



AGENDA
CODE ENFORCEMENT & APPEALS BOARD HEARING
DECEMBER 4, 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 BOARD PROCEDURES**
 - 3.1 Requesting the adoption of Code Enforcement and Appeals Board procedures.
- 4. APPROVAL OF MINUTES**
 - 4.1 Minutes from the November 6, 2025, hearing are presented for approval.
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
 - 6.1 **SUSAN VELTRE, 1401 HIGHLAND DR., CASE 2025-0529.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*
 - 6.2 **DONNA K. PERKINS, 2673 GREGOR MCGREGOR BLVD., CASE 2025-0630.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Land Development Code 5.01.11 Swimming Pools and Pool Enclosures. *Requesting Board determination of the case.*
 - 6.3 **EUGENE T. HOOVER JR., 1717 BEECH ST., CASE 2024-0276.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. *Requesting Board determination of the case.*
- 7. BOARD BUSINESS**
- 8. ADJOURNMENT**

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

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

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



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

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF A QUORUM

ROLL CALL / DETERMINATION OF A QUORUM

BOARD MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Cheryl Carfagno (Board Secretary in Training)
Crystal Rimes (Board Secretary)
George Wells (Code Enforcement Officer) (Officer Wells)
Michelle Forstrom (Code Enforcement Director)
Theresa Prince (City Attorney)
Walter Sturges (Police Officer)

2. PLEDGE OF ALLEGIANCE

Michelle Forstrom, Code Enforcement Director for the City of Fernandina Beach, explained interdepartmental changes. Ms. Forstrom introduced new employee, Cheryl Carfagno, the new Board Secretary. Crystal Rimes is now a Code Enforcement Officer. George Wells is retiring at the end of the year. Ms. Forstrom will be retiring in March 2026.

3. APPROVAL OF MINUTES

3.1 The minutes from the August 7, 2025, hearing were presented for approval.

Member Kresse asked about the changes made to Section 5.4 of the minutes. Board Secretary Rimes explained that the changes reflect the amended Motion.

A motion was made by Member Postma and seconded by Member Thompson to approve the August 7, 2025, Code Enforcement and Appeals Board minutes with no changes. Motion passed with unanimous roll call vote.

Chair Stines asked if there were any changes to the agenda.
Officer Wells announced that there were no changes to the agenda.

City Attorney Teresa Prince explained quasi-judicial procedures. Ms. Prince explained that she represents the Board, and not City staff or the applicant.

City Attorney Prince and Chair Stines asked if there were any ex-parte communications. There were none.

Board Secretary Rimes administered the oath to all individuals intending to provide testimony.

4. **OLD BUSINESS**

5. **NEW BUSINESS**

- 5.1 **DONNA J. MITCHELL LIVING TRUST PURPLE CREEK LLC, 608 N. 14TH STREET, CASE 2025-0571.** Violation(s) of the City of Fernandina Beach Code of Ordinances exist: Section 42-117 Exterior Structure (Maintenance). *Requesting Board determination of the case.*

Chair Stines announced the case and the City's recommendation. Code Enforcement Officer, George Wells, began his presentation by submitting all documents and evidence into the record. Officer Wells observed an Exterior Structure violation (42-117), that the majority of the roof of was covered with tarps. The property owner, Donna Mitchell received the certified Notice of Violation/ Notice of Hearing (NOV/NOH) letter, signed for it on September 6, 2025. Majority of the roof repairs have been made but one tarp remains covering two rotten trusses. After multiple inspections, the property remains in violation, and no building permits have been obtained. Officer Wells concluded that the condition of the property poses a risk of long-term structural damage for multi residents due to the failure to maintain the roof.

On behalf of the City, Officer Wells 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 December 6, 2025. The City also recommends a motion to be made that all administrative fees be paid by the Respondent and a violation fine of \$100 per day to begin on December 7, 2025, if the property is not in compliance. The City rests.

Chair Stines asked if there were any questions for the Code Enforcement Officer. City Attorney Prince asked if the property was a residential structure. Officer Wells responded that to Code Enforcements knowledge, the residents are not the owner of the property.

Mr. Dennis Reily, 56049 Nassau Oaks Drive, Callahan FL, 32011, Property Maintenance Staff for Respondent, Donna Michelle. Mr. Reily reported there was damage to the turbines on the roof and those have been repaired. Mr. Reily also found that two rafters on the porch need replacement. Mr. Reily has had communication with the City's Planning Department inquiring about a repair or demo permit. 30 days would be sufficient. There are currently four tenants occupying four apartments at this property. Mr. Reily announced that the repairs should be within his scope of practice but is aware that there may be structural damage and if the owner decides to proceed with repairs, it may require the need for engineering reports.

