September 6, 2025.

George Wells

A handwritten signature in blue ink that reads "George Wells". The signature is written in a cursive style with a large initial "G".

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: 303 South 16th Street
AS OF August 7, 2025
CODE CASE # 2025-0347**

| <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 | 5.25 | \$31.34 | \$164.54 |
| 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 | 1 | \$9.64 | \$9.64 |
| First Class letters mailed | 1 | \$0.69 | \$0.69 |

TOTAL ADMINISTRATIVE FEES DUE

\$297.62

****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

June 12, 2025

Case Number: CODE-2025-0347

Cert. #: 9589 0710 5270 1049 2466 78

IN THE MATTER OF:

Leann Herndon
303 S. 16th Street
Fernandina Beach, FL 32034

PREMISES: 303 S. 16TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 5 LOT 13 IN OR 708/1277 OAK LAWN PARK #3 PB3 PG 28

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)**
Pressure wash off all mildew and algae on the exterior. By 7/12/2025
Remove debris and vegetation off the roof.
- 42-116 Duty to Maintain Property**
Cut high grass and weeds and remove and clean up debris By 7/12/2025
laying around the yard.

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

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

DATE: August 7, 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.

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:

**Leann Herndon
303 S. 16th Street
Fernandina Beach, FL 32034**



9590 9402 7747 2152 0398 16

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2466 78

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

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

| | |
|--|---|
| <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 Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

Domestic Return Receipt

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



9589 0710 5270 1049 2466 78
 9589 0710 5270 1049 2466 78

U.S. Postal Service™ Code Exp
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 303 S. 16th St

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

| | |
|---|----------------|
| Certified Mail Fee | \$ 4.85 |
| Extra Services & Fees (check box, add fee appropriate) | |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) | \$ 4.70 |
| <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 | \$.69 |
| Total Postage and Fees | \$ 9.64 |

Postmark Here

**Leann Herndon
303 S. 16th Street
Fernandina Beach, FL 32034**

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

USPS CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

9589 0710 5270 1049 2466 78

1. Article Addressed to:

2. Article Number (transfer from service label)
9589 0710 5270 1049 2466 78

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

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail Restricted Delivery

4. Agent
 Agent
 Addressee

5. Received by (Printed Name)
Mason Blake

6. Date of Delivery
6/18/25

7. Is delivery address different from that of the sender?
 Yes, enter delivery address below:
CODE ENFORCEMENT
 City of Fernandina Beach

8. Signature
 JUN 23 2025

9. Postage
 9.64

10. Certified Mail Fee
 4.85

11. Extra Services & Fees (check box, add fee appropriate)
 Return Receipt (hardcopy) \$ 4.70
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

12. Postage and Fees
 9.64

13. Recipient Name and Address
 Leann Herndon
 303 S. 16th Street
 Fernandina Beach, FL 32034

14. Postmark Here
 JUN 12 2025
 FERNANDINA BEACH, FL

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

COMPLETE THIS SECTION ON DELIVERY

1. Article Addressed to:

2. Article Number (transfer from service label)
9589 0710 5270 1049 2466 78

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

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

4. Agent
 Agent
 Addressee

5. Received by (Printed Name)
Mason Blake

6. Date of Delivery
6/18/25

7. Is delivery address different from that of the sender?
 Yes, enter delivery address below:
CODE ENFORCEMENT
 City of Fernandina Beach

8. Signature
 JUN 23 2025

9. Postage
 9.64

10. Certified Mail Fee
 4.85

11. Extra Services & Fees (check box, add fee appropriate)
 Return Receipt (hardcopy) \$ 4.70
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

12. Postage and Fees
 9.64

13. Recipient Name and Address
 Leann Herndon
 303 S. 16th Street
 Fernandina Beach, FL 32034

14. Postmark Here
 JUN 12 2025
 FERNANDINA BEACH, FL

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

Domestic Return Receipt



1.16.2025 14:30



3003

1.16.2025 14:29



STAFF REPORT
Case # 2025-0452
City of Fernandina Beach Code Enforcement & Appeals Board
August 7, 2025

