



CODE ENFORCEMENT & APPEALS BOARD HEARING  
FEBRUARY 4, 2016  
6:00 P.M.  
CITY HALL COMMISSION CHAMBERS  
204 ASH STREET  
FERNANDINA BEACH, FL 32034

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

**2. APPROVAL OF MINUTES**

**2.1. OCTOBER 1, 2015 CEAB REGULAR HEARING**

**Documents:** [CEAB Minutes 10012015.pdf](#)

**3. OLD BUSINESS**

**3.1. PIRATE PAINTING, 924 DIVISION STREET, CASE 15-00064**

Repeat and continued violation(s) of the City of Fernandina Beach Code of Ordinances exist: Chapter 7.01.05 Specific Parking Restrictions for Commercial Vehicles, Recreation Vehicles, Boats and Trailers of the City of Fernandina Beach Land Development Code; and that Sections 74-62 thru 74-66; 74-72 thru 74-75, Local Business Tax Receipts of the City of Fernandina Beach Code of Ordinances; and Chapter 2.03.02 Table of Land Uses; 5.01.02 D & E Home Occupations of the City of Fernandina Beach Land Development Code continue to exist. *Requesting board determination of the case.*

**Documents:** [Case 15-00064 924 Division Street.pdf](#), [924 Division Street - Pirate Painting 01-06-2016.pdf](#)

**4. NEW BUSINESS**

**4.1. RIDDLE, CAROYN E., 4187 SOUTH FLETCHER AVENUE, CASE 14-00047**

Violation(s) of the City of Fernandina Beach Code of Ordinances continue to exist (after granting an extension): Sections 42-116 (a & b), Cleaning of lots; Maintenance of Structures. *Requesting board determination of the case.*

**Documents:** [Case 14-00047 4187 South Fletcher.pdf](#), [4187 S Fletcher Ave 01-13-2016.pdf](#)

**4.2. RANKOSKY, JAMES P., 613 FIR STREET, CASE 16-00001**

Violation(s) of the City of Fernandina Beach Code of Ordinances : Sections 42-116(a), Cleaning of lots; maintenance of structures. *Requesting board determination of the case.*

**Documents:** [Case 16-00001 613 Fir Street.pdf](#), [613 Fir Street 2016 01-29.pdf](#)

**5. BOARD BUSINESS**

**6. ADJOURNMENT**

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)

3115 or 1177/BB 711 (for the hearing of speech impaired).

For information regarding this matter, please contact the Community Development Department (904) 310-3135. If any person decides to appeal any decision made by the Code Enforcement & Appeals Board with respect to any matter considered at such meeting s/he 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.

**I. Call to Order** – Chair Kaufman called the hearing to order at 6:01 pm.

**Roll Call/Determination of Quorum**

**Members Present**

Adam D. Kaufman, Chair  
Henry Byrd  
Andre' Desilet

Carlton "Buddy" C. Boyd, Vice-Chair  
Cynthia Crow  
Benjamin Morrison

**Members Absent**

Scott Steffen (excused)

**Others Present:**

Valerie Faltemier, Board Attorney  
Michelle Forstrom, Code Compliance Officer  
Cathy Sabattini, Recording Secretary

**II. Approval of Minutes** - The Minutes of the June 4, 2015 Regular Hearing Minutes were presented for approval. **A motion was made by Member Desilet, seconded by Member Crow, to approve the Minutes as submitted. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

Ms. Forstrom reported Amelia Auto Mart, Case 15-00056 came into compliance and removed item 3.1 from the board's consideration.

There were no ex parte communications to be disclosed by the board members and Board Attorney Faltemier briefly explained the quasi-judicial procedures. Ms. Sabattini administered the oath to those parties that were about to present testimony.

**III. New Business**

**3.1. Amelia Auto Mart, 302 South 8th Street, Case 15-00056** - Violation(s) of the City of Fernandina Beach Code of Ordinances: Sections 74-62 thru 74-66; 74-72 thru 74-75, Local Business Tax Receipts (operating a business without a current Local Business Tax Receipt). *Requesting board determination of the case.*

***This item was removed from the agenda, since the business came into compliance.***

**3.2. Taylor Rental Center, 400 S. 8th Street, Case 15-00058** - Violation(s) of the City of Fernandina Beach Code of Ordinances: Section 42-116 (b) Cleaning of lots; Maintenance of Structures; and Chapters 5.03.04 (c), Inspection of signs, (d) Unsafe signs and sign violating the Land Development Code (LDC), (f) Maintenance of signs (disrepair of the Taylor Rental sign). *Requesting board determination of the case.*