Chair Stines closed the public hearing for Board Discussions.

Regarding the recommended compliance timeframe. The Board discussed being aware of the various steps the Respondent may have to take to bring this into compliance. It was recommended to provide a reasonable extension, rather than bringing the Respondent back before the Board.

Member Thompson recommended a fine of \$50 per day versus \$100 per day and stated the Respondent seems to want to do the right thing. Member Stines asked if there were other suggestions.

A MOTION WAS MADE BY MEMBER KRESSE AND SECONDED BY MEMBER POSTMA TO FIND THE RESPONDENT IN VIOLATION OF SECTION 42-117. GRANTING AN ADDITIONAL SIXTY (60) DAYS, UNTIL JANUARY 6, 2026, TO BRING THE PROPERTY INTO COMPLIANCE. ASSESS ADMINISTRATIVE FEES AND A FINE OF \$50 PER DAY TO BEGIN JANUARY 7, 2026, IF THE PROPERTY IS NOT IN COMPLIANCE. MOTION CARRIED BY UNANIMOUS ROLL CALL VOTE (SUMMARY: YES = 5).

6. BOARD BUSINESS

Chair Stines prompted Board discussion regarding motions and making them uniform.

City Attorney Prince is proposing to adopt a practice for the Code Enforcement and Appeals Board that limits time for each agenda item, and those presenting. A draft of the procedures will be presented at the December 2025 or January 2026 hearing.

Discussion happened about public comments, for items not on the agenda. There is currently not a place on the agenda to allow for public comment. Attorney Prince explained that no action could be taken, or relief granted.

7. ADJOURNMENT 5:52 PM

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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.



CITY OF FERNANDINA BEACH

Code Enforcement

STAFF REPORT

Case 2025-0529

City of Fernandina Beach Code Enforcement & Appeals Board

December 4, 2025

Violation Information

Owner	Suzan Veltre 1401 Highland Dr. Fernandina Beach, Florida 32034
Violation	City of Fernandina Beach – Code of Ordinances, Section: 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited
Location:	1401 Highland Dr., Fernandina Beach, FL 32034

Summary and Background Information

July 22, 2025 – During the first inspection, I observed three (3) inoperable Ford Broncos located in the front yard of the property. The vehicles had flat tires and were surrounded by overgrown vegetation. I provided the respondent 30 days to achieve compliance and recorded photographs. Both George Wells and I spoke with the property owner, Ms. Suzan Veltre. She stated the vehicles hold sentimental value. We explained corrective action options, including inflating the tires, maintaining the grass around the vehicles, and ensuring each vehicle has a current tag and registration, as required by code.

August 26, 2025 – A second inspection was conducted. The property remained in violation.

October 6, 2025 – Code Enforcement issued and mailed a certified Notice of Violation/Notice of Hearing (NOV/NOH), providing 14 days for compliance, on or before October 20, 2025.

October 17, 2025 – The office received the signed green return receipt card, confirming proper service.

October 20, 2025 – Ms. Veltre contacted the office to provide an update. She stated they are having difficulty purchasing the required tires and need a total of 12 tires for the three Broncos. I explained the inspection process following issuance of the NOV/NOH, including the scheduled reinspection on October 21 and a final review approximately one week prior to the hearing. She also indicated they are trying to determine where they could store the vehicles.



CITY OF FERNANDINA BEACH

Code Enforcement

October 21, 2025 – The NOV/NOH inspection was completed. The property remained in violation.

November 24, 2025 – Ms. Veltre called the office advising her partner is now available to help address the violations. She stated they would attempt to resolve the matter before the hearing and requested to speak further with an officer.

November 25, 2025 – A pre-agenda inspection was conducted. The property remained in violation. I spoke with the respondent by phone and explained that there was still time to bring the property into compliance prior to the hearing.

Conclusion.

The property has remained in violation of Section 42-173 despite multiple notices, extended opportunities for compliance, and ongoing communication with the property owner. The respondent has demonstrated willingness to comply but has not yet taken the necessary steps to correct the violations. As of the most recent inspection on November 25, 2025, the three inoperable vehicles are still present and remain noncompliant.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-173, giving the owner 10 additional days to come into compliance by December 14, 2025. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$50 per day per violation to begin on December 15, 2025.