Violation Information

Owner Three Star Saloon, LLC
213 Centre Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances,
Section: 42-116 Duty to Maintain Property and 42-117 Exterior Structure
(Maintenance)

Location: 213 Centre Street

Summary and Background Information

May 27, 2025 – Our department received a complaint about a hazardous block wall in the rear of the building that was in danger of collapsing. I inspected the property and confirmed the complaint and opened a Code Case citing (2) violations Exterior Structure (Maintenance) for the collapsing block wall in the rear of the building, water intrusion from the roof that is damaging the interior wall, and rotten front window sills and 42-116 Duty to Maintain Property for the overgrowth in the rear of the building.

May 28, 2025 – Our department mailed a certified NOV/NOH letter to the owner giving them 30 days to correct the violations.

June 11, 2025 – Our office received from the USPS a return to sender notification from the certified letter sent out.

June 12th, 2025 – I hand delivered a 2nd NOV/NOH letter to the property management company (Lasserre Realty). I spoke to the property manager about the nature of the violations. She stated she would contact the Owners and relay the NOV/NOH letter. We filled out a notarized affidavit of service for the hand delivery.

July 14, 2025 – I conducted a NOV/NOH inspection on this property. No corrections have been made, and we have not received any communication from the owners to date.

July 31, 2025 – I conducted a Pre-agenda inspection. There have been no corrections to the violations.

Conclusion.

Our department has not received any communication from the owners about the violations. All violations are still in effect as of date.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, 42-117 Exterior Structure (Maintenance) and 42-116 Duty to Maintain Property giving the owner thirty (30) additional days to come into compliance by September 6, 2025. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$ 100.00 per day per violation to begin on September 7, 2025, if not in compliance by September 6, 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: 213 Centre Street
AS OF August 7, 2025
CODE CASE # 2025-0452**

| <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 | \$31.34 | \$156.70 |
| 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 | 1 | \$10.44 | \$10.44 |
| First Class letters mailed | 1 | \$0.64 | \$0.64 |

TOTAL ADMINISTRATIVE FEES DUE

\$290.53

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



KEVIN J. LILLY A.S.A., C.F.A.
 Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-1800-0010-0290

<https://search.ncpafl.com/parcel/31%2000%20000180000100290>
213 CENTRE ST

Owners

THREE STAR SALOON LLC
 2270 WEST HELEN CIRCLE
 BARTOW, FL 33830

Short Legal

BLOCK 10 LOT 29
 IN OR 1454/1533 & OR 1455/735
 CITY OF FDNA BEACH

Parcel Summary

| | |
|---------------|-----------------------|
| Situs Address | 213 CENTRE ST |
| Use Code | 1100: STORES, 1 STORY |
| Tax District | 2: Fernandina |
| Acreage | .0000 |
| Section | 22 |
| Township | 3N |
| Range | 28 |
| Subdivision | CTY OF FDNA BCH U/R |
| Exemptions | None |

Certified Values

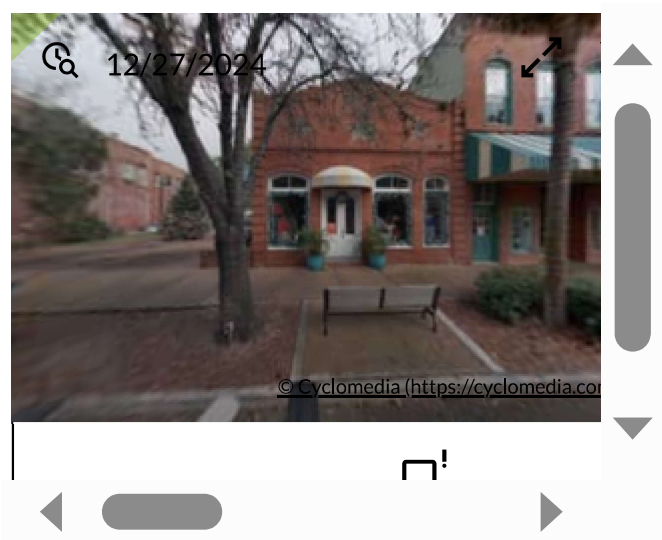
| STANDARD | 2024 |
|---------------------------------|-----------|
| Land Value | \$250,000 |
| (+) Improved Value | \$76,773 |
| (=) Market Value | \$326,773 |
| (-) Agricultural Classification | \$0 |
| (=) Assessed Value | \$326,773 |
| (=) County Taxable Value | \$326,773 |

