

**CODE ENFORCEMENT**

**BOARD**



*Crossroads of Flagler County*

**BOARD MEMBERS**

**JOY ALLEN  
JULIE AGUIAR  
DELORIES HALL  
KENNETH GORDON**

**CODE ENFORCEMENT BOARD AGENDA**

**Wednesday, August 10, 2022 at 6:00 PM**

**1769 E. Moody Blvd. (GSB), First Floor Conference Room, Bunnell, FL 32110**

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- 1. Call Meeting to Order and Pledge Allegiance to the Flag.**
- 2. Roll Call and determination of Quorum.**
- 3. Disclosure of Ex-Parte communications.**
- 4. Approval of Minutes:**
  - a. June 8, 2022 Code Enforcement Board Minutes**
- 5. Swearing in of witnesses.**

**Old Business:**

- 6. Case Number 21-072 City of Bunnell vs. Alex & Brittany Schaffer**  
1713 N. State Street  
This is a violation of the following City Codes:  
**Code of Ordinance Sec. 58-39. - Business tax receipts; dates due and delinquent, notices; penalties.**  
**Bunnell Land Development Code Sec. 26-5. - Prohibited signs.**  
**Bunnell Land Development Code Sec. 26-6. - Violations.**  
**Bunnell Land Development Code Sec. 26-134. - Signs in nonresidential areas.**

NTA:7/11/2022

**New Business:**

- 7. Case Number 22-014 City of Bunnell vs. Ella Chageyeva**  
3295 Steel Rail Drive  
This is a violation of the following City Codes:  
**Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.**  
**Bunnell Land Development Code Sec. 34-120. - L-1 Light industrial district.**  
**Bunnell Code of Ordinance. Sec. 26-51 Definitions.**  
**Bunnell Code of Ordinance. Sec. 26-56 Storing, Parking, or leaving dismantled or other such motor vehicle or boat prohibited and declared nuisance,**

exceptions.

**Bunnell Code of Ordinance. Sec. 58-36 Levying of tax.**

**Bunnell Code of Ordinance. Sec. 58-47. Doing business without, or under a fraudulently obtained local business tax receipt.**

**Bunnell Code of Ordinance Sec. 70-1. - Removal of certain plants, weeds, trash and litter; duty of owner; service of notice.**

NTA:7/19/22

**8. Case Number 22-015 City of Bunnell vs. Armando Toyos & Nayrobi Rodriguez**

3330 Steel Rail Drive

This is a violation of the following City Codes:

**Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.**

**Bunnell Land Development Code Sec. 34-120. - L-1 Light industrial district.**

**Bunnell Code of Ordinance. Sec. 26-51 Definitions.**

**Bunnell Code of Ordinance. Sec. 26-56. – Storing, parking, or leaving dismantled or other such motor vehicle or boat prohibited and declared nuisance, exceptions.**

**Bunnell Code of Ordinance Sec. 58-36. - Levying of tax.**

**Bunnell Code of Ordinance Sec. 58-47. - Doing business without, or under a fraudulently obtained local business tax receipt.**

**Bunnell Code of Ordinance Sec. 70-1. - Removal of certain plants, weeds, trash and litter; duty of owner; service of notice.**

NTA:7/19/22

**9. Case Number 22-016 City of Bunnell vs. MKS Enterprise, Inc.**

3220 Steel Rail Drive

This is a violation of the following City Codes:

**Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.**

**Bunnell Land Development Code Sec. 34-120. - L-1 Light industrial district.**

**Bunnell Code of Ordinance. Sec. 26-51 Definitions.**

**Bunnell Code of Ordinance. Sec. 26-56. – Storing, parking, or leaving dismantled or other such motor vehicle or boat prohibited and declared nuisance, exceptions.**

**Bunnell Code of Ordinance Sec. 58-36. - Levying of tax.**

**Bunnell Code of Ordinance Sec. 58-47. - Doing business without, or under a fraudulently obtained local business tax receipt.**

**Bunnell Code of Ordinance Sec. 70-1. - Removal of certain plants, weeds, trash and litter; duty of owner; service of notice.**

NTA:7/19/22

**10. Case Number 22-017 City of Bunnell vs. Lisa Anne Motti**

701 E. Woodland Street

This is a violation of the following City Codes:

**Narrative: Bunnell Land Development Code Sec. 6-33. – Florida Building Code – Adopted.**

NTA:

**11. Announcements**

**12. Next Scheduled Meeting: October 12, 2022**

**13. Adjournment of Code Enforcement Board**

This Agenda is subject to change. Please see posted copy on the City of Bunnell website [www.bunnellcity.us](http://www.bunnellcity.us)

**NOTICE:** IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION OR ANY OF ITS BOARDS, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OF SUCH BOARDS OR COMMISSION, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. 286.0105, FLORIDA STATUTES. ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS MEETING BECAUSE OF DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT CITY HALL AT 386.437.7500.



**City of Bunnell, Florida**

**Agenda Item No. a.**

**ATTACHMENTS:**

Description

June 8, 2022 Code Enforcement Board Minutes

Type

Minutes

**CODE ENFORCEMENT  
BOARD**



**BOARD MEMBERS  
JOY ALLEN  
JULIE AGUIAR  
DELORIES HALL  
KENNETH GORDON**

*Crossroads of Flagler County*

**CODE ENFORCEMENT BOARD MINUTES**

**Wednesday, June 8, 2022 at 6:00 PM**

1769 E. Moody Blvd. (GSB)  
First Floor Conference Room,  
Bunnell, FL 32110

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- 1. Call Meeting to Order and Pledge Allegiance to the Flag.**  
Chair Allen called the meeting to order at 5:56 PM and led the Pledge to the Flag
- 2. Roll Call and determination of Quorum.**  
**Present:** Joy Allen, Chair; Julie Aguiar, Co-Chair; Kenneth Gordon; Delories Hall  
**Non-Voting:** Board Attorney Charlie Cino; Code Enforcement Officer Gary Harris; Community Development Coordinator Christine Hancock; Permit Technician Adrian Calderin; Community Development Director Bernadette Fisher
- 3. Disclosure of Ex-Parte communications.**  
None
- 4. Approval of Minutes:**
  - a. April 13, 2022 Code Enforcement Board Minutes**  
**Motion:** Approve April 13, 2022 Code Enforcement Board Meeting minutes  
**Moved by:** Delories Hall  
**Seconded by:** Kenneth Gordon  
**Board Discussion:** None  
**Public Discussion:** None  
**Roll Call Vote:**
    - Joy Allen – Yes
    - Julie Aguiar – Yes
    - Kenneth Gordon – Yes
    - Delories Hall – Yes**Vote:** Motion carried unanimously
- 5. Swearing in of witnesses.**  
Board Attorney Cino swore in the following people:
  - Todd McCoy
  - Edith McCoy
  - Code Enforcement Officer Gary Harris
  - Community Development Director Bernadette Fisher

**New Business: None**

**Old Business:**

**6. Case Number 17-057 City of Bunnell vs. Pavel Paulouski**

Code Enforcement Officer Gary Harris presented the case to the Board. The property is located at 3360 Steel Rail Drive. The respondent was not present at the meeting. The case was opened in 2017. The Code Enforcement Board had heard this case in previous years, found them non-compliant and had imposed a per day fine on the property. All violations have been resolved as of April 7, 2022. Staff recommended the property be found compliant and the \$250 Per day fine be stopped.

**Motion:** Find the property compliant and stop the \$250 per day fine as of April 7, 2022.

**Moved by:** Julie Aguiar

**Seconded by:** Kenneth Gordon

**Board Discussion:** None

**Public Discussion:** None

**Roll Call Vote:**

Joy Allen – Yes

Julie Aguiar – Yes

Kenneth Gordon – Yes

Delories Hall – Yes

**Vote:** Motion carried unanimously

**7. Case Number 21-069 City of Bunnell vs. Todd & Edith McCoy**

Code Enforcement Officer Gary Harris presented the case to the Board. The property is located at 103 Deen Rd. The respondents were present. Since the last hearing, the respondent has resolved the violations on the property. Staff recommended the respondent be found compliant and the \$25 per day fine be stopped.

**Motion:** Find the property compliant and stop the \$25 per day fine on May 16, 2022.

**Moved by:** Julie Aguiar

**Seconded by:** Delories Hall

**Board Discussion:** None

**Public Discussion:** None

**Roll Call Vote:**

Joy Allen – Yes

Julie Aguiar – Yes

Kenneth Gordon – Yes

Delories Hall – Yes

**Vote:** Motion carried unanimously

**8. Announcements**

Financial Disclosure Forms (Form 1) are due to the Supervisor or Elections Office by July 1, 2022

**9. Next Scheduled Meeting: August 10, 2022**

**10. Adjournment of Code Enforcement Board**

**Motion:** Adjourn

**Moved by:** Delories Hall

**Seconded by:** Julie Aguiar

**Roll Call Vote:**

Joy Allen – Yes

Julie Aguiar – Yes

Kenneth Gordon – Yes

Delories Hall – Yes

**Vote:** Motion carried unanimously

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Board Chair

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Code Enforcement Officer

***\*\*The City adopts summary minutes. Audio files in official City records are retained according to the Florida Department of State GS1-SL records retention schedule\*\****



## City of Bunnell, Florida

### Agenda Item No. 6.

Document Date: 7/22/2022

Code Enforcement Case Number:  
Case Number 21-072

Department: Code Enforcement

Subject: Case Number 21-072 City of Bunnell vs. Alex & Brittany Schaffer

Address: 1713 N. State Street

Zoning: L-1 Light Industrial

Agenda Section: Old Business:

#### ATTACHMENTS:

Description	Type
Exhibit A - Property Appraiser's Info	Exhibit
Exhibit B - Before Compliance Picture	Exhibit
Exhibit C - Notice of Violation	Exhibit
Exhibit D - NOV/NTA Paperwork Staked & Stapled	Exhibit
Exhibit E - NOV/NTA Paperwork Hand Delivered	Exhibit
Exhibit F - Picture After Compliance	Exhibit

Code Excepts: *Florida Statute 205.053 Business tax receipts; dates due and delinquent; penalties. —*

*Code of Ordinance Sec. 58-39. - Business tax receipts; dates due and delinquent, notices; penalties.*

(a) All business tax receipts for businesses located in the city shall be sold by the city beginning August 1 of each year, are due and payable on or before September 30 of each year, and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30.