Respectfully submitted,

Crystal Rimes
Code Enforcement Officer



CITY OF FERNANDINA BEACH

Crystal Rimes

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
1401 HIGHLAND DR.
AS OF 12/04/25
CODE CASE #2025-0529**

<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	\$44.99	\$44.99
George Wells, Code Enforcement Officer	2	\$34.06	\$68.12
Crystal Rimes, Code Enforcement Officer	3	\$29.61	\$88.83
Cheryl Carfagno, Administrative Coordinator/Board Secretary	1	\$27.03	\$27.03
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	\$0.74	\$0.74

TOTAL ADMINISTRATIVE FEES DUE

\$263.65

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



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

Parcel 00-00-31-1800-0253-0051

Owners

VELTRE SUZAN
 1401 HIGHLAND DR
 FERNANDINA BEACH, FL 32034

Parcel Summary

Situs Address	1401 HIGHLAND DR
Use Code	0100: SINGLE FAMILY
Tax District	2: Fernandina
Acreage	.0000
Section	14
Township	3N
Range	28
Subdivision	CTY OF FDNA BCH U/R
Exemptions	HX: Homestead (196.031(1)(a)) (100%) HB: Homestead Banded (196.031(1)(ab)) (100%)

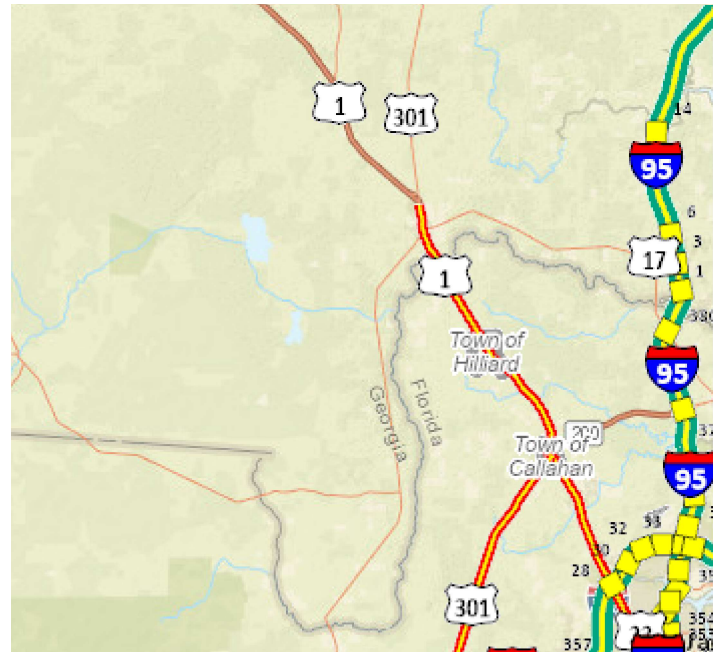
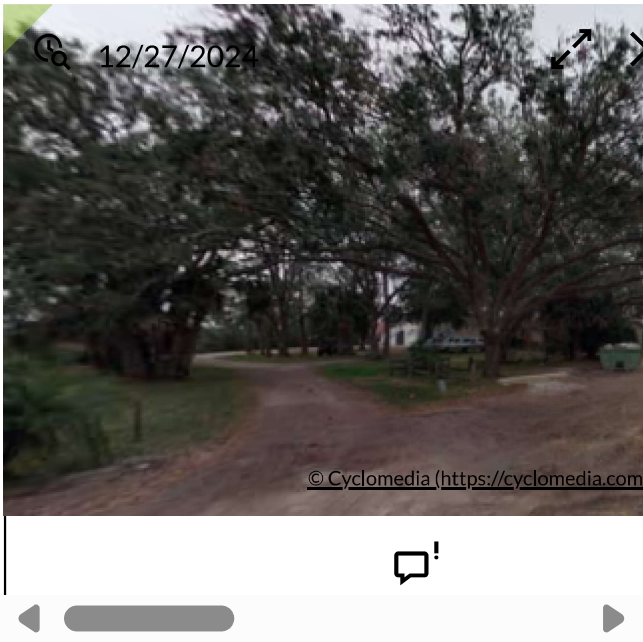
Short Legal

BLK 253 PT OF LOTS 5,6 &
 BLK 252 PT OF LOT 8 & PT OF
 UNDEVELOPED PROPOSED R/W LYING...

