



CODE ENFORCEMENT & APPEALS BOARD HEARING
THURSDAY, NOVEMBER 2, 2017
5:30 P.M.
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

*Item 3.1 *amended* to include evidence.

*Item 2 (added backup)

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

2. APPROVAL OF MINUTES

Documents:

[10-03-17 CEAB Minutes Draft.doc](#)

3. NEW BUSINESS

3.1. FAY JONES, REGINALD JONES (JT/RS), 1543 N. FLETCHER AVENUE, CASE NUMBER 17-00055

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 are prohibited. *Requesting Board determination of the case.*

Documents:

[507 S 16th St..pdf](#)

4. BOARD BUSINESS

5. ADJOURNMENT

THE NEXT REGULAR CEAB MEETING IS SCHEDULED FOR THURSDAY, DECEMBER 7, 2017 AT 5:30 PM.

Quasi-Judicial – Denotes that the item must be conducted as a Quasi-Judicial hearing in accordance with City Commission established procedure and Florida Statutes.

All members of the public are invited to be present and be heard. Non-English speaking individuals may request a language or sign interpreter at least ten (10) working days prior to this meeting. Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

For information regarding this matter, please contact the Code Enforcement Department (904) 310-3136. If any person decides to appeal any decision made by the Code Enforcement & Appeals Board with respect to any matter considered at such meeting he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be made.

1. **Call to Order** – Vice-Chair Desilet called the hearing to order at 5:35 pm.

Roll Call/Determination of Quorum

Members Present

Carlton "Buddy" C. Boyd
Cynthia Crow
Gail Schults

Adam Kauffman
Marlene Chapman

Members Absent

Scott Steffen

Henry Bryd

Others Present:

Valerie Faltimer, Board Attorney
Michelle Forstrom, Code Enforcement Manager
George Wells, Code Compliance Officer
Angela Lester, Recording Secretary

2. **Approval of Minutes** - The Minutes of the May 3, 2017, Minutes were presented for approval. **A motion was made by Member Crow, seconded by Member Kauffman, to approve the Minutes. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

3. **Old Business**

- 3.1. **Update on Case 17-00007, Mark O'Brien, Taylor Rental Center** – Attorney Bach was unable to attend this meeting to give an update.

4. **New Business**

- 4.1 **Walter I. Champion Estate, 221 S. 5th Street, Case Number 17-00007**

Violation of the City of Fernandina Beach, Code of Ordinances, Section 42-116 (a), Cleaning of lots; maintenance of structures, and that the respondent pay the administrative fees incurred. Requesting Board determination of the case.

Michelle Forstrom, Code Enforcement Manager read the Staff Report and gave the history of the case.

Bryan McCarthy, 204 S. 18th Street, Fernandina Beach stated the family has been working very hard to clean the yard and maintain the home. He and his wife have a dumpster on site. With Hurricane IRMA in site this weekend he is asking for an additional week to complete the cleaning of the yard. He explained the difficulty of the present situation with family members.

A motion was made by Member Kauffman that the property was found in violation of the City of Fernandina Beach, Code of Ordinances, Section 42-116 (a), Cleaning of lots; maintenance of structures, and that the respondent will have no fees assessed and recover administrative fees not to exceed \$300.00. **Action:** Approved, Moved by Member Kauffman, **Seconded by** Member Crow.

4.2 Michael Richardson, 314 Elm Street, Case Number 17-00024

Violation(s) of the City of Fernandina Beach, Code of Ordinances, Section 42-116 (a & b), cleaning of lots; maintenance of structures; and 42-173 Wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. Requesting Board determination of the case.

Michelle Forstrom, Code Enforcement Manager read the Staff Report and gave the history of the case.

Michael Richardson, 314 Elm Street explained he has a friend that has been dumping items on the property for some time. He asked if he could have an extension due to Hurricane IRMA heading this way. After much discussion he explained he would bring the property into compliance.

The Board had a brief discussion on what timeframe to allow Mr. Richardson to come into compliance. A motion was made by Member Kauffman that the property was found in violation of the City of Fernandina Beach, Code of Ordinances, Section 42-116 (a & B), cleaning of lots; maintenance of structures; and section 42-173 wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. Impose fines of \$100.00 per day, per violation until property comes into compliance beginning September 26, 2017 for cleaning of lot and moving the wrecked or inoperable vehicles; and November 1, 2017 for the maintenance of the structure and recover administrative fees. **Action:** Approved, **Moved by** Member Kauffman, **Seconded by** Member Crow.