(1) The amount of tax levied shall be on an annual basis. Half-year rates shall be in effect between April 1 and September 30 of each year.

(2) Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five-percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

(3) The city shall not be required to send notices to receipt holders with respect to the payment or nonpayment of business taxes and it shall be no defense of nonpayment of any business tax that the receipt holder did not receive any notice or invoice stating the business tax was due.

(b) The current local business tax receipt shall be posted in a conspicuous



place in the place of business for which it is issued.

(c) Any person who engages in or manages any business, occupation, or profession without first obtaining a local business tax receipt, if required, is subject to a penalty of 25 percent of the tax due, in addition to any other penalty provided by law or ordinance.

(d) Any person who engages in any business, occupation, or profession covered by this chapter, who does not pay the required business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.00.

(e) A single job for a business not located in the city, and not regulated by the Department of Business and Professional Regulation shall be issued a "C" classification tax receipt for that job only.

*Sec. 26-5. - Prohibited signs.*

All signs not expressly permitted under this chapter or exempt from regulation hereunder in accordance with the previous section are prohibited in the city. Such signs include, but are not limited to:

- (1) Beacons;
- (2) Pennants;
- (3) Portable signs;
- (4) Roof signs;
- (5) Snipe signs;
- (6) Strings of lights not permanently mounted to a rigid background, except those exempt under the previous section;
- (7) Inflatable signs and tethered balloons; and
- (8) Signs with exposed incandescent bulbs.

*Bunnell Land Development Code Sec. 26-6. - Violations.*

(a) Any of the following shall be a violation of this chapter:

- (1) To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
- (2) To install, create, erect, or maintain any sign requiring a permit without such a permit;
- (3) To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which sign is located;
- (4) To fail to remove any sign that is installed, created, erected, or maintained in violation of this chapter, or for which the sign permit has lapsed; or
- (5) To continue any such violation. Each such day of a continued violation shall be considered a separate violation when applying the penalty portions of this chapter.

(b) Each sign installed, created, erected, or maintained in violation of this chapter shall be considered a separate violation when applying the penalty portions of this chapter.

*Bunnell Land Development Code Sec. 26-134. - Signs in nonresidential.*

(a) Each nonresidential parcel of land may be permitted on-site signs, subject to the following requirements:

(1) Each parcel shall be allowed one freestanding sign. Each business on the parcel shall be allowed one of the following sign types: Projecting, wall, or marquee, subject to the standards stated in this section.

(2) When a use takes pedestrian or vehicular access from more than one arterial road, one additional freestanding sign shall be allowed for each arterial road to which it has access.

(3) The maximum area per sign face for a freestanding sign shall be two square feet of a sign area for each lineal foot of building facing the lot front, up to the maximum requirements outlined below. The table below establishes sign face areas as a function of setback and height.

Case Actions  
Information:

11-22-2021: Assigned to investigate alleged violations at 1713 N. State Street. Upon arrival at B&S Motorsports LLC, a conversation occurred with one of the property owners by the name of Brittany Schaefer. During the conversation, Mrs. Schaefer was advised that the BTR application section requesting the "Type of Business" needed to be updated to include in the description the use of storing Recreational Vehicles (RVs) and Campers due to the confirmation of such uses located on the site though a request for approval was not pursued as of this date. Additionally, Mrs. Schaefer was given a Sign Permit application to complete as well to determine if another sign could be placed at the subject property.

12-1-2021: A Courtesy Notice was sent to B & S Motorsports by Certified Mail, with the receipt # 7018 3090 0001 7027 9598. This referenced notice gave the owners until December 10, 2021, to correct the cited violations.

2-17-2022: Followed up to confirm the status of the sign permit and updated Business Tax Receipt applications. During this site visit, the owners suggested the BTR application is not required to be updated because the site does not contain a Recreational Vehicle, nor Camper renters. This statement is in contradiction to visible evidence at the subject property. It was suggested by the owners that the sign post was installed prior to their purchasing of the site, so their opinion is the sign qualifies for grandfathering status. The case was opened on this given day to proceed to the Code Enforcement Board.

7-11-22: Presenting the Notice of Violation and Notice to Appear to notify the Code Enforcement Board of that 21-072 is now compliant. There are no fines or liens applied. In order to close this case, staff is requesting for approval of compliance.

Staff

Recommendation:

Staff recommends approval of Case Number 21-072, for being in compliance.

### Owner Information

Primary Owner  
 B&S Motorsports LLC  
 3 Foxhall Court  
 Palm Coast, FL 32137

### Parcel Summary

Parcel ID 10-12-30-0650-000B0-0200  
 Prop ID 10281  
 Location 1713 N STATE ST  
 Address BUNNELL, FL 32110  
 Brief Tax BUNNELL DEV CO SUBD BLOCK B TRACTS 2,3,8&9 WEST OF US #1 & E OR RR & EAST 50 FEET OF RR ROW ADJOINING TRACT 8 BLOCK B OR 147 PG 157  
 Description\* OR 148 PG 343 ANNEXED INTO CITY 2006-24 OR 1469 PG 1751 OR 2099/1837  
 (Note: \*The Description above is not to be used on legal documents.)  
 Property Use Code VEH SALE/REPAIR (002700)  
 Tax District BUNNELL AREA WITH NO MOSQUITO CONTROL (District 13)  
 Millage Rate 22.0306  
 Homestead N  
 Feet (GIS) 349,222.763

[View Map](#)

### Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values
Building Value	\$79,972	\$37,484	\$33,190	\$29,426
Extra Features Value	\$44,333	\$44,333	\$43,683	\$43,683
Land Value	\$142,696	\$142,694	\$142,694	\$142,694
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$267,001	\$224,511	\$219,567	\$215,803
Assessed Value	\$228,467	\$224,511	\$219,567	\$215,803
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$228,467	\$224,511	\$219,567	\$215,803
Protected Value	\$38,534	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

### Historical Assessment

Year	Building Value	Extra Features Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2020	\$37,484	\$44,333	\$142,694	\$0	\$224,511	\$224,511	\$0	\$224,511	\$0
2019	\$33,190	\$43,683	\$142,694	\$0	\$219,567	\$219,567	\$0	\$219,567	\$0
2018	\$29,426	\$43,683	\$142,694	\$0	\$215,803	\$215,803	\$0	\$215,803	\$0
2017	\$29,738	\$40,640	\$127,788	\$0	\$198,166	\$198,166	\$0	\$198,166	\$0
2016	\$30,051	\$40,640	\$127,788	\$0	\$198,479	\$198,479	\$0	\$198,479	\$0
2015	\$106,035	\$88,485	\$168,305	\$0	\$362,825	\$317,359	\$0	\$317,359	\$45,466
2014	\$30,681	\$89,522	\$168,305	\$0	\$288,508	\$288,508	\$0	\$288,508	\$0
2013	\$30,681	\$91,125	\$168,305	\$0	\$290,111	\$290,111	\$0	\$290,111	\$0
2012	\$30,681	\$92,727	\$173,073	\$0	\$296,481	\$296,481	\$0	\$296,481	\$0
2011	\$30,681	\$94,331	\$209,602	\$0	\$334,614	\$334,614	\$0	\$334,614	\$0
2010	\$124,402	\$123,534	\$0	\$0	\$550,315	\$0	\$0	\$0	\$550,315
2009	\$178,073	\$125,138	\$0	\$0	\$848,451	\$0	\$0	\$0	\$848,451

### TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

### Commercial Buildings

Building Type	OFFICE BLD	Frame	CLASS C
Construction Class	OC	HVAC	PKG A/C
Total Area	0	Stories	1.0
Heated Area	1200	Wall Height	11
Exterior Walls	STUCCO	Actual Year Built	1985
		Effective Year Built	1980

**TOW AWAY  
ZONE**  
UNAUTHORIZED VEHICLES OR  
VESSELS WILL BE TOWED  
AT OWNER'S EXPENSE  
24 HRS. A DAY 7 DAYS A WK.  
ROGERS TOWING  
386-437-3039

**RV & BOAT  
PARKING**  
**386-263-8830**

2022.2.11 16:05



**STATEMENT OF VIOLATION & NOTICE TO APPEAR**

July 11, 2022,

CASE NUMBER 21-072

**TO: B&S Motorsports  
515 John Campbell Dr.  
Bunnell, FL. 32110**

**VIA:** Hand Delivery by Gary Harris to 1713 N. State St. on July 12, 2022.

Certified mail: Receipt No. 7020 1290 0000 2697 5055

Posting on Property: 1713 N. State St., Bunnell, FL. 32110 on July 12, 2022.

Posting at City Hall Public Notice Board on July 12, 2022.

Parcel #: 10-12-30-0650-000B0-0200

Legal Description: BUNNELL DEV CO SUBD BLOCK B TRACTS 2,3,8&9 WEST OF US #1 & E OR RR & EAST 50 FEET OF RR ROW ADJOINING TRACT 8 BLOCK B OR 147 PG 157 OR 148 PG 343 ANNEXED INTO CITY 2006-24 OR 1469 PG 1751 OR 2099/1837

**IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 21-072 ON PROPERTY OWNED BY YOU AND LOCATED AT 1713 N. State ST. BUNNELL, FLORIDA, (PARCEL ID NUMBER: 10-12-30-0650-000B0-0200), TO WIT: BUSINESS TAX RECEIPTS AND PROHIBITED SIGNS.**

***205.053 Business tax receipts; dates due and delinquent; penalties. —***

*(1) All business tax receipts shall be sold by the appropriate tax collector beginning July 1 of each year, are due and payable on or before September 30 of each year and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Provisions for partial receipts may be made in the resolution or ordinance authorizing such receipts. Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of 10 percent for the month of October, plus an additional 5 percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.*

*(2) Any person who engages in or manages any business, occupation, or profession without first obtaining a local business tax receipt, if required, is subject to a penalty of 25 percent of the tax due, in addition to any other penalty provided by law or ordinance.*

(3) Any person who engages in any business, occupation, or profession covered by this chapter, who does not pay the required business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred because of collection efforts, and a penalty of up to \$250.

**Sec. 58-39. - Business tax receipts; dates due and delinquent, notices; penalties.**

(a) All business tax receipts for businesses located in the city shall be sold by the city beginning August 1 of each year, are due and payable on or before September 30 of each year and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30.

