

**CODE ENFORCEMENT**

**BOARD**



*Crossroads of Flagler County*

**BOARD MEMBERS**

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

**CODE ENFORCEMENT BOARD AGENDA**

**Wednesday, October 12, 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. August 10, 2022 Code Enforcement Board Minutes**
- 5. Swearing in of witnesses.**

**Old Business:**

- 6. Case Number 22-014 of Bunnell vs. Ella Chageyeva**

3295 Steel Rail Drive

Below are violations of the City of Bunnell Code of Ordinances:

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

Sec. 34-120(c). Permitted Special Exception

Sec. 22-9. Major Site Plan

Sec. 22-4. Procedures for Site Plan Review and Approval

Sec. 26-56. Storing, Parking, or Leaving Dismantled or Other Such Motor Vehicle Or Boat Prohibited And Declared Nuisance, Exceptions.

Sec. 70-1. Removal of Certain Plants, Weeds, Trash and Litter; Duty of Owner; Service of Notice

Sec. 58-47. Doing Business Without, or Under a Fraudulently Obtained Local Business Tax Receipt

Sec. 58-36. Levying of Tax

NTA:9/23/2022

- 7. 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:9/23/2022

**8. Case Number 22-016 City of Bunnell vs. MKS Enterprise.**

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:9/23/2022

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

701 Woodland Street

This is a violation of the following City Codes:

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

NTA:9/23/2022

**New Business:**

**10. Case Number 22-021 City of Bunnell vs. Joaquin Vega**

615 Fourth Street

This is a violation of the following City Codes:

**Sec. 34-111. – R-1 Single-family residential district.**

**Sec. 18-62. Definitions.**

NTA:9/23/2022

**11. Announcements**

**12. Next Scheduled Meeting: December 14, 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

Code Enforcement Board Minutes August 10, 2022

Type

Minutes

## CODE ENFORCEMENT

### BOARD



*Crossroads of Flagler County*

### BOARD MEMBERS

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

## CODE ENFORCEMENT BOARD MINUTES

**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.**  
Meeting was called to order at 6:00 PM. Chair Allen 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; Community Development Director Bernadette Fisher; City Attorney Garrett Olsen

**3. Disclosure of Ex-Parte communications.**  
**None**

**4. Approval of Minutes:**  
**a. June 8, 2022 Code Enforcement Board Minutes**  
**Motion:** Approve the June 8, 2022 Code Enforcement Board Meeting minutes  
**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

**5. Swearing in of witnesses.**  
Charlie Cino Swore in the witness

### Old Business:

**6. Case Number 21-072 City of Bunnell vs. Alex & Brittany Schaffer**  
Code Enforcement Officer Harris introduced the case. He explained the property was in compliance before the case was heard at the last meeting Code Board Meeting. Staff recommended the property be found compliant and the fine stopped. Respondents were not present.

**Motion:** Find the property in compliance and accept Staff recommendation.

**Moved by:** Kenneth Gordon

**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

**New Business:**

**7. Case Number 22-014 City of Bunnell vs. Ella Chageyeva**

*\*Case Number 22-014 and 22-015 were discussed together since both properties had the same violation and the same Engineer both respondents agreed to have their cases discussed at the same time. \**

Code Enforcement Officer Harris introduced the case. He requested all evidence presented be received into evidence for the record. Staff recommended to continue the case until next Code Board Meeting currently scheduled for October 12, 2022, find the property non-compliant, and impose a fine of \$100.00 per day if the property is not brought into compliance by September 30, 2022.

Respondents were present.

The respondent's engineer, Mirko Restovic, spoke about the status of the project and presented a timeline for the project. Mr. Restovic stated amendments to the proposed site plan are needed and he just recently received the City's comment letter. He stated those changes would be made and resubmitted.

Chair Member Allen asked respondents if they understood the recommendation and what needs to be done; she then explained the process.

**Motion:** Find the property non-compliant and fine the property \$100.00 per day effective September 30, 2022 if the property is not progressing towards compliance by the October 12, 2022 Code Enforcement Board Meeting.

**Moved by:** Kenneth Gordon

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

*\*Case Number 22-014 and 22-015 were discussed together since both properties had the same violation and the same Engineer both respondents agreed to have their cases discussed at the same time. \**

Code Enforcement Officer Harris introduced the case. He requested all evidence presented be received into evidence for the record. Staff recommended to continue the case until next Code Board Meeting currently scheduled for October 12, 2022, find the property non-compliant, and impose a fine of \$100.00 per day if the property is not brought into compliance by September 30, 2022.

Respondents were present.

The respondent's engineer, Mirko Restovic, spoke about the status of the project and presented a timeline for the project. Mr. Restovic stated amendments to the proposed site plan are needed and he just recently received the City's comment letter. He stated those changes would be made and resubmitted.

Chair Member Allen asked respondents if they understood the recommendation and what needs to be done; she then explained the process.