4.3 Hazel Richo, 330 S. 12th Street, Case Number 17-00026

Violation of the City of Fernandina Beach Code of Ordinances, Section 42-173 Wrecked or inoperable motor vehicles. Requesting board determination of the case.

George Wells, Code Compliance Officer read the Staff report and the history of the case.

No one spoke on this case.

A motion was made by Member Crow that the property was found in violation of the City of Fernandina Beach, Code of Ordinances, Section 42-173 Wrecked or inoperable motor vehicles and impose fines of \$100.00 per day until property comes into compliance beginning September 12, 2017; and recover administrative fees. **Action:** Approve, **Moved by** member Crow, **Seconded by** Member Kauffman.

3.4 Mark C. Holcey, Carlos D. Holcey, Cherrell M. Holcey, & Gus A. Holcey, 619 S. 10th Street, Case Number 17-00038

Violation of the City of Fernandina Beach Code of Ordinances, Section 42-173, Wrecked or Inoperable motor vehicles. Requesting board determination of the case.

George Wells, Code Compliance Officer read the Staff Report and gave the history of the case..

No one spoke on this case.

A motion was made by Member Crow that the property was found in violation of the City of Fernandina Beach, Code of Ordinances, Section 42-173, Wrecked or inoperable motor vehicles, the respondent pay fines of \$100.00 per day until property comes into compliance beginning September 12, 2017; the administrative fees incurred. **Action:** Approve, **Motion by** Member Crow, **Seconded by** Member Kauffman.

4.5 **James P. Ranosky, 85377 Owens Road, Case Number 16-00001**

Violation of the City of Fernandina Beach Code of Ordinances, Section 42-116 (a & b) Cleaning of lots; Maintenance of structures. Requesting board determination of the case.

George Wells, Code Compliance Officer read the Staff Report and gave the history of the case. . Michelle Forstrom, Code Enforcement Manager shared the past history of Code Enforcement visits.

No one spoke on this case

A motion was made by Member Kauffman that the property was found in violation of the City of Fernandina Beach, Code of Ordinances, Section 42-116 (a & b) Cleaning of lots; Maintenance of structures and that fines of \$100.00 per day until property comes into compliance beginning September 12, 2017; and that the respondent pay the administrative fees incurred. **Action:** Approved, **Motion by** Member Kauffman, **Seconded by** Member Crow.

5. **Board Business**

Next Meeting – The next regular meeting would be November 2, 2017

6. **Adjournment** - There being no further business to come before the Code Enforcement and Appeals Board, the meeting was adjourned 6:45 pm.

Secretary

Clayton "Buddy" Boyd, Chair

STAFF REPORT
Case 17-00055
City of Fernandina Beach Code Enforcement & Appeals Board
November 2, 2017

Violation Information

Owner: Faye & Reginald Jones (JT/RS)
1543 N. Fletcher Ave.
Fernandina Beach, FL 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: 507 South 16th Street, Fernandina Beach FL 32034

Summary and Background Information

August 10, 2017, Proactive sweep observed and confirmed an inoperable vehicle (Silver Nissan) untagged on the front driveway.

August 10, 2017, I left a door hanger on the front door giving the occupant a written warning of ten (10) days to correct the violation. Took pictures.

August 21, 2017, 2nd inspection of property revealed no change in violation. I gave an extension to 9/4/17 to correct.

September 18, 2017, 3rd inspection of property on field visit showed no correction of violation.

September 19, 2017, I mailed out NOV/NOH letter via certified mail to owner. It came back refused.

October 18, 2017, I hand delivered a copy of the NOV/NOH letter to tenant at 507 S. 16th St. I posted a NOV/NOH letter at owners address at 1543 N. Fletcher Ave on the front door. I took a picture of posting.

Conclusion

I spoke with the tenant that is living in this house on three (3) different occasions about this violation. No correction has been made to date.

Recommendation

Staff recommends a \$100.00 per day fine for the violation, along with administrative fees incurred.