(2) Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five-percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

(3) The city shall not be required to send notices to receipt holders with respect to the payment or nonpayment of business taxes and it shall be no defense of nonpayment of any business tax that the receipt holder did not receive any notice or invoice stating the business tax was due.

(d) Any person who engages in any business, occupation, or profession covered by this chapter, who does not pay the required business tax within 150 days after the initial notice of tax due, and who does not obtain the required receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred because of collection efforts, and a penalty of up to \$250.00.

**Bunnell Land Development Code Sec. 26-5. - Prohibited signs.**

All signs not expressly permitted under this chapter or exempt from regulation hereunder in accordance with the previous section are prohibited in the city. Such signs include, but are not limited to:

(4) Roof signs.

**Bunnell Land Development Code Sec. 26-6. - Violations.**

(a) Any of the following shall be a violation of this chapter:

(2) To install, create, erect, or maintain any sign requiring a permit without such a permit.

(3) To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which sign is located.

(b) Each sign installed, created, erected, or maintained in violation of this chapter shall be considered a separate violation when applying the penalty portions of this chapter.

**Bunnell Land Development Code Sec. 26-134. - Signs in nonresidential areas.**

(a) Each nonresidential parcel of land may be permitted on-site signs, subject to the following requirements:

(1) Each parcel shall be allowed one freestanding sign. Each business on the parcel shall be allowed one of the following sign types: Projecting, wall, or marquee, subject to the standards stated in this section.

**Being the Owner/Tenant of said following property, described as:**

1713 N. State St., City of Bunnell, County of Flagler, State of Florida  
Parcel ID number 10-12-30-0650-000B0-0200

**Recommended corrective action:**

- Submit additional BTR information for your RV storage to Bridgitte Gunnells (386-263-8981) and pay additional BTR fees.
- Remove all signs from the right of way.
- Submit a sign permit application for the installation of any signs as permitted in accordance with the City's Land Development Code.

**THE VIOLATION IS BASED ON INVESTIGATION BY THE UNDERSIGNED CITY OF BUNNELL CODE ENFORCEMENT OFFICER, WHO IS AVAILABLE TO RESPOND TO ANY QUESTIONS YOU MAY HAVE. IT IS NOT POSSIBLE FOR THE PROPERTY TO FIND COMPLIANCE WITH CASE 21-072, UNLESS THIS VIOLATION FOR BUSINESS TAX AND PROHIBITED SIGNS BE IN COMPLIANCE.**

**YOU ARE HEREBY NOTIFIED THE VIOLATION SHALL BE REVIEWED BY THE CITY OF BUNNELL CODE ENFORCEMENT BOARD ON AUGUST 10, 2022, AT 6 PM OR SOON THEREAFTER AT THE BUNNELL CITY HALL, AT WHICH TIME CODE ENFORCEMENT MAY 1) DISMISS THE VIOLATION IF COMPLIANCE HAS OCCURRED; 2) REQUEST CONTINUANCE OF THE CASE; OR 3) PRESENT TESTIMONY AND EVIDENCE OF THE VIOLATION TO THE CODE ENFORCEMENT BOARD.**

**AT THE HEARING, THE CITY OF BUNNELL CODE ENFORCEMENT BOARD MAY FIND THE VIOLATION OCCURRED AS NOTICED AND IMPOSE A FINE UP TO \$250 FOR THE FIRST VIOLATION OF THE CODE SECTION AND UP TO \$500 FOR A REPEAT VIOLATION WITHIN 5 YEARS. IF THE CODE ENFORCEMENT BOARD DETERMINES THE VIOLATION PRESENTED A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE OR IF THE VIOLATION IS IRREPARABLE OR**

**IRREVERSIBLE IN NATURE, IT MAY NOTIFY THE CITY OF BUNNELL FOR ABATEMENT OF THE VIOLATION OR IT MAY IMPOSE A FINE NOT TO EXCEED \$5,000 PER VIOLATION. IF A FINE IS NOT PAID, THE CITY MAY RECORD A COPY OF THE CODE ENFORCEMENT BOARD ORDER.THE UNPAID FINE SHALL CONSTITUTE A LIEN AGAINST THE LAND ON WHICH THE VIOLATION OCCURRED AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR(S). IF THE LIEN IS NOT SATISFIED, THE CODE ENFORCEMENT BOARD MAY AUTHORIZE FORECLOSURE OF THE LIEN OR THE CITY MAY SEEK PAYMENT BY OTHER LAWFUL MEANS.**

**YOU ARE ADVISED TO CHECK THE CITY WEBSITE FOR UP-TO-DATE INFORMATION ON ANY CHANGES IN THE MANNER IN WHICH THE HEARING WILL BE HELD AND ITS LOCATION.**

**AS REQUIRED BY SECTION 286.0105 FLORIDA STATUTES, IF YOU DECIDES TO APPEAL ANY DECISION MADE BY THE BUNNELL CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND YOU NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH AN APPEAL IS TO BE BASED. IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THE PUBLIC HEARING, PLEASE CONTACT THE BUNNELL CITY CLERK AT 386-263-8808 PRIOR TO THE HEARING.**

---

**Gary Harris  
Code Enforcement Officer  
City of Bunnell  
PO Box 756  
Bunnell, FL 32110  
386-263-8807**





STATEMENT OF VIOLATION & NOTICE TO APPEAR

July 11, 2022,

CASE NUMBER 21-072

TO: B&S Motorsports  
515 John Campbell Dr.  
Bunnell, FL 32110

VIA: Hand Delivery by Gary Harris to 1713 N. State St. on July 12, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 5055  
Posting on Property: 1713 N. State St., Bunnell, FL 32110 on July 12, 2022.  
Posting at City Hall Public Notice Board on July 12, 2022.  
Parcel #: 10-12-30-0650-000B0-0200  
Legal Description: BUNNELL DEV CO SUBD BLOCK B TRACTS 2, 3, 8&9 WEST OF  
US #1 & E OR RR & EAST 50 FEET OF RR ROW ADJOINING TRACT 8 BLOCK B OR  
147 PG 157 OR 148 PG 343 ANNEXED INTO CITY 2006-24 OR 1469 PG 1751 OR  
2099/1837

IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES,  
NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 21-  
072 ON PROPERTY OWNED BY YOU AND LOCATED AT 1713 N. State ST.  
BUNNELL, FLORIDA, (PARCEL ID NUMBER: 10-12-30-0650-000B0-0200), TO WIT:  
BUSINESS TAX RECEIPTS AND PROHIBITED SIGNS.

**205.053 Business tax receipts; dates due and delinquent; penalties. —**  
(1) All business tax receipts shall be sold by the appropriate tax collector beginning July 1 of each year, are due and payable on or before September 30 of each year and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Provisions for partial receipts may be made in the resolution or ordinance authorizing such receipts. Receipts that are not renewed when due and payable are delinquent and subject to a delinquency penalty of 10 percent for the month of October, plus an additional 5 percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

(2) Any person who engages in or manages any business, occupation, or profession without first obtaining a local business tax receipt, if required, is subject to a penalty of 25 percent of the tax due, in addition to any other penalty provided by law or ordinance.

7.12.2022 09:34

**INSA**  
OFFROAD WHEELS



**STATEMENT OF VIOLATION SUBJECT TO APPEAL**

July 11, 2022  
Case Number: 2022-0017  
1701 - 1800 Accompanying  
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IN ACCORDANCE WITH SECTION 182.03(4) AND CITY OF SUNNYSIDE ORDINANCE 20-072 ON PROPERTY OWNED BY YOU AND LOCATED AT 1710 N. 98th ST. SUNNYSIDE, FLORIDA, PARCEL ID NUMBER: 10-10-30-0850-0025-0200, TO INTL. BUSINESS TAX RECEIPTS AND PROHIBITED SIGNS.

205.050 Business tax receipts; dates due and delinquent penalties: —

(1) All business tax receipts shall be sold by the appropriate tax collector beginning July 1 of each year, are due and payable on or before September 30 of each year and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Provisions for partial receipts may be made in the resolution or ordinance authorizing receipts. Receipts that are not renewed when due and payable are delinquent and incur a delinquency penalty of 10 percent for the month of October, plus an additional 5 percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for delinquent establishment.

Any person who engages in or manages any business, occupation, or profession without first obtaining a local business tax receipt, if required, is subject to a penalty of 25 percent of the tax due, in addition to any other penalty provided by law or ordinance.

7.12.2022 09:25



7.12.2022 09:32



**City of Bunnell, Florida**

**Agenda Item No. 7.**

Document Date: 7/25/2022

Code Enforcement Case Number:  
Case Number 22-014

Department: Code Enforcement

Subject: Case Number 22-014 City of Bunnell vs. Ella Chageyeva

Address: 3295 Steel Rail Drive

Zoning: L-1 Light Industrial

Agenda Section: New Business:

**ATTACHMENTS:**

Description	Type
Exhibit B - Picture Before Compliance	Exhibit
Exhibit A - Property Appraiser's Info	Exhibit
Exhibit C - Notice of Violation	Cover Memo
Exhibit D - NOV/NTA Paperwork Staked & Stapled	Cover Memo

Code Excepts: ***Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.***

(a) Site plan thresholds.

(1) Major site plan. The following developments shall require major site plan approval:

(b). New, nonresidential development comprised of 5,000 square feet or more of new impervious surface area.

(2) Minor site plan. The following development shall constitute minor site plans:

(b). New, nonresidential development comprised of less than 5,000 square feet of new impervious surface area.

(3) Minimal site plan. Any plan not meeting the criteria for major or minor site plan.

***Bunnell Land Development Code Sec. 34-120. - L-1 Light industrial district.***

(b) Permitted principal and accessory uses and structures. The following uses shall be permitted in the L-1 Light industrial district.

(31) Outside storage is allowable provided that:

a. The storage is visually screened from roadways and neighboring properties by a solid fence of six-foot in height or thick vegetation buffer.

b. Any storage greater than six feet in height is setback from all property lines a minimum of ten feet.

c. The storage is no greater than 15 feet in height.

d. The storage is not land clearing debris, construction debris, recyclables, trash, garbage, or other materials typically disposed of at a Class I or higher landfill.