Ms. Forstrom presented a summary of the case including a timeline that started on July 8, 2015 when she spoke with the property owner, Mark O'Brien about the missing side of the business

sign. She reported on September 14, 2015 she sent a Notice of Violation/Notice of Hearing. She stated on September 24<sup>th</sup> she inspected the property again and found the sign still had not been repaired. She presented pictures of the property, and reported she had not heard from anyone regarding the sign that was still in disrepair. She recommended assessing \$100.00 fine per day until this property is in compliance and recover administrative fees incurred until compliance is achieved. Chair Kaufman inquired the amount of administrative fees. Ms. Forstrom estimated the fees to be under \$250.00. Member Boyd questioned if the owner made contact that materials were ordered. Ms. Forstrom replied no. It was noted first contact with the property owner was July 8, 2015.

There was no representative present from Taylor Rental Center.

After a brief discussion about an appropriate motion, Board Attorney Faltemier pointed out the language in the Notice of Violation/Notice of Hearing letter states that the owner was directed to repair the sign by September 24, 2015 and that it would be referred to the board. She noted the owner clearly had notice at that time that at this hearing this case would be decided. **A motion was made by Member Desilet, seconded by Member Crow, to find the respondent in violation of the City of Fernandina Beach Code of Ordinances: Section 42-116 (b) Cleaning of lots; Maintenance of Structures; and Chapters 5.03.04 (c), Inspection of signs, (d) Unsafe signs and sign violating the Land Development Code (LDC), (f) Maintenance of signs; and to start assessing a fine of \$100.00 a day starting October 2, 2015 until the property is brought into compliance and to recover administrative fees incurred. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

It was noted that Ms. Forstrom would hand deliver the findings of fact for this case on Friday, October 2<sup>nd</sup>.

**3.3. McNeil, Delores M., 1109 Gum Street, Case 15-00060** - Violation(s) of the City of Fernandina Beach Code of Ordinances: 42-116 (a) Cleaning of lots; Maintenance of Structures; and 42-173 Wrecked or Inoperable motor vehicles on private property declared a nuisance and prohibited (overgrown yard; junk and debris in the yard and inoperable vehicles and vehicles that are not currently tagged in the yard). *Requesting board determination of the case.*

Ms. Forstrom submitted all evidence into the record for all the cases. She presented a summary of this case that started on July 1, 2015 with an inspection of the property due to complaints over the property being overgrown, junk/debris in the yard, inoperable vehicles, and vehicles without current tags. She also presented pictures of the property and reported on July 28<sup>th</sup> she received a voicemail from the property owner that she would work on compliance. She reported on September 14, 2015 a Notice of Violation/Notice of Hearing was sent and on September 17<sup>th</sup> she returned Ms. McNeil's phone call and left her a voicemail. She stated today she inspected the property and it appeared that some cleanup had occurred, but the property was still in violation and the vehicles were in the same spot they were in over the last two months. She recommended assessing a \$50.00 fine per day for the yard and \$50.00 fine per day per vehicle until the property is in compliance, and recover administrative fees incurred until compliance is achieved.

Ms. Delores McNeil explained she has been struggling and she didn't have any income. Chair Kaufman noted the cars have been there awhile. Ms. McNeil replied the red vehicle the police took the tag off, the other one is part of an ongoing divorce, and the other one belongs to her nephew who was in prison. Member Desilet inquired if the vehicles run. Ms. McNeil replied yes, but they haven't been moved due to not having tags or insurance.

Member Morrison requested clarification about the junk/debris in the yard. Ms. Forstrom reported Ms. McNeil has cleaned a lot of it up, but there were still some minor things on the side. Member Boyd inquired if the cars were in the driveway would they still be in violation. Ms. Forstrom replied yes, because they are not tagged. She stated they are considered inoperable vehicles and per the City's Ordinance it says you cannot have them on any property in the City limits. Chair Kaufman inquired if Ms. McNeil intended to keep those cars. Ms. McNeil replied yes and noted they have to be insured and tagged. There was some discussion about the vehicles on the property (one owned by Ms. McNeil, one was her nephew's, and one was held up as part of a divorce settlement). The board had some discussion about the respondent coming up with a plan to bring the property into compliance. It was noted if Ms. McNeil found another location for the cars the police would follow her while she moved the cars. The board discussed the violations on the property and the respondent coming up with a solution to come into compliance. It was suggested Ms. McNeil come up with a plan and share that plan with Ms. Forstrom on Tuesday, October 6, 2015.