Submitted by:



George Wells
Code Compliance Officer

Action Report
City of Fernandina Beach
CASE INSPECTION/REPORT

10/23/2017, 3:27PM

Printed by gwells

CASE NUMBER 17-00055 DATE CASE WAS OPENED: 08/10/2017 DATE SCHEDULED: 08/10/2017
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

FAY & REGINALD JONES (JT/RS)
507 S 16TH STREET
CENTER OF TOWN

OPENING COMMENTS
08/10/17 REC. COMPLT ABOUT INOP VEHICLE ON PROPERTY. GW

FIRST INSPECTION
ACTION COMMENTS
08/10/17 CONFIRMED THAT THERE WAS A SILVER NISSAN THAT WAS UNTAGGED IN DRIVEWAY. TK PICS. GW

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**Action Report
City of Fernandina Beach
CASE INSPECTION/REPORT**

10/23/2017, 3:27PM

Printed by gwells

CASE NUMBER 17-00055 DATE CASE WAS OPENED: 08/21/2017 DATE SCHEDULED: 08/21/2017
WRECKED OR INOPERABLE VEHICLES ON PRIVATE PROPERTY
ASSIGNED TO: CODE COMPLIANCE OFFICER CHIP WELLS

FAY & REGINALD JONES (JT/RS)
507 S 16TH STREET
CENTER OF TOWN

OPENING COMMENTS
08/10/17 REC. COMPLT ABOUT INOP VEHICLE ON PROPERTY. GW

SECOND INSPECTION
ACTION COMMENTS
08/21/17 2ND INSPECTION- NO CHANGE. GW

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AFFIDAVIT OF SERVICE


State of Florida
County of Nassau

Code Enforcement Case Number: 17-00055

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

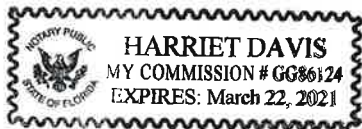
1. That I am an employee of the City of Fernandina Beach, Code Enforcement;
2. That part of my duties include posting Notice of Violation/Notice of Hearing letters, and other correspondence; and
3. That on the 18th day of October, 2017, at 11:02 A.M., I delivered and posted on the front door the Notice of Violation/Notice of Hearing letter for **Case 17-00055, Faye Jones & Reginald Jones (JT/RS), 507 South 16th St., Fernandina Beach, FL 32034** to **Faye Jones & Reginald Jones (JT/RS), 1543 North Fletcher Ave., Fernandina Beach, FL 32034.**

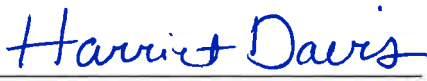
FURTHER AFFIANT SAYETH NAUGHT.

Signature: 
George Wells
(Printed name of Code Compliance Officer)

Subscribed and sworn to before me, a notary public in and for the State of Florida, this 18th day of October, 2017.

(SEAL)



Signature: 
Harriet Davis
(Printed name of Notary)



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

September 19, 2017

Case Number: 17-00055

Cert. #:7013 0600 0000 5302 6290

IN THE MATTER OF:

Fay Jones,
Reginald Jones (JT/RS)
1543 North Fletcher Ave.
Fernandina Beach, FL 32034

PREMISES: 507 South 16th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 6 LOT 18 IN OR 2045/509 OAK LAWN PARK #6 PB 3/40, FERNANDINA BEACH, FLORIDA 32034**

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **42-173 Wrecked or Inoperable motor vehicle on private property declared a nuisance and prohibited.** (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses the silver Nissan automobile that is parked in the driveway without a current tag on it.

Therefore, you are hereby directed to remedy and discontinue the problems by: (A) removing, storing properly and/or currently tag all **vehicles** that are parked on this property by September 29th, 2017 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: November 2nd, 2017
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

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

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

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

PLEASE GOVERN YOUR SELF ACCORDINGLY.