Sales Information

| Sale Date | Book Page | Price | Instr | Qual | Imp | Grantor | Grantee |
|------------|-----------|-------|-------|------|-----|-----------------------|-----------------------|
| 2006-10-30 | 1455/0735 | \$100 | WD | Q | I | PUTNAM VERA G TRUSTEE | THREE STAR SALOON LLC |
| 2006-10-26 | 1454/1533 | \$100 | WD | Q | I | PUTNAM VERA TRUSTEE | THREE STAR SALOON LLC |
| 1999-09-03 | 0898/0702 | \$100 | WD | Q | I | PUTNAM VERA G | PUTNAM VERA G TRUSTEE |

Buildings

| Type | Total Area | Heated Area | Bedrooms | Baths | Primary Exterior | Secondary Exterior | Heating | Cooling | Actual Year Built |
|--------------------------------|------------|-------------|----------|-------|------------------|--------------------|---------------|-------------|-------------------|
| RETAILSTOR COMMERCIAL BLDGS | 1425 | 1375 | | | COMMON BRK | CONC BLOCK | AIR DUCTED | ROOF TOP | 1900 |





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

June 12, 2025

Case Number: CODE-2025-0452

**HAND DELIVERED TO THE PROPERTY
MANAGEMENT COMPANY**

IN THE MATTER OF:

Three Star Saloon, LLC
213 Centre Street
Fernandina Beach, FL 32034

PREMISES: 213 CENTRE ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 10 LOT 29 IN OR 1454/1533 & OR 1455/735 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 all high grass and weeds in the rear of the building. By 7/12/2025
Remove all trash and debris from this area.
- 42-117 Exterior Structure (Maintenance)**
(1) The existing block walls in the rear of this building are By 7/12/2025
in danger of collapsing. These walls must be demolished to
abate an unsafe condition. All applicable Building permits
and HDC COA's must be obtained before work is
commenced.
(2) Repair the left front window sill that is rotten.
(3) Locate and repair the water intrusion that is damaging
the wood on the west interior wall.
(4) The flooring in the back storage area has multiple weak
and soft spots on the flooring that need to be repaired.

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

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

DATE: August 7, 2025
TIME: 5:00 PM
LOCATION: City Commission Chambers, 204 Ash St

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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



George Wells

Code Enforcement Officer

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



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

AFFIDAVIT OF SERVICE/POSTING

STATE OF FLORIDA

COUNTY OF NASSAU

CASE NO:2025-0452

Date: June 12, 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: Three Star Saloon, LLC ("Recipient")
- b.) Address/Location of Violation: 213 Centre Street, Fernandina Beach, FL 32034
- c.) Address/Location of Service: 910 S. 8th St. #142
- d.) Date: June 12, 2025, Time: 10:38 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:
-

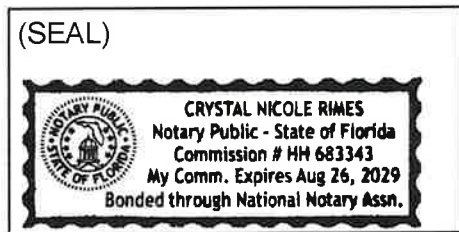
V. VERIFICATION. I declare that under the penalty of perjury under the laws located in the State of Florida, that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature : *George Wells* Date: June 12, 2025
Print Name: George Wells