Values

	2025 Preliminary Values	2024 Certified Values
Land Value *	\$540,000	\$540,000
(+) Improved Value	\$210,703	\$202,101
(=) Market Value	\$750,703	\$742,101
(-) Agricultural Classification	\$0	\$0
County Assessed Value	\$414,782	\$403,092
(=) School Taxable Value ***	\$389,782	\$378,092
(=) County Taxable Value	\$364,060	\$353,092





Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	V/I	Sale Price	Ownership
WD 2659/104	2023-07-28	U	Improved	\$8,000	Grantor: THORNTON JACK R & Grantee: VELTRE SUZAN
SW 2345/0818	2020-02-10	U	Improved	\$63,700	Grantor: VELTRE JOSEPH M & JOHN K VELTRE Grantee: VELTRE SUZAN
FJ 2096/1532	2017-01-23	U	Improved	\$0	Grantor: VELTRE SHIRLEY ADELINE EST Grantee: VELTRE SUZAN ET AL
WD 0615/1263	1991-01-01	Q	Improved	\$100,000	Grantor: GULDI JAMES & MARY Grantee: VELTRE JOSEPH & S B
WD 0187/0372	1975-01-01	Q	Vacant	\$3,300	

Buildings

Building # 1, Section # 1, 192528, RESIDENTIAL

Heated Sq Ft	Year Built	Value
2016	1975	\$198,867

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	16	WD FR STUC
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,016	100%	2,016
FGR	420	55%	231
FOP	48	30%	14
PTO	162	5%	8



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

October 6, 2025

Case Number: CODE-2025-0529

Cert. #: 9589 0710 5270 1049 2472 93

IN THE MATTER OF:

Susan Veltre
1401 Highland Dr
Fernandina Beach, FL 32034

PREMISES: 1401 HIGHLAND DR., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLK 253 PT OF LOTS 5,6 & BLK 252 PT OF LOT 8 & PT OF UNDEVELOPED PROPOSED R/W LYING

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**

**Inflate tires, maintain overgrown grass around vehicles, By 10/20/2025
current tag and resigtration required.**

(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 4, 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).



Crystal Rimes

Code Enforcement



George Wells

Senior 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.

2025-0529

1401 Highland Dr.



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:

Susan Veltre
1401 Highland Dr
Fernandina Beach, FL 32034



9590 9402 9484 5069 3793 70

2. Article Number (Transfer from service label)

9589 0710 5270 1049 2472 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X  Agent
 Addressee

B. Received by (Printed Name)

Cushman

C. Date of Delivery

10/19

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

RECEIVED

OCT 17 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
- 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

U.S. Postal Service™ Code Enf.
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only Case 2025-0529

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

OFFICIAL USE 204

Certified Mail Fee \$ 5.30

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

- Return Receipt (hardcopy) \$ 4.40
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage \$.74

Total Postage and Fees \$ 10.44

Sent To **Susan Veltre**
 Street and A/J **1401 Highland Dr**
 City, State, Z **Fernandina Beach, FL 32034**

Postmark Here **OCT 6 2025**

USPS 32034

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

9589 0710 5270 1049 2472 93


NOTICE OF VISIT
In Pursuit of Health, Safety & Quality of Community



CITY OF FERNANDINA BEACH
CODE ENFORCEMENT
204 ASH STREET

Phone: (904) 310-3440 | Website: www.fbfl.us/code
George Well's email: gwells@fbfl.org | Crystal Rimes email: crimes@fbfl.org

Address: 1401 Highland Dr.

Date: 7/22/25 Time: 11:30  PM

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

REASON FOR VISIT:	CODE
<input type="checkbox"/> Duty to Maintain Property	42-116
<input type="checkbox"/> Exterior Structure (Maintenance). Repair _____	42-117
<input type="checkbox"/> Rubbish and Garbage.	42-119
<input checked="" type="checkbox"/> Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. -Remove, repair, or register vehicle and put current tags on it.	42-173
<input type="checkbox"/> No Visible Address Numbers.	7.01.02(c)LDC
<input type="checkbox"/> Accessibility of Garbage and Recycle Containers.	66-44
<input type="checkbox"/> Encroachments in the public right-of-way prohibited without out permit.	70-2 (a)
<input type="checkbox"/> Parking prohibited in specified places; Overnight Parking on public property (right-of-way) for Boats, Trailers, RV's.	78-84(a)(4)
<input type="checkbox"/> Parking prohibited in specified places; All Vehicles parked on public property (right-of-way) shall be currently tagged and displayed on vehicle.	78-84(a)(5)
<input type="checkbox"/> Outside Storage.	5.01.09 LDC
<input type="checkbox"/> Movable Module Storage Units (POD); Permit required.	5.02.06 LDC
<input type="checkbox"/> Recreational Vehicle, Boats, Trailers or Similar Vehicles. Remove or store in a proper structure or behind the front line of the house, in side or rear yard.	7.01.05 LDC
<input type="checkbox"/> Prohibited Signs.	5.03.05(H) LDC
<input type="checkbox"/> Other _____	

8/22/25

NEXT STEPS:
Contact Code Enforcement within 5 days of this notice; Call us at (904) 310-3440
Email Code Enforcement; Officer Wells gwells@fbfl.org | Crystal Rimes crimes@fbfl.org
Correct the Violation, Bring your property into compliance by: 8/22/25
Failure to do so will result in an official written notice with a possible outcome of fines.