***Bunnell Code of Ordinance. Sec. 26-51 Definitions.***

Junked motor vehicle means any motor vehicle which does not have lawfully affixed thereto an unexpired license plate or the condition of which is wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded.

***Bunnell Code of Ordinance. Sec. 26-56. – Storing, parking, or leaving dismantled or other such motor vehicle or boat prohibited and declared nuisance, exceptions.***

It shall be unlawful for any person to park, store, leave, or permit the parking, storing or leaving, of any motor vehicle or boat of any kind which is abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled, whether attended or not, upon any private property within the city for a period of time in excess of 72 hours. The presence of an abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled vehicle or boat, or parts thereof, on private property is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this division. This section shall not apply to any vehicle or boat stored within a roofed building on private property or to any vehicle or boat held in connection with a business enterprise, lawfully licensed by the city and properly operated in the appropriate business zone, pursuant to the zoning laws of the city, or to any motor vehicle or boat retained by the owner for antique repair and restoration if such motor vehicle or boat is covered by a suitable tarpaulin. However, any junked motor vehicle or boat which is located on business property, and properly zoned and licensed for such business, shall not hold such property where the public can view the property from any public street within the city. Off-road vehicles may be stored on residential property if they are stored in the rear yard out of public view.

***Bunnell Code of Ordinance Sec. 58-36. - Levying of tax.***

The city hereby levies a local business tax and authorizes the issuance of said business tax receipts as authorized by F.S. Ch. 205, for the following:

(1) Any person who maintains a permanent business location or branch office within the city, for the privilege of engaging in or managing any business within its jurisdiction.

(2) Any person who maintains a permanent business location or branch office within the city, for the privilege of engaging in or managing any profession or occupation within its jurisdiction.

***Bunnell Code of Ordinance Sec. 58-47. - Doing business without, or under a fraudulently obtained local business tax receipt.***

(a) It shall be unlawful for any person to engage in any trade, business, profession, or occupation within the city without first obtaining a local business tax receipt as required by this article.

***litter; duty of owner; service of notice.***

It shall be the duty of every owner of land lying within the limits of the city to clear and Bunnell Code of Ordinance Sec. 70-1. - Removal of certain plants, weeds, trash and destroy all weeds, palmetto, shrubbery, trash and other litter that may be on such land. If any owner of land within the city shall fail to do so, the city shall give notice personally where possible, or by certified mail return receipt in accordance with F.S. Ch. 162 to such owner requiring him to comply with the requirements of this section, or such number of the requirements as may be necessary and appropriate in the particular case, within 30 days from the service of the notice. In the event the requirements of this section are not met within the 30-day period after service of the notice, the case will be referred to the code enforcement board for adjudication.

Case Actions  
Information:

Incident Notes:

Case Count: 22-014

Code Violation: 58-39 Business tax receipts; dates due and delinquent, notices; penalties. Sec. 22-4 Site plan review.

Courtesy Notice: 6/14/22

NOV & NTA: 7/19/22

Code Board Hearing: 8/10/22

Outcome:

6-14-22: Sent courtesy notice for Sec. 58-36 Site Plan Review & Approval. Sec. 34-120. Light Industrial district.

Sec. 26-56. Storing, parking, or leaving motor vehicle.

Sec. 58-36. Levying of tax.

Sec. 58-47. Doing business without, or under a local business tax receipt.

Sec. 70-1. Removal of certain plants, weeds, trash & litter.

7-19-22: Sent NOV & NTA certified mail. NOV& NTA staked st 3295 Steel Rail Drive. Also added to COB bulletin board.

Staff  
Recommendation:

- Complete the site plan review process to improve or develop the subject property.
- The proposed site plan should ensure that all outdoor storage meets the zoning regulations.
- Remove all junk vehicles from the property.
- Apply for and obtain a local business tax receipt.
- Mow the yard and make arrangements to keep the yard maintained and/or mowed regularly..



2021.12.20 15:49

## Owner Information

### Primary Owner

[Chageyeva Ella](#)  
47 Edith Pope Dr  
Palm Coast, FL 32164

## Parcel Summary

Parcel ID	34-11-30-5736-00000-0050
Prop ID	9540
Location Address	3295 STEEL RAIL DR BUNNELL, FL 32110
Brief Tax Description*	STEEL RAIL INDUSTRIAL PARK REPLAT MB 37 PG 55 LOT 5 2.93 ACRES <i>(Note: *The Description above is not to be used on legal documents.)</i>
Property Use Code	VACANT INDUSTRIAL (004000)
Tax District	BUNNELL AREA WITH NO MOSQUITO CONTROL (District 13)
Millage Rate	22.0306
Homestead	N
GIS sqft	127,559.233

[View Map](#)

## Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$232,120	\$148,645	\$120,820	\$101,077
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$232,120	\$148,645	\$120,820	\$101,077
Assessed Value	\$232,120	\$122,304	\$111,185	\$101,077
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$232,120	\$122,304	\$111,185	\$101,077
Protected Value	\$0	\$26,341	\$9,635	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.





**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

July 19, 2022,

CASE NUMBER 22-014

**TO: Ella Chageyeva  
47 Edith Pope Drive  
Palm Coast, Fl. 32164**

**VIA:** Hand Delivery by Gary Harris to 3295 Steel Rail Drive on July 19, 2022.  
Certified mail: Receipt No. 7018 3090 0001 7027 9666  
Posting on Property: 3295 Steel Rail Drive, Bunnell, Fl. 32110 on July 19, 2022.  
Posting at City Hall Public Notice Board on July 19, 2022.

**IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 22-014 ON PROPERTY OWNED BY YOU AND LOCATED AT 3295 STEEL RAIL DRIVE BUNNELL, FLORIDA, (PARCEL ID NUMBER: 34-11-30-5736-00000-0050), TO WIT: PROCEDURES FOR SITE PLAN REVIEW AND APPROVAL.**

***Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.***

(a) Site plan thresholds.

(1) Major site plan. The following developments shall require major site plan approval:

(b). New, nonresidential development comprised of 5,000 square feet or more of new impervious surface area.

(2) Minor site plan. The following development shall constitute minor site plans:

(b). New, nonresidential development comprised of less than 5,000 square feet of new impervious surface area.

(3) Minimal site plan. Any plan not meeting the criteria for major or minor site plan.

***Bunnell Land Development Code Sec. 34-120. - L-1 Light industrial district.***

(b) Permitted principal and accessory uses and structures. The following uses shall be permitted in the L-1 Light industrial district.

(31) Outside storage is allowable provided that:

a. The storage is visually screened from roadways and neighboring properties by a solid fence of six-foot in height or thick vegetation buffer.

b. Any storage greater than six feet in height is setback from all property lines a minimum of ten feet.

c. The storage is no greater than 15 feet in height.

d. The storage is not land clearing debris, construction debris, recyclables, trash, garbage, or other materials typically disposed of at a Class I or higher landfill.

***Bunnell Code of Ordinance. Sec. 26-51 Definitions.***

Junked motor vehicle means any motor vehicle which does not have lawfully affixed thereto an unexpired license plate or the condition of which is wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded.

***Bunnell Code of Ordinance. Sec. 26-56. – Storing, parking, or leaving dismantled or other such motor vehicle or boat prohibited and declared nuisance, exceptions.***

It shall be unlawful for any person to park, store, leave, or permit the parking, storing or leaving, of any motor vehicle or boat of any kind which is abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled, whether attended or not, upon any private property within the city for a period of time in excess of 72 hours. The presence of an abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled vehicle or boat, or parts thereof, on private property is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this division. This section shall not apply to any vehicle or boat stored within a roofed building on private property or to any vehicle or boat held in connection with a business enterprise, lawfully licensed by the city and properly operated in the appropriate business zone, pursuant to the zoning laws of the city, or to any motor vehicle or boat retained by the owner for antique repair and restoration if such motor vehicle or boat is covered by a suitable tarpaulin. However, any junked motor vehicle or boat which is located on business property, and properly zoned and licensed for such business, shall not hold such property where the public can view the property from any public street within the city. Off-road vehicles may be stored on residential property if they are stored in the rear yard out of public view.

***Bunnell Code of Ordinance Sec. 58-36. - Levying of tax.***

The city hereby levies a local business tax and authorizes the issuance of said business tax receipts as authorized by F.S. Ch. 205, for the following:

(1) Any person who maintains a permanent business location or branch office within the city, for the privilege of engaging in or managing any business within its jurisdiction.

(2) Any person who maintains a permanent business location or branch office within the city, for the privilege of engaging in or managing any profession or occupation within its jurisdiction.

***Bunnell Code of Ordinance Sec. 58-47. - Doing business without, or under a fraudulently obtained local business tax receipt.***

(a) It shall be unlawful for any person to engage in any trade, business, profession, or occupation within the city without first obtaining a local business tax receipt as required by this article.

***litter; duty of owner; service of notice.***

It shall be the duty of every owner of land lying within the limits of the city to clear and

***Bunnell Code of Ordinance Sec. 70-1. - Removal of certain plants, weeds, trash and***

destroy all weeds, palmetto, shrubbery, trash and other litter that may be on such land. If any owner of land within the city shall fail to do so, the city shall give notice personally where possible, or by certified mail return receipt in accordance with F.S. Ch. 162 to such owner requiring him to comply with the requirements of this section, or such number of

the requirements as may be necessary and appropriate in the particular case, within 30 days from the service of the notice. In the event the requirements of this section are not met within the 30-day period after service of the notice, the case will be referred to the code enforcement board for adjudication.

***Being the Owner/Tenant of said following property, described as:***  
*3295 Steel Rail Drive, City of Bunnell, County of Flagler, State of Florida*  
*Parcel ID number 34-11-30-5736-00000-0050*

**Recommended corrective action:**

- Complete the site plan review process to improve or develop the subject property.
- The proposed site plan should ensure that all outdoor storage meets the zoning regulations.
- Remove all junk vehicles from the property.
- Apply for and obtain a local business tax receipt.
- Mow the yard and make arrangements to keep the yard maintained and/or mowed regularly.