VI. NOTARIZATION. Subscribed and sworn to before me, a Notary Public in and for the State of Florida, this 12th day of June, 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: _____



City of Fernandina Beach

204 Ash Street
Fernandina Beach, FL 32034

CERTIFIED MAIL®



9589 0710 5270 1049 2465 00



quadrant

FIRST-CLASS MAIL
IMI

\$009.64

05/28/2025 ZIP 32034
043M31262762

US POSTAGE

RECEIVED

JUN 11 2025

Three Star Saloon, LLC
213 Centre Street
Fernandina Beach, FL 32034

CODE ENFORCEMENT
City of Fernandina Beach

NIXIE 326 DE 1 0006/02/25

RETURN TO SENDER
~~NO SUCH NUMBER~~
UNABLE TO FORWARD

ASK

BC: 32034423004 *1991-03041-02-28

NSN 32034-3403001-230



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

May 28, 2025

Case Number: CODE-2025-0452

Cert. #: 9589 0710 5270 1049 2465 00

IN THE MATTER OF:

Three Star Saloon, LLC
213 Centre Street
Fernandina Beach, FL

PREMISES: 213 CENTRE ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 10 LOT 29 IN OR 1454/1533 & OR 1455/735 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:

42-117 Exterior Structure (Maintenance)

The existing block walls in the rear of this building are in danger of collapsing. These walls must be demolished to abate an unsafe condition. All applicable Building permits and HDC COA's must be obtained before work is commenced.

By 6/28/2025

(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: August 7, 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.

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:

Three Star Saloon, LLC
213 Centre Street
Fernandina Beach, FL 32034

9590 9402 7747 2152 0393 73



Article Number (Transfer from service label)

9589 0710 5270 1049 2465 00

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

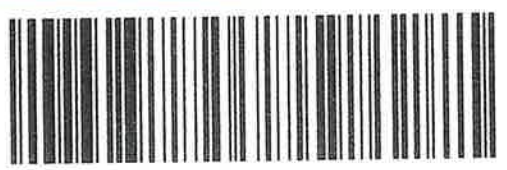
COMPLETE THIS SECTION ON DELIVERY

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

Domestic Return Receipt



9589 0710 5270 1049 2465 00

U.S. Postal Service™ *code ext*
CERTIFIED MAIL® RECEIPT
213 Centre St

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

Certified Mail Fee \$ 4.85

Extra Services & Fees (check box, add fee if applicable)

Return Receipt (hardcopy) \$ 4.18

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.69

Total Postage and Fees \$ 9.64

Postmark Here _____

Three Star Saloon, LLC
213 Centre Street
Fernandina Beach, FL 32034

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

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



5.27.2025 14:27





5.27.2025 14:28



6.12.2025 11:15



6.12.2025 11:17



6.12.2025 11:16

STAFF REPORT
Case # 2025-0448
City of Fernandina Beach Code Enforcement & Appeals Board
August 7, 2025

Violation Information

Owner James Schaffer
Summer House Realty, LLC
316 Ash Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances,
Section: 42-116 Duty to Maintain Property and 42-117 Exterior Structure
(Maintenance).

Location: 101 N. 2nd Street

Summary and Background Information

May 15, 2025 – Our office received a complaint about the dilapidated exterior conditions of this building and property. I inspected this property and opened a code case denoting multiple code violations on the structure and property.

May 16, 2025 – Our office mailed a certified NOV/NOH letter to the owner giving thirty (30) days to correct the violations written up on the NOV/NOH letter.

June 2, 2025 – Our office received the signed return receipt from the USPS giving us proper service.

June 24, 2025 – I conducted a NOV/NOH inspection of the property. None of the violations have been corrected.

July 31, 2025 – I conducted a Pre-agenda inspection of this property. There has been no change to the violations.

Conclusion.