**A motion was made by Member Crow, seconded by Member Morrison, to find the respondent in violation of the City of Fernandina Beach Code of Ordinances 42-173 wrecked or inoperable motor vehicles on private property declared a nuisance and prohibited. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

There was some discussion about a reasonable timeframe to come into compliance. Ms. Forstrom briefly explained to the board what was necessary for the property to come into compliance. She pointed out if she cannot see it from the right-of-way then there is no violation, because she has no evidence. The board deliberated about an appropriate timeframe for the property to come into compliance. **A motion was made by Member Desilet, seconded by Member Morrison, that the property be brought into compliance by November 5, 2015 or a fine would be assessed at \$50.00 per vehicle per day until brought into compliance and recover administrative fees.** Ms. Sabattini inquired about the board's discussion about the respondent bringing a plan to Ms. Forstrom by Tuesday, October 6<sup>th</sup> at 9:00 am. Chair Kaufman clarified the board wanted the property in compliance on or before November 5<sup>th</sup>. Member Crow advised Ms. McNeil to stay in contact with Ms. Forstrom, because she has solutions and is very helpful. After a brief discussion, **vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**

**3.4. Pirate Painting, 924 Division Street, Case 15-00064** - Violation(s) of the City of Fernandina Beach Code of Ordinances: Sections 42-42 Nuisances, Generally, Prohibited; 42-116 (a) Cleaning of lots; Maintenance of Structures; 74-62 thru 74-66; 74-72 thru 74-75, Local Business Tax Receipts; and Chapter 2.03.02 Table of Land Uses; 5.01.02 D & E Home

Occupations; and 7.01.05 Specific Parking Restrictions for Commercial Vehicles, Recreation Vehicles, Boats and Trailers (operating a painting business in a zone that is not permitted; storing paint business equipment, paint and other chemicals in a residential neighborhood causing a nuisance; operating a business without a Local Business Tax Receipt; parking commercial vehicles and trailers in the yard of a residential property). *Requesting board determination of the case.*

Ms. Forstrom presented a summary of the case that started on August 26, 2015 when she went to this property after receiving complaints about a painting business being run from this house. She explained she spoke to the owner about not being able to run a business from a residential property, and that he was in violation of not having a Local Business Tax Receipt (LBTR). She provided further details of this case as contained in the staff report and presented pictures of the property. She reported she inspected the property today and one company van, one company trailer, and paint and other business items were being stored at this location. She recommended the owner remove all paint, chemicals, and business related items from the yard and carport; remove all commercial vehicles from the property; and apply for a homebased business tax receipt for an office only for this location. She further recommended the respondent be fined \$50.00 per day per violation until this property is in compliance and recover administrative fees until compliance achieved.

Mr. Edward Gainey explained they were told that they did not need a tax receipt because they don't have people coming into our business. Ms. Kerry-Anne Gainey reported they sold one of the trailers. Mr. Gainey stated the business has taken a downturn over the last year, and he was forced to move out of the storage unit since he was unable to pay for it. He commented he put as much as he could in the yard, and with all the rain and working he hasn't had a chance to clean it up. He noted it was wrong that he had not returned Ms. Forstrom's phone calls. He requested a little time to get it all cleaned up. He stated right now the only thing having to do with the business in the yard is the big trailer and the van. He reported that the purple van would be going to the junkyard. He inquired if he was unable to drive the truck and trailer home every day. Ms. Forstrom explained the City's code says you cannot store a trailer in your front yard. She stated if the trailer was moved where the van was then that would be ok. There was a brief discussion about this noting that the trailer had to be in either the side yard, backyard, or in an adjacent enclosed structure.

It was explained to the board and respondent that anyone doing business in the City of Fernandina Beach must have a LBTR, and that the County does not issue LBTRs. Ms. Forstrom pointed out it had to be office only, because none of the paint can be stored at this address. Mr. Gainey commented if the board could give him thirty days he would have everything done. There was a review of the photograph taken at the property today, and the board and respondent were shown where the trailer could be parked on the property. Ms. Forstrom referred to the photographs of the property and pointed out the items that needed to be cleaned up. It was noted that paint was a chemical and there are regulations for its storage. The board had some discussion about what was needed to bring this property into compliance. The board reviewed the specific violations for this case and deliberated about an appropriate motion. Included in the deliberation was a practical timeframe to bring the property into compliance. **A motion was made by Member Crow, seconded by Member Morrison, to**