Comments: 3 Ford Broncos
Tires Inflated, current tag, maintain
grass around it. Do store them.
Must be
Operable.
Crystal Rimes
Code Enforcement

7.22.2025 11:55



7.22.2025 11:52



7.22.2025 11:52



7.22.2025 11:53



CITY OF FERNANDINA BEACH

Code Enforcement

STAFF REPORT

Case 2025-0630

City of Fernandina Beach Code Enforcement & Appeals Board

December 4, 2025

Violation Information

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

Violation City of Fernandina Beach, Land Development Code
Chapter: 5.01.11 Swimming Pools and Pool Enclosures

Location: 2673 Gregor McGregor Blvd., Fernandina Beach, FL 32034

Summary and Background Information

November 3, 2025 – Initial inspection revealed an unsecured pool with the temporary barrier down, creating a safety hazard. Homeowner was not present. Photos documented.

November 6, 2025 – Notice of Violation/ Notice of Hearing was issued and hand-delivered to Ms. Donna Perkins, who acknowledged receipt.

Required:

- **Within 24 hours:** Secure temporary fencing.
- **Within 27 days:** Obtain permits and install a permanent pool enclosure per LDC 5.01.11 and
- An affidavit of service was completed, and a hearing date was set for December 4, 2025.

November 7, 2025 – 24-hour compliance inspection failed; pool remained unsecured.

November 25, 2025 – Pre-agenda inspection showed temporary fencing in place, but no progress toward permanent enclosure; property remains in violation. No permit applications submitted.

Conclusion.

The initial unsecured pool posed an immediate safety hazard. Temporary fencing was later secured, but the required permanent barrier has not been addressed. Proper notice and sufficient time were provided; violation remains unresolved.



CITY OF FERNANDINA BEACH

Code Enforcement

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Land Development Code Chapter 5.01.11 giving the owner 30 additional days to come into compliance by January 4, 2026. The City recommends a motion to be made that all administration fees be paid by the Respondent and a fine of \$200 per day to begin on January 5, 2026.

Respectfully submitted,

A handwritten signature in black ink that reads "Crystal N. Rimes". The signature is written in a cursive, flowing style.

Crystal N. Rimes
Code Enforcement Officer



CITY OF FERNANDINA BEACH

Crystal Rimes

Code Enforcement Department
(904) 310-3440

Code Enforcement Officer
(904) 310-3442

**ADMINISTRATIVE FEES INCURRED FROM
2673 GREGOR MCGREGOR BLVD.
AS OF 12/04/25
CODE CASE #2025-0630**

<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	\$44.99	\$44.99
George Wells, Code Enforcement Officer	1	\$34.06	\$34.06
Crystal Rimes, Code Enforcement Officer	3	\$29.61	\$88.83
Cheryl Carfagno, Administrative Coordinator/Board Secretary	1.5	\$27.03	\$40.55
Record Findings of Facts with the Clerk of Circuit Court of Nassau County	1	\$23.50	\$23.50
Certified letters mailed	0	\$10.44	\$0.00
First Class letters mailed	1	\$0.74	<u>\$0.74</u>

TOTAL ADMINISTRATIVE FEES DUE

\$232.67

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



KEVIN J. LILLY ASA, CFA
 Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-1640-000A-0190

Owners

PERKINS DONNA K
 2673 GREGOR MCGREGOR BLVD
 FERNANDINA BEACH, FL 32034

Parcel Summary

Situs Address	2673 GREGOR MCGREGOR BLVD
Use Code	0100: SINGLE FAMILY
Tax District	2: Fernandina
Acreage	.0000
Section	14
Township	3N
Range	29
Subdivision	PIRATES COVE PB 4/6
Exemptions	HX: Homestead (196.031(1)(a)) (100%) HB: Homestead Banded (196.031(1)(ab)) (100%) WX: WIDOW (196.202) (100%)

Short Legal

BLOCK A LOT 19
 PIRATES COVE #1 PB 4/6

Values

	2025 Preliminary Values	2024 Certified Values
Land Value **	\$405,000	\$250,000
(+) Improved Value	\$245,021	\$234,496
(=) Market Value	\$650,021	\$484,496
(-) Agricultural Classification	\$0	\$0
(+) SOP or Non-Fix' Capital Savings **	\$174,385	\$22,265
(=) School Assessment Value	\$475,636	\$462,231
County Assessed Value	\$475,636	\$462,231
(-) School Exemptions	\$60,000	\$60,000
(-) Non-school Exemptions	\$55,722	\$55,000
(=) School Taxable Value ***	\$445,636	\$432,231
(=) County Taxable Value	\$419,914	\$407,231