I know the owners are actively trying to sell this property, but the property must be maintained according to our Code of Ordinances and Land Development Codes.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-116 Duty to Maintain Property and 42-117 Exterior Structure (Maintenance) giving the owner thirty (30) additional days to come into compliance by September 6, 2025. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$ 100.00 per day per violation to begin on September 7, 2025, if not in compliance by September 6, 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: 101 North 2nd Street
AS OF August 7, 2025
CODE CASE # 2025-0448**

| <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 | \$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 | 1 | \$8.69 | \$8.69 |
| First Class letters mailed | 1 | \$0.64 | \$0.64 |

TOTAL ADMINISTRATIVE FEES DUE

\$273.11

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



KEVIN J. LILLY A.S.A., C.F.A.
 Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-1800-0002-0290

<https://search.ncpafl.com/parcel/31%2000%20000180000020290>
101 N 2ND ST

Owners

I P HOLDINGS GROUP LLC
 316 ASH ST
 FERNANDINA BEACH, FL 32034

Short Legal

BLOCK 2 LOTS 29 THRU 33
 IN OR 2471/1649
 CITY OF FDNA BEACH

Parcel Summary

| | |
|---------------|-----------------------|
| Situs Address | 101 N 2ND ST |
| Use Code | 1100: STORES, 1 STORY |
| Tax District | 2: Fernandina |
| Acreage | .0000 |
| Section | 21 |
| Township | 3N |
| Range | 28 |
| Subdivision | CTY OF FDNA BCH U/R |
| Exemptions | None |

Certified Values

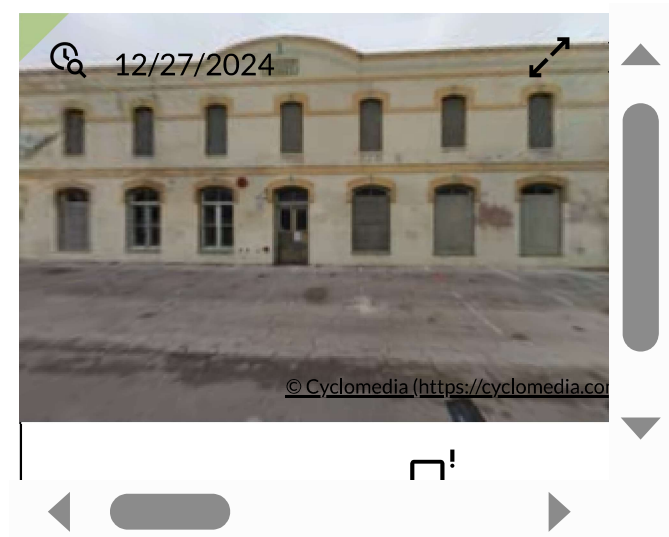
| STANDARD | 2024 |
|---------------------------------|-----------|
| Land Value | \$500,000 |
| (+) Improved Value | \$214,600 |
| (=) Market Value | \$714,600 |
| (-) Agricultural Classification | \$0 |
| (=) Assessed Value | \$714,600 |
| (=) County Taxable Value | \$714,600 |

Sales Information

| Sale Date | Book Page | Price | Instr | Qual | Imp | Grantor | Grantee |
|------------|-----------|-----------|-------|------|-----|--------------------------|------------------------|
| 2021-06-18 | 2471/1649 | \$750,000 | SW | Q | I | FRONT STREET ALACHUA LLC | I P HOLDINGS GROUP LLC |

Buildings

| Type | Total Area | Heated Area | Bedrooms | Baths | Primary Exterior | Secondary Exterior | Heating | Cooling | Actual Year Built |
|-----------------------------|------------|-------------|----------|-------|------------------|--------------------|---------|---------|-------------------|
| RETAILSTOR COMMERCIAL BLDGS | 8160 | 4080 | | | COMMON BRK | | NONE | NONE | 1882 |





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

May 21, 2025

Case Number: CODE-2025-0448

Cert. #: 9589 0710 5270 1049 2465 48

IN THE MATTER OF:

James Schaffer
Summer House Realty, LLC
316 Ash Street
Fernandina Beach, FL 32034

PREMISES: 101 N. 2ND ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 2 LOTS 29 THRU 33 IN OR 2471/1649 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

**(1) Cut all high grass and weeds around the building.
Remove all vines and vegetation growing out of the exterior walls.**

By 6/21/2025

(2) Pick up all broken glass around the building and sharp metal. Remove a piece of rebar sticking out of the ground in front of the building.