**find the respondent in violation of the City of Fernandina Beach Code of Ordinances: Sections 42-42 Nuisances, Generally, Prohibited; 42-116 (a) Cleaning of lots; Maintenance of Structures; 74-62 thru 74-66; 74-72 thru 74-75, Local Business Tax Receipts; and Chapter 2.03.02 Table of Land Uses; 5.01.02 D & E Home Occupations; and 7.01.05 Specific Parking Restrictions for Commercial Vehicles, Recreation Vehicles, Boats and Trailers; and that the property be brought into compliance on all accounts by October 21, 2015 and to recover all administrative fees incurred to date; and if the property is not brought into compliance on October 21<sup>st</sup> a fine of \$50.00 per violation (LBTR, parking of commercial vehicle, and storage of business equipment) per day. It was noted that the LBTR could not be signed off until the property was brought into compliance, but the submission of a complete application for a LBTR would resolve one violation for this case. **Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.****

**IV. Board Business** – Ms. Forstrom and Ms. Sabattini reminded the board that there were still vacancies for alternates on the board. It was noted the board application was available on the City’s website.

**V. Adjournment** - There being no further business to come before the Code Enforcement and Appeals Board, the meeting was adjourned 7:20 pm.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Adam Kaufman, Chair



# City of Fernandina Beach

## CODE ENFORCEMENT

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

January 12, 2016

Case Number: 15-00064

Cert. #: 7007 3020 0002 0133 7964

IN THE MATTER OF:

Edward B & Kerry Anne Mantell Gainey  
924 Division Street  
Fernandina Beach, FL 32034

PREMISES: Pirate Painting, 924 Division ST, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 213 S'LY 65.5 FT of N'LY 90 FT of E'LY 100 FT of W'LY 130 LOT 6, Fernandina Beach, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach is notifying you of alleged repeat violation(s) and contends that the following repeat and continued violation(s) exist: **Chapter 7.01.05 Specific Parking Restrictions for Commercial Vehicles, Recreation Vehicles, Boats and Trailers** of the City of Fernandina Beach Land Development Code; and that **Sections 74-62 thru 74-66; 74-72 thru 74-75, Local Business Tax Receipts** of the City of Fernandina Beach Code of Ordinances; and **Chapter 2.03.02 Table of Land Uses; 5.01.02 D & E Home Occupations** of the City of Fernandina Beach Land Development Code continue to exist (These can be found on the City's website: [www.fbfl.us/code](http://www.fbfl.us/code)). The Code Enforcement & Appeals Board ordered your property into compliance by October 21, 2015. This office contends that you appeared to have removed all commercial vehicles and equipment from this property by the compliance date mentioned above, but have now brought back a company trailer, and vehicle which is parked at this residential property daily. You continue to operate a painting business in a zone that is not permitted and operate this business without a Local Business Tax Receipt.

I have also included the ongoing daily fines plus the administrative fees owed as of the date of this letter. The current fines will continue to accrue daily until this property is brought into complete compliance. A lien has already been placed on this property.

Because these are repeat violations as stated pursuant to Section 162.06 (3), Florida Statutes, I am requesting a hearing before the Code Enforcement & Appeals Board for action at the date and time listed below.

DATE: February 4, 2016  
TIME: 6:00 p.m.  
LOCATION: City Commission Chambers, 204 Ash Street  
Fernandina Beach, Florida 32034

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

If the Board finds that you are in repeat 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, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED \$500.00 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).

Respectfully,

A handwritten signature in cursive script, appearing to read "Michelle D. Forstrom".

Michelle D. Forstrom  
Code Enforcement Manager

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  
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Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To **EDWARD B & KERRY ANNE MANTELL**  
**GAINEY**  
 924 DIVISION STREET  
 FERNANDINA BEACH, FL 32034

PS Form 380

**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:  
**EDWARD B & KERRY ANNE MANTELL**  
**GAINEY**  
 924 DIVISION STREET  
 FERNANDINA BEACH, FL 32034

2. Article Number  
 (Transfer from service label) **7007 3020 0002 0133 7964**

**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  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

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Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To **EDWARD B & KERRY ANNE MANTELL**  
**GAINEY**  
 924 DIVISION STREET  
 FERNANDINA BEACH, FL 32034

7007 3020 0002 0133 7964





# City of Fernandina Beach

## CODE ENFORCEMENT

### CODE ENFORCEMENT & APPEALS BOARD 2<sup>ND</sup> NOTICE OF VIOLATION/NOTICE OF HEARING

January 14, 2016

Case Number: 14-00047

Cert. #: 7007 3020 0002 0133 4970

IN THE MATTER OF:

Carolyn E Riddle  
2455 Will Hardee Road  
Fernandina Beach, FL 32034

PREMISES: 4187 South Fletcher Avenue, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is **IN OR 757 PG 76 PT SEC 10 TWN 2N RGE 28E, City of Fernandina Beach, FL 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) continue to exist (after granting you an extension): **Sections 42-116 (a & b), Cleaning of lots; Maintenance of Structures.** (This can be found on the City's website: [www.fbfl.us/code](http://www.fbfl.us/code)). This letter specifically addresses the disrepair of outside staircase, deck, and beams which has made this structure unsafe.