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

November 6, 2025

Case Number: CODE-2025-0630

Cert. #: ~~9589 0710 5270 0942 2343 79~~

HAND DELIVERED

IN THE MATTER OF:

DONNA PERKINS
2673 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 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:

5.01.11	Swimming Pools and Pool Enclosures	
	Due to the immediate health and safety hazard presented by the existing unsecured temporary fencing, the pool area shall be secured within twenty-four (24) hours of receipt of this notice to prevent unauthorized access and potential injury.	By 11/7/2025 at 12:00 PM
	Pursuant to the requirements of the Florida Building Code, all swimming pools must be enclosed by a permanent fence or barrier that meets all applicable safety and construction standards.	By 12/3/2025
	You are directed to obtain the required permits and complete the installation of a permanent, code-compliant pool enclosure or fencing within twenty-seven (27) days	



and completion shall be provided to the Code Enforcement Division upon completion or request.

(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 4, 2025
TIME: 5:00 PM
LOCATION: City Commission Chambers, 204 Ash St., Fernandina Beach, FL 30234

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 "Crystal Rimes".

Crystal Rimes

Code Enforcement

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.

U.S. POSTAL SERVICE
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 2025-0630

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

OFFICIAL USE

Certified Mail Fee \$ 5.30

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

Return Receipt (hardcopy) \$ 4.40

Return Receipt (electronic)

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 1.74

Total Postage and Fees \$ 10.44

Sent To DONNA PERKINS
2673 GREGOR MCGREGOR BLVD.
FERNANDINA BEACH, FL 32034

PS Form 3800, January 2023 (PSN 7530-02-000-9053) See Reverse for Instructions

9589 0710 5270 0942 2343 79

9589 0710 5270 0942 2343 79

CERTIFIED MAIL

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

9589 0710 5270 0942 2343 79

9589 0710 5270 0942 2343 79

2025-0630

2673 Gregor Mcgregor

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

B. Received by (Printed Name) Addressee

C. Date of Delivery

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

3. Service Type

Priority Mail Express®

Registered Mail™

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Signature Confirmation™

Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
9589 0710 5270 0942 2343 79

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

Domestic Return Receipt



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-2025-0630

Date: November 6, 2025

I. **SERVER.** I, Crystal Rimes ("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 ("NOV/NOH") 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: _____ ("Recipient")
- b.) Address/Location of Violation: 2673 Gregor McGregor Blvd., Fernandina Beach, FL 32034.
- c.) Address/Location of Service: 2673 Gregor McGregor Blvd., Fernandina Beach, FL 32034.
- d.) Date: November 6, 2025 Time: 11:56 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 Rescheduled Notice of Hearing Letter on the Property.**

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

FURTHER AFFIANT SAYETH NAUGHT.

Servers Signature: Crystal Rimes Date: 11/6/25
 Print Name: Crystal Rimes

VI. NOTARIZATION.

STATE OF FLORIDA
 COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence online notarization, this 6th day of November, 2025 by Crystal Rimes (Name and Title of Position), who is personally known to me or who has produced _____ (Type of Identification) as identification.

Katie A Newton
 Signature of Notary Public

(Seal)

Katie Newton
 Print, Type or Stamp Name of Notary

 Title or Rank

HH702397
 Serial Number, if any





11.3.2025 17:48



11.3.2025 17:48



11.3.2025 17:48



11.3.2025 17:48



CITY OF FERNANDINA BEACH
Code Enforcement Department

Crystal Rimes
Code Enforcement Officer

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

November 6, 2025

Case Number: CODE-2025-0630

Cert. #: 9589 0710 5270 0942 2343 79

IN THE MATTER OF:

DONNA PERKINS
2673 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 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:

5.01.11	Swimming Pools and Pool Enclosures	
Due to the immediate health and safety hazard presented by the existing unsecured temporary fencing, the pool area shall be secured within twenty-four (24) hours of receipt of this notice to prevent unauthorized access and potential injury.		By 11/7/2025 at 12:00 PM
Pursuant to the requirements of the Florida Building Code, By 12/3/2025 all swimming pools must be enclosed by a permanent fence or barrier that meets all applicable safety and construction standards.		
You are directed to obtain the required permits and complete the installation of a permanent, code-compliant pool enclosure or fencing within twenty-seven (27) days from the date of this notice. Proof of permit application		

STAPLES

11.6.2025 11:56



CITY OF FERNANDINA BEACH

Code Enforcement

STAFF REPORT

Case # 2024-0276

City of Fernandina Beach Code Enforcement & Appeals Board

December 4, 2025

Violation Information

Owner Eugene T. Hoover Jr.
1717 Beech Street
Fernandina Beach, Florida 32034

Violation City of Fernandina Beach – Code of Ordinances,
Section: 42-173 Wrecked or inoperable motor vehicles on private
property declared a nuisance and prohibited.