42-117 Exterior Structure (Maintenance)

Exterior

By 6/21/2025

(1) Re-skim the plaster/stucco as needed to repair all holes, cracks, and gouges on the exterior surfaces. All exterior paint covering that is flaking needs to be scraped, sealed with the entire building repainted.

- (2) The brick on the north side of the building needs repointing or covered with plaster/stucco to match the rest of the exterior walls.**
- (3) All plywood covering existing windows must be free from warp or rot and sealed for water intrusion. The plywood needs to be painted for weather protection.**
- (4) All metal trim around the top edge of the roof must be rust proofed.**
- (5) Several windows need repair or replacement that are not covered. They have extensive rot on the frames, sashes, rails, sills, grilles with the panes need reglazing.**
- (6) All exposed wiring and conduit on the exterior needs to be either removed or totally covered.**
- (7) Remove all discontinued fire sprinkler piping on the north side of the building.**
- (8) All plumbing risers and/or vent stacks that have been discontinued need to be capped off.**
- (9) Repair or replace and properly seal all weather damaged and rotted entry doors.**
- (10) Repair or replace rusted out roof scupper drains and downspouts.**
- (11) Remove old banner hanging on the side of the building. Banners and information on the banner must be changed every (30) days. Temporary signs for C-3 are 16 Sg. Ft. max. in size.**

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

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

DATE: August 7, 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,

finest 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).



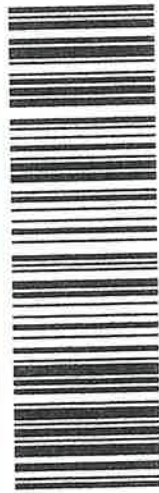
George Wells

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.



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



9589 0710 5270 1049 2465 48
 9589 0710 5270 1049 2465 48

U.S. Postal Service™ *Code Ent*
CERTIFIED MAIL® RECEIPT
Domestic Mail Only 101 N 2nd St

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

| | | |
|---|----------------|------------------|
| Certified Mail Fee | \$ 4.85 | Postmark Here |
| Extra Services & Fees (check box, add fee as appropriate) | \$ 4.10 | |
| <input checked="" type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <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 | |

Case To: **James Schaffer**
Summer House Realty, LLC
316 Ash Street
Fernandina Beach, FL 32034

See Reverse for Instructions

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

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

OFFICIAL MAIL
 4388
 4.10
 MAY 1 2025
 Postmark Here
 (USPS 32034)

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 \$ **9.64**

James Schaffer
 Summer House Realty, LLC
 316 Ash Street
 Fernandina Beach, FL 32034

9589 0710 5270 1049 2465 48

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) Lauren Hentley
 C. Date of Delivery 5/23

D. Is delivery address different from return address? (Yes/No)
 YES NO

JUN 02 2025
CODE ENFORCEMENT
 City of Fernandina Beach

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

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 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.

James Schaffer
 Summer House Realty, LLC
 316 Ash Street
 Fernandina Beach, FL 32034