Therefore, you are hereby directed to remedy and discontinue the problems by: repairing outside staircase, deck and beams. All of the repairs require a building permit which must be submitted to the building department in completion **by January 28, 2016 fourteen (14) 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: **February 4, 2016**  
TIME: 6:00 p.m.  
LOCATION: City Commission Chambers, 204 Ash Street  
Fernandina Beach, Florida 32034

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

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited to demolition; 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).

Respectfully,

A handwritten signature in black ink, appearing to read "Michelle D. Forstrom". The signature is fluid and cursive, with a large initial "M" and "F".

Michelle D. Forstrom  
Code Enforcement Manager

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.

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Total Postage & Fees	\$ 6.73

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4187 SFA

Sent To

Street, Apt. or PO Box  
City, State.

**CAROLYN E RIDDLE  
2455 WILL HARDEE ROAD  
FERNANDINA BEACH, FL 32034**

PS Form 3811, February 2004

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:

**CAROLYN E RIDDLE  
2455 WILL HARDEE ROAD  
FERNANDINA BEACH, FL 32034**

2. Article Number

(Transfer from service label)

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PS Form 3811, February 2004

Domestic Return Receipt

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  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

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

OFFICIAL USE

Postage	\$ .48
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.73

Postmark Here  
FERNANDINA BEACH FL 32034  
JAN 14 2004

Sent To

Street, Apt. or PO Box  
City, State.

**CAROLYN E RIDDLE  
2455 WILL HARDEE ROAD  
FERNANDINA BEACH, FL 32034**

PS Form 3811, February 2004

7007 3020 0002 0133 4970

11020125A



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# City of Fernandina Beach

## CODE ENFORCEMENT

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

January 20, 2016

Case Number: 16-00001

Cert. #: 7007 3020 0002 0133 4987

IN THE MATTER OF:

James P Rankosky  
85377 Owens Road  
Fernandina Beach, FL 32034

PREMISES: 613 Fir Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: **BLOCK 140 E48 FT OF LOT 5 IN OR 1755/1254 CITY OF FDNA BEACH, Fernandina Beach, FL 32034.**

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: **Sections 42-116(a), Cleaning of lots; maintenance of structures.** This can be found on the City's website: [www.fbfl.us/code](http://www.fbfl.us/code). This letter specifically addresses the overgrown yard.

Therefore, you are hereby directed to remedy and discontinue by: cutting the yard (the height of all grass shall not exceed 12 inches); and continuing to maintain the yard by January 29, 2016 nine (9) 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: February 4, 2016  
TIME: 6:00 p.m.  
LOCATION: City Commission Chambers, 204 Ash Street  
Fernandina Beach, Florida 32034

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

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees & 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).

Respectfully,

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Michelle D. Forstrom  
Code Enforcement Manager

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 7007 3020 0002 0133 4987

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	\$ .48
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.73</b>

Postmark Here

613 F.R. 51

Sent To  
 Street, Apt. N  
 or PO Box N.  
 City, State, Z

**JAMES P RANKOSKY**  
**85377 OWENS ROAD**  
**FERNANDINA BEACH, FL**  
**32034**

PS Form 380

ns

**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:

**JAMES P RANKOSKY**  
**85377 OWENS ROAD**  
**FERNANDINA BEACH, FL**  
**32034**

2. Article Number  
 (Transfer from service label)

7007 3020 0002

PS Form 3811, February 2004

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  X  Agent  Addressee

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

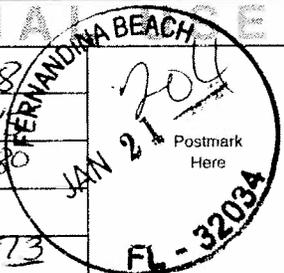
D. Is delivery address different from item 1?  Yes  No  
 if YES, enter delivery address below:

3. Service  
 Certifi  
 Regis.  
 Insure
4. Restrict

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