**THE VIOLATION IS BASED ON INVESTIGATION BY THE UNDERSIGNED CITY OF BUNNELL CODE ENFORCEMENT OFFICER, WHO IS AVAILABLE TO RESPOND TO ANY QUESTIONS YOU MAY HAVE. IT IS NOT POSSIBLE FOR THE PROPERTY TO FIND COMPLIANCE WITH CASE 21-014, UNLESS THIS VIOLATION FOR SITE PLAN BE IN COMPLIANCE.**

**YOU ARE HEREBY NOTIFIED THE VIOLATION SHALL BE REVIEWED BY THE CITY OF BUNNELL CODE ENFORCEMENT BOARD ON AUGUST 10, 2022, AT 6 PM OR SOON THEREAFTER AT THE BUNNELL CITY HALL, AT WHICH TIME CODE ENFORCEMENT MAY 1) DISMISS THE VIOLATION IF COMPLIANCE HAS OCCURRED; 2) REQUEST CONTINUANCE OF THE CASE; OR 3) PRESENT TESTIMONY AND EVIDENCE OF THE VIOLATION TO THE CODE ENFORCEMENT BOARD.**

**AT THE HEARING, THE CITY OF BUNNELL CODE ENFORCEMENT BOARD MAY FIND THE VIOLATION OCCURRED AS NOTICED AND IMPOSE A FINE UP TO \$250 FOR THE FIRST VIOLATION OF THE CODE SECTION AND UP TO \$500 FOR A REPEAT VIOLATION WITHIN 5 YEARS. IF THE CODE ENFORCEMENT BOARD DETERMINES THE VIOLATION PRESENTED A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE OR IF THE VIOLATION IS IRREPARABLE OR IRREVERSIBLE IN NATURE, IT MAY NOTIFY THE CITY OF BUNNELL FOR ABATEMENT OF THE VIOLATION OR IT MAY IMPOSE A FINE NOT TO EXCEED \$5,000 PER VIOLATION. IF A FINE IS NOT PAID, THE CITY MAY RECORD A COPY OF THE CODE ENFORCEMENT BOARD ORDER. THE UNPAID FINE SHALL CONSTITUTE A LIEN AGAINST THE LAND ON WHICH THE VIOLATION OCCURRED AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR(S). IF THE LIEN IS NOT SATISFIED, THE CODE ENFORCEMENT BOARD MAY AUTHORIZE FORECLOSURE OF THE LIEN OR THE CITY MAY SEEK PAYMENT BY OTHER LAWFUL MEANS.**

**YOU ARE ADVISED TO CHECK THE CITY WEBSITE FOR UP-TO-DATE INFORMATION ON ANY CHANGES IN THE MANNER IN WHICH THE HEARING WILL BE HELD AND ITS LOCATION.**

**AS REQUIRED BY SECTION 286.0105 FLORIDA STATUTES, IF YOU DECIDES TO APPEAL ANY DECISION MADE BY THE BUNNELL CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND YOU NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH AN APPEAL IS TO BE BASED. IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THE PUBLIC HEARING, PLEASE CONTACT THE BUNNELL CITY CLERK AT 386-263-8808 PRIOR TO THE HEARING.**

---

**Gary Harris  
Code Enforcement Officer  
City of Bunnell  
PO Box 756  
Bunnell, FL 32110  
386-263-8807**

**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

July 19, 2022,

CASE NUMBER 22-014

TO: Ella Chageyeva  
47 Edith Pope Drive  
Palm Coast, Fl. 32164

VIA: Hand Delivery by Gary Harris to 3295 Steel Rail Drive on July 19, 2022.  
Certified mail: Receipt No. 7018 3090 0001 7027 9666  
Posting on Property: 3295 Steel Rail Drive, Bunnell, Fl. 32110 on July 19, 2022.  
Posting at City Hall Public Notice Board on July 19, 2022.

**IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES,  
NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 22-  
014 ON PROPERTY OWNED BY YOU AND LOCATED AT 3295 STEEL RAIL DRIVE  
BUNNELL, FLORIDA, (PARCEL ID NUMBER: 34-11-30-5736-00000-0050), TO WIT:  
PROCEDURES FOR SITE PLAN REVIEW AND APPROVAL.**

***Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.***

(a) Site plan thresholds.

(1) Major site plan. The following developments shall require major site plan approval:

(b). New, nonresidential development comprised of 5,000 square feet or more of new impervious surface area.

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***Bunnell Land Development Code Sec. 34-120. - L-1 Light industrial district.***

(b) Permitted principal and accessory uses and structures. The following uses shall be permitted in the L-1 Light industrial district.

(31) Outside storage is allowable provided that:

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b. Any storage greater than six feet in height is setback from all property lines a minimum of ten feet.

c. The storage is no greater than 15 feet in height.

STAPLES

7.19.2022 13:26



**City of Bunnell, Florida**

**Agenda Item No. 8.**

Document Date: 7/26/2022

Code Enforcement Case Number:  
Case Number 22-015

Department: Code Enforcement

Subject: Case Number 22-015 City of Bunnell vs. Armando Toyos & Nayrobi  
Rodriguez

Address: 3330 Steel Rail Drive

Zoning: L-1 Light Industrial

Agenda Section: New Business:

**ATTACHMENTS:**

Description	Type
Exhibit A - Property Appraiser's Info	Exhibit
Exhibit B - Picture Before Compliance	Exhibit
Exhibit C - Notice of Violation	Exhibit
Exhibit D - NOV/NTA Paperwork Staked & Stapled	Exhibit

Code Excepts: **Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.**

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It shall be unlawful for any person to park, store, leave, or permit the parking, storing or leaving, of any motor vehicle or boat of any kind which is abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled, whether attended or not, upon any private property within the city for a period of time in excess of 72 hours. The presence of an abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled vehicle or boat, or parts thereof, on private property is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this division. This section shall not apply to any vehicle or boat stored within a roofed building on private property or to any vehicle or boat held in connection with a business enterprise, lawfully licensed by the city and properly operated in the appropriate business zone, pursuant to the zoning laws of the city, or to any motor vehicle or boat retained by the owner for antique repair and restoration if such motor vehicle or boat is covered by a suitable tarpaulin. However, any junked motor vehicle or boat which is located on business property, and properly zoned and licensed for such business, shall not hold such property where the public can view the property from any public street within the city. Off-road vehicles may be stored on residential property if they are stored in the rear yard out of public view.

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(1) Any person who maintains a permanent business location or branch office within the city, for the privilege of engaging in or managing any business within its jurisdiction.

(2) Any person who maintains a permanent business location or branch office within the city, for the privilege of engaging in or managing any profession or occupation within its jurisdiction.

**Bunnell Code of Ordinance Sec. 58-47. - Doing business without, or under a fraudulently obtained local business tax receipt.**

(a) It shall be unlawful for any person to engage in any trade, business, profession, or occupation within the city without first obtaining a local business tax receipt as required by this article.

**Bunnell Code of Ordinance Sec. 70-1. - Removal of certain plants, weeds, trash and litter; duty of owner; service of notice.**

It shall be the duty of every owner of land lying within the limits of the city to clear and destroy all weeds, palmetto, shrubbery, trash and other litter that may be on such land. If any owner of land within the city shall fail to do so, the city shall give notice personally where possible, or by certified mail return receipt in accordance with F.S. Ch. 162 to such owner requiring him to comply with the requirements of this section, or such number of the requirements as may be necessary and appropriate in the particular case, within 30 days from the service of the notice. In the event the requirements of this section are not met within the 30-day period after service of the notice, the case will be referred to the code enforcement board for adjudication.

Case Actions  
Information:

Incident Notes:

Case Count: 22-015

Code Violation: Sec. 58-39 Doing business without a local BTR.

Sec. 22-4. - Procedures for site plan.

Sec. 34-120. - L-1 Light Industrial District.

Sec. 26-51. - Definitions.

Sec. 26-56. - Storing, parking, or leaving dismantled or other such motor vehicle or boat prohibited and declared nuisance, exceptions.

Sec. 58-36. - Levying of tax.

Sec. 58-47. - Doing business without, or under a fraudulently obtained local business tax receipt.

Sec. 70-1. - Removal of certain plants, weeds, trash and litter; duty of owner; service of notice.

6-14-22: Sent Courtesy letter for violation Sec 22-4 Procedures for Site plan review and approval. Sec 34-120 Light Industrial district. Sec 26-56 Storing, parking or leaving motor vehicle. Sec 58-36 Levying of tax. Sec 58-47 Doing business without a local business tax. Sec 70-1 Removal of certain plants, weeds, trash, and litter.

7-19-22: Sent NOV & NTA certified letter for code enforcement board on August 10,2022. Took pictures of NOV staked at 3330 Steel Rail Drive. Put copy of NOV in COB bulletin board at 604 E. Moody Blvd. Unit 6.

Staff  
Recommendation:

- Complete the site plan review process to improve or develop the subject property.
- The proposed site plan should ensure that all outdoor storage meets the zoning regulations.
- Remove all junk vehicles from the property.
- Apply for and obtain a local business tax receipt.
- Mow the yard and make arrangements to keep the yard maintained and/or mowed regularly.





## Owner Information

### Primary Owner

[Toyos Armando](#)

& Nayrobi Rodriguez H&W

141 Pine Grove Drive

Palmcoast, FL 32164

## Parcel Summary

Parcel ID	34-11-30-5736-00000-0140
Prop ID	9552
Location Address	3330 STEEL RAIL DR BUNNELL, FL 32110
Brief Tax Description*	STEEL RAIL INDUSTRIAL PARK REPLAT MB 37 PG 55 LOT 14 (2.92 AC) OR 2207/1835 <i>(Note: *The Description above is not to be used on legal documents.)</i>
Property Use Code	VACANT INDUSTRIAL (004000)
Tax District	BUNNELL AREA WITH NO MOSQUITO CONTROL (District 13)
Millage Rate	22.0306
Homestead	N
GIS sqft	127,010.144

[View Map](#)

## Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$152,420	\$97,700	\$79,460	\$65,504
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$152,420	\$97,700	\$79,460	\$65,504
Assessed Value	\$107,470	\$97,700	\$72,054	\$65,504
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$107,470	\$97,700	\$72,054	\$65,504
Protected Value	\$44,950	\$0	\$7,406	\$0



2022.2.28 15:41



**STATEMENT OF VIOLATION**  
**& NOTICE TO APPEAR**

July 19, 2022,

CASE NUMBER 22-015

**TO: Armando Toyos & Nayrobi Rodriguez**  
**141 Pine Grove Drive**  
**Palm Coast, Fl. 32164**

**VIA:** Hand Delivery by Gary Harris to 3330 Steel Rail Drive on July 19, 2022.  
Certified mail: Receipt No. 7018 3090 0001 7027 9680  
Posting on Property: 3330 Steel Rail Drive, Bunnell, Fl. 32110 on July 19, 2022.  
Posting at City Hall Public Notice Board on July 19, 2022.

**IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 22-015 ON PROPERTY OWNED BY YOU AND LOCATED AT 3330 STEEL RAIL DRIVE BUNNELL, FLORIDA, (PARCEL ID NUMBER: 34-11-30-5736-00000-0140), TO WIT: PROCEDURES FOR SITE PLAN REVIEW AND APPROVAL.**

***Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.***

(a) Site plan thresholds.

(1) Major site plan. The following developments shall require major site plan approval:

(b). New, nonresidential development comprised of 5,000 square feet or more of new impervious surface area.

(2) Minor site plan. The following development shall constitute minor site plans:

(b). New, nonresidential development comprised of less than 5,000 square feet of new impervious surface area.

(3) Minimal site plan. Any plan not meeting the criteria for major or minor site plan.

***Bunnell Land Development Code Sec. 34-120. - L-1 Light industrial district.***

(b) Permitted principal and accessory uses and structures. The following uses shall be permitted in the L-1 Light industrial district.

(31) Outside storage is allowable provided that:

a. The storage is visually screened from roadways and neighboring properties by a solid fence of six-foot in height or thick vegetation buffer.

b. Any storage greater than six feet in height is setback from all property lines a minimum of ten feet.

c. The storage is no greater than 15 feet in height.

d. The storage is not land clearing debris, construction debris, recyclables, trash, garbage, or other materials typically disposed of at a Class I or higher landfill.

***Bunnell Code of Ordinance. Sec. 26-51 Definitions.***

Junked motor vehicle means any motor vehicle which does not have lawfully affixed thereto an unexpired license plate or the condition of which is wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded.

***Bunnell Code of Ordinance. Sec. 26-56. – Storing, parking, or leaving dismantled or other such motor vehicle or boat prohibited and declared nuisance, exceptions.***

It shall be unlawful for any person to park, store, leave, or permit the parking, storing or leaving, of any motor vehicle or boat of any kind which is abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled, whether attended or not, upon any private property within the city for a period of time in excess of 72 hours. The presence of an abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled vehicle or boat, or parts thereof, on private property is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this division. This section shall not apply to any vehicle or boat stored within a roofed building on private property or to any vehicle or boat held in connection with a business enterprise, lawfully licensed by the city and properly operated in the appropriate business zone, pursuant to the zoning laws of the city, or to any motor vehicle or boat retained by the owner for antique repair and restoration if such motor vehicle or boat is covered by a suitable tarpaulin. However, any junked motor vehicle or boat which is located on business property, and properly zoned and licensed for such business, shall not hold such property where the public can view the property from any public street within the city. Off-road vehicles may be stored on residential property if they are stored in the rear yard out of public view.

***Bunnell Code of Ordinance Sec. 58-36. - Levying of tax.***

The city hereby levies a local business tax and authorizes the issuance of said business tax receipts as authorized by F.S. Ch. 205, for the following:

(1) Any person who maintains a permanent business location or branch office within the city, for the privilege of engaging in or managing any business within its jurisdiction.

(2) Any person who maintains a permanent business location or branch office within the city, for the privilege of engaging in or managing any profession or occupation within its jurisdiction.

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It shall be the duty of every owner of land lying within the limits of the city to clear and destroy all weeds, palmetto, shrubbery, trash and other litter that may be on such land. If any owner of land within the city shall fail to do so, the city shall give notice personally where possible, or by certified mail return receipt in accordance with F.S. Ch. 162 to such owner requiring him to comply with the requirements of this section, or such number of

the requirements as may be necessary and appropriate in the particular case, within 30 days from the service of the notice. In the event the requirements of this section are not met within the 30-day period after service of the notice, the case will be referred to the code enforcement board for adjudication.

***Being the Owner/Tenant of said following property, described as:***  
*3330 Steel Rail Drive, City of Bunnell, County of Flagler, State of Florida*  
*Parcel ID number 34-11-30-5736-00000-0140*

**Recommended corrective action:**

- Complete the site plan review process to improve or develop the subject property.
- The proposed site plan should ensure that all outdoor storage meets the zoning regulations.
- Remove all junk vehicles from the property.
- Apply for and obtain a local business tax receipt.
- Mow the yard and make arrangements to keep the yard maintained and/or mowed regularly.

**THE VIOLATION IS BASED ON INVESTIGATION BY THE UNDERSIGNED CITY OF BUNNELL CODE ENFORCEMENT OFFICER, WHO IS AVAILABLE TO RESPOND TO ANY QUESTIONS YOU MAY HAVE. IT IS NOT POSSIBLE FOR THE PROPERTY TO FIND COMPLIANCE WITH CASE 21-015, UNLESS THIS VIOLATION FOR SITE PLAN BE IN COMPLIANCE.**

**YOU ARE HEREBY NOTIFIED THE VIOLATION SHALL BE REVIEWED BY THE CITY OF BUNNELL CODE ENFORCEMENT BOARD ON AUGUST 10, 2022, AT 6 PM OR SOON THEREAFTER AT THE BUNNELL CITY HALL, AT WHICH TIME CODE ENFORCEMENT MAY 1) DISMISS THE VIOLATION IF COMPLIANCE HAS OCCURRED; 2) REQUEST CONTINUANCE OF THE CASE; OR 3) PRESENT TESTIMONY AND EVIDENCE OF THE VIOLATION TO THE CODE ENFORCEMENT BOARD.**

**AT THE HEARING, THE CITY OF BUNNELL CODE ENFORCEMENT BOARD MAY FIND THE VIOLATION OCCURRED AS NOTICED AND IMPOSE A FINE UP TO \$250 FOR THE FIRST VIOLATION OF THE CODE SECTION AND UP TO \$500 FOR A REPEAT VIOLATION WITHIN 5 YEARS. IF THE CODE ENFORCEMENT BOARD DETERMINES THE VIOLATION PRESENTED A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE OR IF THE VIOLATION IS IRREPARABLE OR IRREVERSIBLE IN NATURE, IT MAY NOTIFY THE CITY OF BUNNELL FOR ABATEMENT OF THE VIOLATION OR IT MAY IMPOSE A FINE NOT TO EXCEED \$5,000 PER VIOLATION. IF A FINE IS NOT PAID, THE CITY MAY RECORD A COPY OF THE CODE ENFORCEMENT BOARD ORDER. THE UNPAID FINE SHALL CONSTITUTE A LIEN AGAINST THE LAND ON WHICH THE VIOLATION OCCURRED AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR(S). IF THE LIEN IS NOT SATISFIED, THE CODE ENFORCEMENT BOARD MAY AUTHORIZE FORECLOSURE OF THE LIEN OR THE CITY MAY SEEK PAYMENT BY OTHER LAWFUL MEANS.**

**YOU ARE ADVISED TO CHECK THE CITY WEBSITE FOR UP-TO-DATE INFORMATION ON ANY CHANGES IN THE MANNER IN WHICH THE HEARING WILL BE HELD AND ITS LOCATION.**

**AS REQUIRED BY SECTION 286.0105 FLORIDA STATUTES, IF YOU DECIDES TO APPEAL ANY DECISION MADE BY THE BUNNELL CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND YOU NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH AN APPEAL IS TO BE BASED. IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THE PUBLIC HEARING, PLEASE CONTACT THE BUNNELL CITY CLERK AT 386-263-8808 PRIOR TO THE HEARING.**

---

**Gary Harris  
Code Enforcement Officer  
City of Bunnell  
PO Box 756  
Bunnell, FL 32110  
386-263-8807**



**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

CASE NUMBER 22-015

July 19, 2022,

TO: Armando Toyos & Nayrobi Rodriguez  
141 Pine Grove Drive  
Palm Coast, Fl. 32164

VIA: Hand Delivery by Gary Harris to 3330 Steel Rail Drive on July 19, 2022.  
Certified mail: Receipt No. 7018 3090 0001 7027 9680  
Posting on Property: 3330 Steel Rail Drive, Bunnell, Fl. 32110 on July 19, 2022.  
Posting at City Hall Public Notice Board on July 19, 2022.

IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 22-015 ON PROPERTY OWNED BY YOU AND LOCATED AT 3330 STEEL RAIL DRIVE BUNNELL, FLORIDA, (PARCEL ID NUMBER: 34-11-30-5736-00000-0140), TO WIT: PROCEDURES FOR SITE PLAN REVIEW AND APPROVAL.

**Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.**

- (a) Site plan thresholds.
  - (1) Major site plan. The following developments shall require major site plan approval:
    - (b). New, nonresidential development comprised of 5,000 square feet or more of new impervious surface area.
  - (2) Minor site plan. The following development shall constitute minor site plans:
    - (b). New, nonresidential development comprised of less than 5,000 square feet of new impervious surface area.
  - (3) Minimal site plan. Any plan not meeting the criteria for major or minor site plan.

**Bunnell Land Development Code Sec. 34-120. - L-1 Light industrial district.**  
(b) Permitted principal and accessory uses and structures. The following uses shall be permitted in the L-1 Light industrial district.  
(31) Outside storage is allowable provided that:

- a. The storage is visually screened from roadways and neighboring properties by a solid fence of six-foot in height or thick vegetation buffer.
- b. Any storage greater than six feet in height is setback from all property lines a minimum of ten feet.
- c. The storage is no greater than 15 feet in height.

STAPLES

7.19.2022 13:33





**City of Bunnell, Florida**

**Agenda Item No. 9.**

Document Date: 7/26/2022

Code Enforcement Case Number:  
Case Number 22-016

Department: Code Enforcement

Subject: Case Number 22-016 City of Bunnell vs. MKS Enterprise, Inc.

Address: 3220 Steel Rail Drive

Zoning: L-1 Light Industrial

Agenda Section: New Business:

**ATTACHMENTS:**

Description	Type
Exhibit A - Property Appraiser's Info	Exhibit
Exhibit B - Picture Before Compliance	Exhibit
Exhibit C - Notice of Violation	Exhibit
Exhibit D - NOV/NTA Paperwork Staked & Stapled	Exhibit

Code Excepts: **Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.**

(a) Site plan thresholds.