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



George Wells
Code Compliance Officer

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

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

Property Search Sales Search Nassau Home

OWNER NAME	JONES FAY &	PARCEL NUMBER	00-00-31-150F-0006-0180
MAILING ADDRESS	JONES REGINALD (JT/RS) 1543 NORTH FLETCHER AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
	FERNANDINA BEACH, FL 32034	MILLAGE	20.2467
		PROPERTY USAGE	SINGLE FAMILY
LOCATION ADDRESS	507 16TH ST S	DEED ACRES	0
	FERNANDINA BEACH 32034	HOMESTEAD	N
		PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 6 LOT 18 IN OR 2045/509 OAK LAWN PARK #6 PB 3/40	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Preliminary Values

JUST VALUE OF LAND	\$46,827
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$66,116
TOTAL MISC VALUE	\$261
JUST OR CLASSIFIED TOTAL VALUE	\$113,204
ASSESSED VALUE	\$101,940
EXEMPT VALUE	\$0
TAXABLE VALUE	\$101,940

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	86	FF	18-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SINGLE FAM	1,575	1,227	3	1	CONC BLOCK		AIR DUCTED	FORCED AIR	1956	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS (L x W)	UNITS	YEAR BUILT
CONCRETE A	45 X 9	405	1956
CONCRETE A	9 X 3	27	1956

Sales Information

SALE DATE	BOOK / PAGE	DOC# / PAGE	PRICE	INSTRUMENT	QUALIFICATION	APPROVED (AT TIME OF SALE)	GRANTOR	GRANTEE
04/27/2016	2045/509	2045/509	100	QC	U	Y	JONES FAY & DOUGLAS	JONES FAY & REGINALD
08/01/2006	1433/1275	1433/1275	100	QC	U	Y	JONES FAY TRUSTEE	JONES FAY & DOUGLAS
08/25/1999	896/1498	896/1498	100	WD	U	Y	JONES FAY	JONES FAY TRUSTEE
09/30/1997	808/190	808/190	17500	WD	U	Y	COLAIOCCO RALPH PAT	JONES FAY COLAIOCCO
09/01/1986	497/75	497/75	41500	WD	U	Y		
01/01/1976	229/287	229/287	22500	WD	Q	Y		

17-00055

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



7013 0600 0000 5302 6290
7013 0600 0000 5302 6290

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

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

OFFICIAL USE

Postage	\$	1.47
Certified Fee		3.30
Return Receipt Fee (Endorsement Required)		2.70
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.47

Postmark
Here

FAY & REGINALD JONES
1543 N. FLETCHER AVE.
FERNANDINA BEACH, FL 32034

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

FAY & REGINALD JONES
1543 N. FLETCHER AVE.
FERNANDINA BEACH, FL 32034

2. Article Number
 (Transfer from service label)

7013 0600 0000 5302 6290

PS Form 3811, July 2013

Domestic Return Receipt

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
- Certified Mail®
 - Registered
 - Insured Mail
 - Priority Mail Express™
 - Return Receipt for Merchandise
 - Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

Certified Mail

- A mailing receipt
- A unique identifier
- A record of the item
- Important Return Receipt
- Certified Mail™
- Certified Mail™
- NO INSURANCE
- Valuable items
- For an address
- Delivery to other
- Property to other
- Fee for postage and
- a postage meter
- For an address
- address's full
- endorsement
- in a postage meter
- at the post office
- receipt is not required

PS Form 3800, April 2013



507





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

October 18, 2017 Case Number: 17-00055

Cert. # 7013 0600 0000 5302 6290

IN THE MATTER OF:

Fay Jones,
Reginald Jones (JT/RS)
1543 North Fletcher Ave.
Fernandina Beach, FL 32034

PREMISES: 507 South 16th Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 6 LOT 18 IN OP: 2043509 OAK LAWN PARK #6 PB 3/40, FERNANDINA BEACH, FLORIDA 32034**

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **42-173 Wrecked or Inoperable motor vehicle on private property declared a nuisance and prohibited.** (These can be found on the City's website: www.fbi.us/code) This letter specifically addresses the silver Nissan automobile that is parked in the driveway without a current tag on it.

Therefore, you are hereby directed to remedy and discontinue the problems by: (A) removing, storing properly and/or currently tag all vehicles that are parked on this property by October 28th, 2017 ten (10) days from the date of this notice, and if this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE: November 2nd, 2017
TIME: 5:30 p.m.
LOCATION: City Commission Chambers, 204 Ash Street
Fernandina Beach, Florida 32034

10/18/2017 10:42 AM



10/18/2017 10:42 AM