Location: 1717 Beech Street

Summary and Background Information

October 15, 2025 - Our department inspected the property to confirm the vehicle in the backyard is still in violation of 42-173 with an expired license tag.

October 17, 2025 - Our department mailed a certified NOV/NOH letter to Mr. Hoover giving him (30) days to bring the inoperable vehicle into compliance.

November 18, 2025 - Our department conducted a NOV/NOH inspection of the property. The vehicle in question is still in violation.

November 25, 2025 - Our department conducted a pre-agenda inspection. The vehicle is still in violation.

Recommendation.

The City recommends a motion to be made to find the respondent in violation of Code of Ordinances, Section 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited giving the owner fourteen [14] additional days to come into compliance by December 28, 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 December 29, 2025 if not in compliance by December 28, 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
1717 BEECH ST.
AS OF 12/04/25
CODE CASE #2024-0276**

<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	\$44.99	\$44.99
George Wells, Code Enforcement Officer	4	\$34.06	\$136.24
Crystal Rimes, Code Enforcement Officer	2	\$29.61	\$59.22
Cheryl Carfagno, Administrative Coordinator/Board Secretary	1	\$27.03	\$27.03
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	\$0.74	\$0.74

TOTAL ADMINISTRATIVE FEES DUE

\$302.16

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



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

Parcel 00-00-31-150A-0002-0120

Owners

HOOVER EUGENE T JR
 1717 BEECH STREET
 FERNANDINA BEACH, FL 32034

Parcel Summary

Situs Address	1717 BEECH ST
Use Code	0100: SINGLE FAMILY
Tax District	2: Fernandina
Acreage	.0000
Section	18
Township	3N
Range	28
Subdivision	OAK L PK #1 PBK2-52
Exemptions	HX: Homestead (196.031(1)(a)) (100%) HB: Homestead Banded (196.031(1)(ab)) (100%)