(1) Major site plan. The following developments shall require major site plan approval:

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**Bunnell Code of Ordinance. Sec. 26-56. – Storing, parking, or leaving dismantled or other such motor vehicle or boat prohibited and declared nuisance, exceptions.**

It shall be unlawful for any person to park, store, leave, or permit the parking, storing or leaving, of any motor vehicle or boat of any kind which is abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled, whether attended or not, upon any private property within the city for a period of time in excess of 72 hours. The presence of an abandoned, wrecked, dismantled, inoperative, rusted, junked or partially dismantled vehicle or boat, or parts thereof, on private property is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this division. This section shall not apply to any vehicle or boat stored within a roofed building on private property or to any vehicle or boat held in connection with a business enterprise, lawfully licensed by the city and properly operated in the appropriate business zone, pursuant to the zoning laws of the city, or to any motor vehicle or boat retained by the owner for antique repair and restoration if such motor vehicle or boat is covered by a suitable tarpaulin. However, any junked motor vehicle or boat which is located on business property, and properly zoned and licensed for such business, shall not hold such property where the public can view the property from any public street within the city. Off-road vehicles may be stored on residential property if they are stored in the rear yard out of public view.

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tax receipt as required by this article.

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Case Actions  
Information:

Case Count: 22-016

6-14-22: Code Violations: Sec 22-4 Procedures for site plan review and approval. Sec. 34-120 Light Industrial district. Sec 26-56 Storing, parking or leaving motor vehicle declared nuisance. Sec 58-36 Levying of tax. Sec 58-47 Doing business without a local business tax receipt. Sec 70-1 Removal of certain plants, weeds, trash and litter.

Courtesy Notice: 6-14-22

NOV & NTA: 7/19/22

Code Board Hearing: 8-10-22

Outcome:

6-14-22: Sent Courtesy letter for violation Sec. 22-4. Procedures for Site plan review and approval.

Sec. 34-120 Light Industrial districts. Sec. 26-56. Storing, parking or leaving motor vehicle.

Sec 58-36 Levying if tax.

Sec. 58-47. Doing business Tax.

Sec. 70-1. Removal of certain plants, weeds, trash, and litter.

7-19-22: Sent Certified letter then went and staked NOV at 3220 Steel Rail Drive. Added to COB bulletin board.

Staff  
Recommendation:

- Complete the site plan review process to improve or develop the subject property.
- The proposed site plan should ensure that all outdoor storage meets the zoning regulations.
- Remove all junk vehicles from the property.
- Apply for and obtain a local business tax receipt.
- Mow the yard and make arrangements to keep the yard maintained and/or mowed regularly.

## Owner Information

Primary Owner  
Mks Enterprise Inc  
39 Flemingwood Lane  
Palm Coast, FL 32137

## Parcel Summary

Parcel ID 34-11-30-5736-00000-0110  
Prop ID 9549  
Location Address 3220 STEEL RAIL DR  
BUNNELL, FL 32110  
Brief Tax Description\* STEEL RAIL INDUSTRIAL PARK MB 37 PG 55 LOT 11 (4.92 AC) OR 2389/1953  
(Note: \*The Description above is not to be used on legal documents.)  
Property Use Code OUTDOOR STORAGE (004910)  
Tax District BUNNELL AREA WITH NO MOSQUITO CONTROL (District 13)  
Millage Rate 22.0306  
Homestead N  
GIS sqft 214,449.772

[View Map](#)

## Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$3,792	\$4,064	\$0	\$0
Land Value	\$259,238	\$166,853	\$136,057	\$114,521
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$263,030	\$170,917	\$136,057	\$114,521
Assessed Value	\$156,219	\$142,634	\$125,973	\$114,521
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$156,219	\$142,634	\$125,973	\$114,521
Protected Value	\$106,811	\$28,283	\$10,084	\$0



7.27.2022 07:38



**STATEMENT OF VIOLATION**  
**& NOTICE TO APPEAR**

July 19, 2022,

CASE NUMBER 22-016

**TO: MKS Enterprise Inc**  
**39 Flemingwood Lane**  
**Palm Coast, Fl. 32137**

**VIA:** Hand Delivery by Gary Harris to 3220 Steel Rail Drive on July 19, 2022.  
Certified mail: Receipt No. 7018 3090 0001 7027 9673  
Posting on Property: 3220 Steel Rail Drive, Bunnell, Fl. 32110 on July 19, 2022.  
Posting at City Hall Public Notice Board on July 19, 2022.

**IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 22-016 ON PROPERTY OWNED BY YOU AND LOCATED AT 3220 STEEL RAIL DRIVE BUNNELL, FLORIDA, (PARCEL ID NUMBER: 34-11-30-5736-00000-0110), TO WIT: PROCEDURES FOR SITE PLAN REVIEW AND APPROVAL.**

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the requirements as may be necessary and appropriate in the particular case, within 30 days from the service of the notice. In the event the requirements of this section are not met within the 30-day period after service of the notice, the case will be referred to the code enforcement board for adjudication.

***Being the Owner/Tenant of said following property, described as:***  
*3220 Steel Rail Drive, City of Bunnell, County of Flagler, State of Florida*  
*Parcel ID number 34-11-30-5736-00000-0110*

**Recommended corrective action:**

- Complete the site plan review process to improve or develop the subject property.
- The proposed site plan should ensure that all outdoor storage meets the zoning regulations.
- Remove all junk vehicles from the property.
- Apply for and obtain a local business tax receipt.
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**THE VIOLATION IS BASED ON INVESTIGATION BY THE UNDERSIGNED CITY OF BUNNELL CODE ENFORCEMENT OFFICER, WHO IS AVAILABLE TO RESPOND TO ANY QUESTIONS YOU MAY HAVE. IT IS NOT POSSIBLE FOR THE PROPERTY TO FIND COMPLIANCE WITH CASE 21-016, UNLESS THIS VIOLATION FOR SITE PLAN BE IN COMPLIANCE.**

**YOU ARE HEREBY NOTIFIED THE VIOLATION SHALL BE REVIEWED BY THE CITY OF BUNNELL CODE ENFORCEMENT BOARD ON AUGUST 10, 2022, AT 6 PM OR SOON THEREAFTER AT THE BUNNELL CITY HALL, AT WHICH TIME CODE ENFORCEMENT MAY 1) DISMISS THE VIOLATION IF COMPLIANCE HAS OCCURRED; 2) REQUEST CONTINUANCE OF THE CASE; OR 3) PRESENT TESTIMONY AND EVIDENCE OF THE VIOLATION TO THE CODE ENFORCEMENT BOARD.**

**AT THE HEARING, THE CITY OF BUNNELL CODE ENFORCEMENT BOARD MAY FIND THE VIOLATION OCCURRED AS NOTICED AND IMPOSE A FINE UP TO \$250 FOR THE FIRST VIOLATION OF THE CODE SECTION AND UP TO \$500 FOR A REPEAT VIOLATION WITHIN 5 YEARS. IF THE CODE ENFORCEMENT BOARD DETERMINES THE VIOLATION PRESENTED A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE OR IF THE VIOLATION IS IRREPARABLE OR IRREVERSIBLE IN NATURE, IT MAY NOTIFY THE CITY OF BUNNELL FOR ABATEMENT OF THE VIOLATION OR IT MAY IMPOSE A FINE NOT TO EXCEED \$5,000 PER VIOLATION. IF A FINE IS NOT PAID, THE CITY MAY RECORD A COPY OF THE CODE ENFORCEMENT BOARD ORDER. THE UNPAID FINE SHALL CONSTITUTE A LIEN AGAINST THE LAND ON WHICH THE VIOLATION OCCURRED AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR(S). IF THE LIEN IS NOT SATISFIED, THE CODE ENFORCEMENT BOARD MAY AUTHORIZE FORECLOSURE OF THE LIEN OR THE CITY MAY SEEK PAYMENT BY OTHER LAWFUL MEANS.**



**YOU ARE ADVISED TO CHECK THE CITY WEBSITE FOR UP-TO-DATE INFORMATION ON ANY CHANGES IN THE MANNER IN WHICH THE HEARING WILL BE HELD AND ITS LOCATION.**

**AS REQUIRED BY SECTION 286.0105 FLORIDA STATUTES, IF YOU DECIDES TO APPEAL ANY DECISION MADE BY THE BUNNELL CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THE HEARING, YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND YOU NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH AN APPEAL IS TO BE BASED. IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THE PUBLIC HEARING, PLEASE CONTACT THE BUNNELL CITY CLERK AT 386-263-8808 PRIOR TO THE HEARING.**

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**Gary Harris  
Code Enforcement Officer  
City of Bunnell  
PO Box 756  
Bunnell, FL 32110  
386-263-8807**



**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

July 19, 2022,

CASE NUMBER 22-016

TO: MKS Enterprise Inc  
39 Flemingwood Lane  
Palm Coast, Fl. 32137

VIA: Hand Delivery by Gary Harris to 3220 Steel Rail Drive on July 19, 2022.  
Certified mail: Receipt No. 7018 3090 0001 7027 9673  
Posting on Property: 3220 Steel Rail Drive, Bunnell, Fl. 32110 on July 19, 2022.  
Posting at City Hall Public Notice Board on July 19, 2022.

IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES,  
NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 22-  
016 ON PROPERTY OWNED BY YOU AND LOCATED AT 3220 STEEL RAIL DRIVE  
BUNNELL, FLORIDA, (PARCEL ID NUMBER: 34-11-30-5736-00000-0110), TO WIT:  
PROCEDURES FOR SITE PLAN REVIEW AND APPROVAL.

***Bunnell Land Development Code Sec. 22-4. - Procedures for site plan review and approval.***

(a) Site plan thresholds.

(1) Major site plan. The following developments shall require major site plan approval:

(b) New, nonresidential development comprised of 5,000 square feet or more of new impervious surface area.

(2) Minor site plan. The following development shall constitute minor site plans:

(b) New, nonresidential development comprised of less than 5,000 square feet of new impervious surface area.

(3) Minimal site plan. Any plan not meeting the criteria for major or minor site plan.

***Bunnell Land Development Code Sec. 34-120. - L-1 Light industrial district.***

(b) Permitted principal and accessory uses and structures. The following uses shall be permitted in the L-1 Light industrial district.