2. Article Number (Transfer from service label)
 9589 0710 5270 1049 2465 48

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

Domestic Return Receipt



5.15.2025 14:49





5.15.2025 14:50



5.15.2025 14:46



5.15.2025 14:35



5.15.2025 14:35



5.15.2025 14:35



5.15.2025 14:35



5.15.2025 14:35



5.15.2025 14:36

PROPERTY COMMITS
A FELONY
Goodsell Nassau, LLC

5.15.2025 14:39





5.15.2025 14:39



5.15.2025 14:40



5.15.2025 14:41



5.15.2025 14:41



5.15.2025 14:42



5.15.2025 14:42



5.15.2025 14:42



5.15.2025 14:43



5.15.2025 14:43



5.15.2025 14:44



5.15.2025 14:44

NO TRESPASSING
THIS AREA IS A
DESIGNATED
CONSTRUCTION SITE
AND ANYONE WHO
TRESPASSES ON THIS
PROPERTY COMMITS
A FELONY

5.15.2025 14:44



5.15.2025 14:45

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) and 42-119 Rubbish and Garbage giving the owner thirty (30) additional days to come into compliance by September 6, 2025. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$ 100.00 per day per violation to begin on September 7, 2025, if not in compliance by September 6, 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: 816 South 8th Street
AS OF August 7, 2025
CODE CASE # 2025-0407**

| <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 | \$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 | 1 | \$9.64 | \$9.64 |
| First Class letters mailed | 1 | \$0.69 | \$0.69 |

TOTAL ADMINISTRATIVE FEES DUE

\$274.11

****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

June 6, 2025

Case Number: CODE-2025-0407

Cert. #: 9589 0710 5270 1049 2466 16

IN THE MATTER OF:

Liu's Family LLC
816 S. 8th Street
Fernandina Beach, FL 32034

PREMISES: 816 S. 8TH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 159
LOTS 5 TO 11 INC IN OR 2020/222 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:

- | | | |
|---------------|--|--------------------|
| 42-119 | Rubbish and Garbage (Accumulation) | |
| | Remove rubbish and/or garbage laying around the dumpster area. | By 7/6/2025 |
| 42-117 | Exterior Structure (Maintenance) | |
| | Repair and rebuild dumpster enclosure that is damaged. The enclosure must be screened from public view. | By 7/6/2025 |

(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: August 7, 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).

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

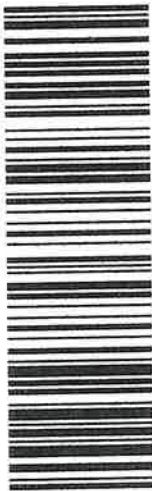
George Wells

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.

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

CERTIFIED MAIL



9589 0710 5270 1049 2466 16
 9589 0710 5270 1049 2466 16

U.S. Postal Service™ Code Ent.
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 816 S. 8th St.

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

| | | |
|--|---------|------------------|
| Certified Mail Fee | \$ 4.85 | Postmark Here |
| 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 | \$ | |
| Postage | \$.69 | |
| Total Postage and Fees | \$ 9.64 | |
| To: Liu's Family LLC 816 S. 8th Street 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:

Liu's Family LLC
 816 S. 8th Street
 Fernandina Beach, FL 32034



9590 9402 7747 2152 0394 41

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2466 16

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 | |

fall Restricted Delivery (over \$500)

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

OFFICE OF THE POSTMASTER GENERAL
 MIAMI BEACH, FL

4.89
 JUN 06 2025
 Postmark Here
 456 S 3203A

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee if appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$ 9.64

Liu's Family LLC
 816 S. 8th Street
 Fernandina Beach, FL 32034

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

97 9942 6407 0225 1020 6956

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 [Signature] [Date]

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

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 Liu's Family LLC
 816 S. 8th Street
 Fernandina Beach, FL 32034

2. Article Number (Transfer from service label)
 9589 0710 5270 1049 2466 16


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

Domestic Return Receipt

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



4.8.2025 14:01



Remove all trash and debris on the ground

4-8-2025 14:01



7.31.2025 15:37

7.31.2025 15:37

Replace all make-shift wood framing with proper galvanized framing and hardware

Access



15:37

7:31:2025

Repair galvanized gate to close properly.
Leveling the gate would help.





REMOVE ALL TRASH AND DEBRIS IN THE SURROUNDING DUMPSTER AREA

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All fence post railings need to be secured, leveled and in the ground to create sound structure for enclosure.

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