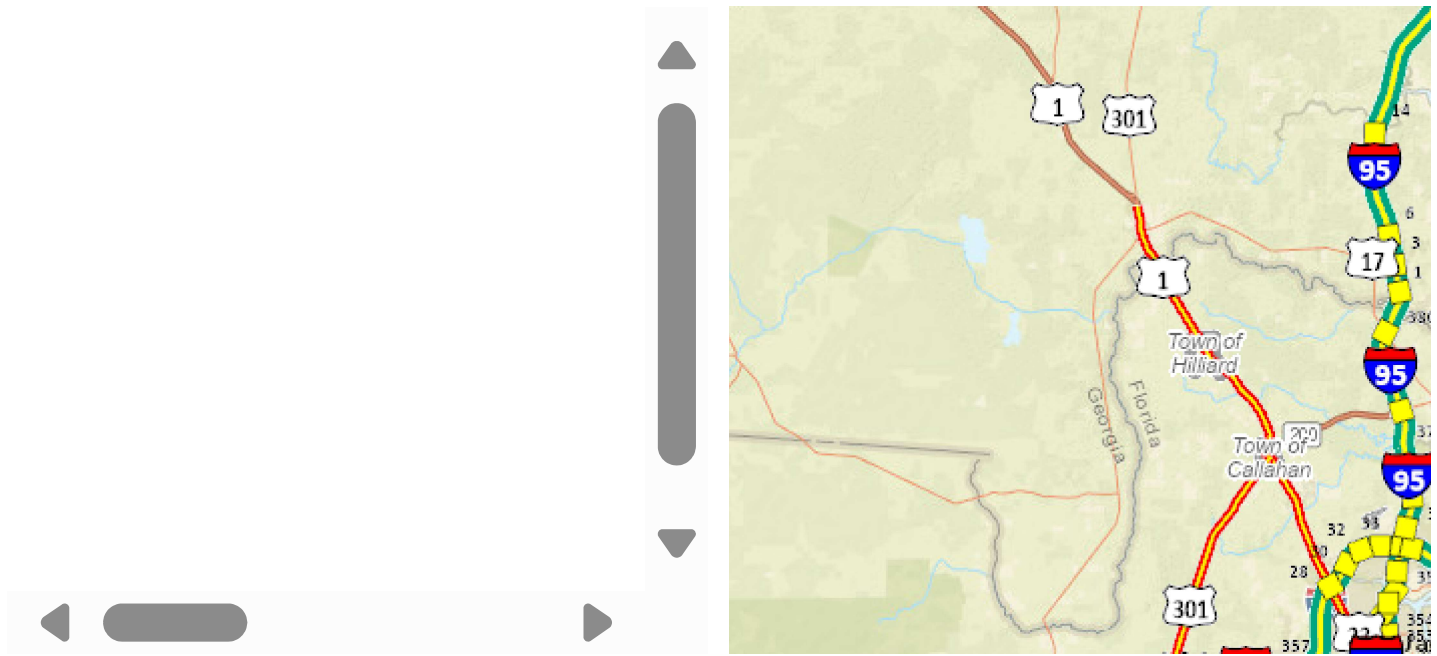
Short Legal

BLOCK 2 LOTS 12 & 14
 IN OR 1452/1886
 EX N20 FT OF 12...

Values

	2025 Preliminary Values	2024 Certified Values
Land Value *	\$261,600	\$261,600
(+) Improved Value	\$191,375	\$183,480
(=) Market Value	\$452,975	\$445,080
(-) Agricultural Classification	\$0	\$0
County Assessed Value	\$153,751	\$149,418
(=) School Taxable Value ***	\$128,751	\$124,418
(=) County Taxable Value	\$103,029	\$99,418





Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	V/I	Sale Price	Ownership
WD 1452/1886	2006-10-17	Q	Improved	\$240,000	Grantor: ALLAN ANDREW S III & Grantee: HOOVER EUGENE T JR
PR 1373/1115	2005-12-13	Q	Improved	\$100	Grantor: ALLAN ANDREW S III P/R Grantee: ALLAN ANDREW S III ETAL

Buildings

Building # 1, Section # 1, 178477, RESIDENTIAL

Heated Sq Ft	Year Built	Value
1440	1952	\$184,722

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	10	ABOVE AVG
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IW	Interior Wall	06	CUST PANEL
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
BUD8	BUD8 Adjustment	02	DIST FB

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,440	100%	1,440
FOP	112	30%	34
PTO	112	5%	6
UGR	624	45%	281



CITY OF FERNANDINA BEACH

Code Enforcement Department

George Wells

Crystal Rimes

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

October 17, 2025

Case Number: CODE-2024-0276

Cert. #: 9589 0710 5270 1049 2473 85

IN THE MATTER OF:

Eugene Hoover Jr
1717 Beech ST
Fernandina Beach, FL 32034

PREMISES: 1717 BEECH ST., FERNANDINA BEACH, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 2 LOTS 12 & 14 IN OR 1452/1886 EX N20 FT OF 12

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**

**All vehicles on private property must have current tags By 11/17/2025
displayed on them or be stored inside an enclosed garage.**

(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 4, 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.

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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

Sr. Code Enforcement Officer




Crystal Rimes

Code Enforcement

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.

2024-0276 1717 Beech St.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee B. Received by (Printed Name) Eugene Hoover C. Date of Delivery 10-20-25</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> Eugene Hoover Jr 1717 Beech ST Fernandina Beach, FL 32034 </div>  <p>9590 9402 9484 5069 3794 48</p>	<p>D. If delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> YES, enter delivery address below: <input type="checkbox"/> No</p> <p style="text-align: center; color: red; font-weight: bold;">OCT 24 2025</p> <p style="text-align: center; color: blue; font-weight: bold;">RECEIVED CODE ENFORCEMENT City of Fernandina Beach</p>
<p>2. Article Number (Transfer from service label) 9589 0710 5270 1049 2473 85</p>	<p>3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>

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

9589 0710 5270 1049 2473 85

U.S. Postal Service™ Code Enf
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only 2024-0276

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

OFFICIAL USE

Certified Mail Fee	\$ 5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<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	\$.74
Total Postage and Fees	\$ 10.44

Sent To
Eugene Hoover Jr
1717 Beech ST
Fernandina Beach, FL 32034

Postmark Here
OCT 17 2025
 FERNANDINA BEACH, FL
 USPS 32034

PS Form 3811, July 2020 PSN 7530-02-000-9053 See Reverse for Instructions

B U I C K

MYFLORIDA.COM 07-24
TR1 3CY

10.15.2025 16:35



10.15.2025 16:35



10.15.2025 16:35