(31) Outside storage is allowable provided that:

a. The storage is visually screened from roadways and neighboring properties by a solid fence of six-foot in height or thick vegetation buffer.

b. Any storage greater than six feet in height is setback from all property lines a minimum of ten feet.

c. The storage is no greater than 15 feet in height.

STAPLES

7.19.2022 13:29



## City of Bunnell, Florida

### Agenda Item No. 10.

Document Date: 7/25/2022

Code Enforcement Case Number:  
Case Number 22-017

Department: Code Enforcement

Subject: Case Number 22-017 City of Bunnell vs. Lisa Anne Motti

Address: 701 E. Woodland Street

Zoning: R-1

Agenda Section: New Business:

#### ATTACHMENTS:

Description	Type
Exhibit A - Property Appraiser's Info	Exhibit
Exhibit B - Picture Before Compliance	Exhibit
Exhibit C - Notice of Violation	Exhibit
Exhibit D - NOV/NTA Paperwork Staked & Stapled	Exhibit
Exhibit E - NOV/NTA Paperwork Hand Delivered	Exhibit

Code Excepts: Narrative: Bunnell Land Development Code Sec. 6-33. – Florida Building Code – Adopted.  
(a) Adopts the Florida Building Code of 2004, and all its revisions or changes thereafter.

Case Actions  
Information: Incident Notes:  
Case# - 22-017  
Code Violation: Sec. 6-33 Florida Building Code Adopted.  
Courtesy Letter: 6-15-22  
NOV: 7-12-22  
Code Board Hearing: 8-10-22  
Outcome:

6-15=22: Sent Courtesy Letter to 701 E. Woodland Street for no steps coming out front door. Staff has gone by this address a couple of times to have home owner move plastic stool and build proper steps with safety rails.

7-11-22: Seend Certified letter to 701 E. Woodland Street to Lisa Anne Motti about violation for no front steps or safety railings. Code Board case will be August 10, 2022.

Staff

- Have a registered contractor submit a building permit application packet

Recommendation:

for exterior stairs with safety railings.

- As the owner of the property submit a building permit application packet including the owner builder affidavit for exterior stairs with safety railing.
- With this being a repeat offense at this address to fine owner of property \$125.00 per day till this case is in compliance.

### Owner Information

Primary Owner  
[Motti Lisa Anne M](#)  
701 E Woodland Street  
Bunnell, FL 32110

### Parcel Summary

Parcel ID 10-12-30-1150-00030-0060  
Prop ID 11042  
Location Address 701 E WOODLAND ST  
BUNNELL, FL 32110  
Brief Tax Description\* COLONY PARK BLOCK 3 LOT 6 OR BOOK 67 PAGE 376 OR BOOK 68 PAGE 224 OR 933 PG 638 OR 2335/1787 OR 2418/674  
(Note: \*The Description above is not to be used on legal documents.)  
Property Use Code SINGLE FAMILY (000100)  
Tax District BUNNELL AREA WITH MOSQUITO CONTROL (District 15)  
Millage Rate 22.2881  
Homestead N  
GIS sqft 10,116.213

[View Map](#)

### Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$106,053	\$80,396	\$59,166	\$63,899
Extra Features Value	\$1,993	\$1,868	\$1,732	\$1,732
Land Value	\$28,000	\$15,400	\$14,000	\$14,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	<b>\$136,046</b>	<b>\$97,664</b>	<b>\$74,898</b>	<b>\$79,631</b>
Assessed Value	\$90,627	\$82,388	\$74,898	\$67,429
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$90,627	\$82,388	\$74,898	\$67,429
Protected Value	\$45,419	\$15,276	\$0	\$12,202



7.12.2022 09:12



**STATEMENT OF VIOLATION & NOTICE TO APPEAR**

July 12, 2022,

CASE NUMBER 22-017

**TO: Lisa Anne Motti  
701 E Woodland Street  
Bunnell, Fl. 32110**

**VIA:** Hand Delivery by Gary Harris to 701 Woodland Street on July 12, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 5048  
Posting on Property: 701 E. Woodland Street, Bunnell, Fl. 32110 on July 12, 2022.  
Posting at City Hall Public Notice Board on July 12, 2022.  
Parcel #: 10-12-30-1150-00030-0060

Legal Description: COLONY PARK BLOCK 3 LOT 6 OR BOOK 67 PAGE 376 OR  
BOOK 68 PAGE 224 OR 933 PG 638 OR 2335/1787 OR 2418/674

**IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES,  
NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 22-  
017 ON PROPERTY OWNED BY YOU AND LOCATED AT 701 E. WOODLAND  
STREET, BUNNELL, FLORIDA, (PARCEL ID NUMBER: 10-12-30-1150-00030-0060),  
TO WIT: FLORIDA BUILDING CODE - ADOPTED.**

**Narrative: *Bunnell Land Development Code Sec. 6-33. – Florida Building Code –  
Adopted.***

(a) Adopts the Florida Building Code of 2004, and all its revisions or changes thereafter.

***Being the Owner/Tenant of said following property, described as:  
701 E. Woodland Street, City of Bunnell, County of Flagler, State of Florida  
Parcel ID number 10-12-30-1150-00030-0060***

**Recommended corrective action:**

- Have a registered contractor submit a building permit application packet for exterior stairs with safety railing.
- As the owner of the property, submit a building permit application packet a building permit application packet including the owner builder affidavit for exterior stairs with safety railing.

**THE VIOLATION IS BASED ON INVESTIGATION BY THE UNDERSIGNED CITY OF  
BUNNELL CODE ENFORCEMENT OFFICER, WHO IS AVAILABLE TO RESPOND TO**

**ANY QUESTIONS YOU MAY HAVE. IT IS NOT POSSIBLE FOR THE PROPERTY TO FIND COMPLIANCE WITH CASE 22-017, UNLESS THIS VIOLATION FOR FLORIDA BUILDING CODE – BUILDING PERMIT.**

**YOU ARE HEREBY NOTIFIED THE VIOLATION SHALL BE REVIEWED BY THE CITY OF BUNNELL CODE ENFORCEMENT BOARD ON AUGUST 10, 2022, AT 6 PM OR SOON THEREAFTER AT THE BUNNELL CITY HALL, AT WHICH TIME CODE ENFORCEMENT MAY 1) DISMISS THE VIOLATION IF COMPLIANCE HAS OCCURRED; 2) REQUEST CONTINUANCE OF THE CASE; OR 3) PRESENT TESTIMONY AND EVIDENCE OF THE VIOLATION TO THE CODE ENFORCEMENT BOARD.**

**AT THE HEARING, THE CITY OF BUNNELL CODE ENFORCEMENT BOARD MAY FIND THE VIOLATION OCCURRED AS NOTICED AND IMPOSE A FINE UP TO \$250 FOR THE FIRST VIOLATION OF THE CODE SECTION AND UP TO \$500 FOR A REPEAT VIOLATION WITHIN 5 YEARS. IF THE CODE ENFORCEMENT BOARD DETERMINES THE VIOLATION PRESENTED A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE OR IF THE VIOLATION IS IRREPARABLE OR IRREVERSIBLE IN NATURE, IT MAY NOTIFY THE CITY OF BUNNELL FOR ABATEMENT OF THE VIOLATION OR IT MAY IMPOSE A FINE NOT TO EXCEED \$5,000 PER VIOLATION. IF A FINE IS NOT PAID, THE CITY MAY RECORD A COPY OF THE CODE ENFORCEMENT BOARD ORDER. THE UNPAID FINE SHALL CONSTITUTE A LIEN AGAINST THE LAND ON WHICH THE VIOLATION OCCURRED AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR(S). IF THE LIEN IS NOT SATISFIED, THE CODE ENFORCEMENT BOARD MAY AUTHORIZE FORECLOSURE OF THE LIEN OR THE CITY MAY SEEK PAYMENT BY OTHER LAWFUL MEANS.**

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---

**Gary Harris  
Code Enforcement Officer  
City of Bunnell  
PO Box 756  
Bunnell, FL 32110  
386-263-8807**





**STATEMENT OF VIOLATION & NOTICE TO APPEAR**

CASE NUMBER 22-017

July 12, 2022,

TO: Lisa Anne Motti  
701 E Woodland Street  
Bunnell, Fl. 32110

VIA: Hand Delivery by Gary Harris to 701 Woodland Street on July 12, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 5048  
Posting on Property: 701 E. Woodland Street, Bunnell, Fl. 32110 on July 12, 2022.  
Posting at City Hall Public Notice Board on July 12, 2022.  
Parcel #: 10-12-30-1150-00030-0060  
Legal Description: COLONY PARK BLOCK 3 LOT 6 OR BOOK 67 PAGE 376 OR  
BOOK 68 PAGE 224 OR 933 PG 638 OR 2335/1787 OR 2418/674

IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES,  
NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 22-  
017 ON PROPERTY OWNED BY YOU AND LOCATED AT 701 E. WOODLAND  
STREET, BUNNELL, FLORIDA, (PARCEL ID NUMBER: 10-12-30-1150-00030-0060),  
TO WIT: FLORIDA BUILDING CODE - ADOPTED.

Narrative: *Bunnell Land Development Code Sec. 6-33. - Florida Building Code -  
Adopted.*  
(a) Adopts the Florida Building Code of 2004, and all its revisions or changes thereafter.

Being the Owner/Tenant of said following property, described as:  
701 E. Woodland Street, City of Bunnell, County of Flagler, State of Florida  
Parcel ID number 10-12-30-1150-00030-0060

**Recommended corrective action:**

- Have a registered contractor submit a building permit application packet for exterior stairs with safety railing.
- As the owner of the property, submit a building permit application packet a building permit application packet including the owner builder affidavit for exterior stairs with safety railing.

THE VIOLATION IS BASED ON INVESTIGATION BY THE UNDERSIGNED CITY OF  
BUNNELL CODE ENFORCEMENT OFFICER, WHO IS AVAILABLE TO RESPOND TO

STAPLES

7.12.2022 09:14



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July 12, 2022,

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THE VIOLATION IS BASED ON INVESTIGATION BY THE UNDERSIGNED CITY OF  
BUNNELL CODE ENFORCEMENT OFFICER, WHO IS AVAILABLE TO RESPOND TO

7.12.2022 09:16