**Motion:** Find the property non-compliant and fine the property \$100.00 per day effective September 30, 2022 if the property is not progressing towards compliance by the October 12, 2022 Code Enforcement Board Meeting.

**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

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

Code Enforcement Officer Harris introduced the case. He requested all evidence presented be received into evidence for the record. Staff recommended to continue the case until next Code Board Meeting currently scheduled for October 12, 2022, find the property non-compliant, and impose a fine of \$100.00 per day if the property is not brought into compliance by September 30, 2022.

Respondent was present. Marie Domingues, of MKS Enterprise Inc and the respondent, stated the site plan had just been drawn up and will be submitted soon. Community Development Director Fisher explained the development process and provided her contact information to the respondent.

Member Hall addressed the respondent and asked if she understood all the steps that would need to be taken and explained her development would have to be heard at another Board to be approved. Respondent stated she understood.

**Motion:** Find the property non-compliant and fine the property \$100.00 per day effective September 30, 2022 if the property is not progressing towards compliance by the October 12, 2022 Code Enforcement Board Meeting.

**Moved by:** Kenneth Gordon

**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

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

Code Enforcement Officer Harris introduced the case. He requested all evidence presented be received into evidence for the record. Staff recommended finding the property non-compliant and imposing a fine of \$125.00 per day if the property is not brought into compliance within 10 days.

**Motion:** Find the property non-compliant and impose a fine of \$125.00 per day if property is not brought into compliance in 10 days.

**Moved by:** Kenneth Gordon

**Seconded by:** Julie Aguiar

**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

**11. Announcements**

The City has advertised for another Code Board member to fill the vacancy. The City is scheduling the annual Ethics and Sunshine Law Training from elected officials on September 21, 2022 from 10 AM to 2 PM; the member of the Code Enforcement Board are invited to participate as well and need to RSVP.

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

**13. Adjournment of Code Enforcement Board**

**Motion:** Adjourn

**Moved by:** Kenneth Gordon



**Seconded by:** Julie Aguiar

**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

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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: 9/27/2022

Code Enforcement Case Number:  
Case Number 22-014

Department: Code Enforcement

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

Address: 3295 Steel Rail Drive

Zoning: L-1 Light Industrial

Agenda Section: Old Business:

#### ATTACHMENTS:

Description	Type
Exhibit A - Property Appraiser's Info	Exhibit
Exhibit B - Tractor-Trailer Parked On Property W/O Proper Approvals & Permits	Cover Memo
Exhibit C - Notice of Violation	Exhibit
Exhibit D - NOV/NTA Paperwork Staked in Front of Property	Exhibit

Code Excepts:

#### **Sec. 34-120. - L-1 Light industrial district.**

**(a) Purpose and intent.** The purpose of this district is to provide areas in which the principal use of land is for light manufacturing, fabricating, and assembly plants, business, services, offices, retail, storage, warehousing, wholesaling and distribution. The intent of this district is to permit and regulate uses so that the noise, odor, dust, and glare of each operation is controlled to prevent becoming a nuisance to adjacent land uses. These regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts. This district is compatible with the industrial land use designation.

**(c) Permitted special exception.** Permitted special exceptions, which are subject to approval by the local planning agency, in the L-1 district shall be as follows:

- (1) Tractor trailer storage yards meeting the requirements listed below:
  - a. The parking and storage facilities must be visually screened from roadways and neighboring properties by a solid fence of six-foot in height or thick vegetation buffer.
  - b. All lights and lighting shall be so designed and arranged so that no source of light shall be directly visible from any residential district; this provision shall not be construed to prohibit interior-lighted signs.
  - c. Restroom facilities with a potable water source and sanitary sewer services shall be provided for employees and patrons.

d. Adequate, enclosed trash storage facilities shall be provided on the site.

e. Tractor trailers must be setback from all property lines a minimum of ten feet.

**Sec. 22-9. - Major and minor site plan submittal requirements.**

(a) The purpose of this section is to ensure that all major and minor site plan applications include sufficient information and analysis for proper review and consideration regarding all comprehensive plan policies, land development regulations, and Code of Ordinances requirements. Omissions of individual elements must be approved by the community development director or his/her designee

**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:

a. Residential development with a structure(s) having four or more dwelling units on a single parcel.

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

c. Expansion or replacement on an existing nonresidential site which includes an addition of 2,000 square feet or more of impervious area.

d. Any development or use requiring special exception approval.

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 as long as 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 general public can view the property from any public street within the city. Off-road vehicles may be stored on residential property as long as they are stored in the rear yard out of public view.

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

(a) 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, and to abate all nuisances, 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 a reasonable time from the service of the notice, as specified in the notice. In the event the requirements of this section are not met within the period specified in the notice, the case will be referred to the code enforcement board for adjudication, or to the city manager or designee for abatement, or both, all in accordance with the provisions of this chapter.

**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.

(b) It shall be unlawful for any person to engage in any trade, business, profession or occupation under a local business tax receipt issued upon a false statement or other false information.

**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.

(3) Any person who does not qualify under subsection (1) or subsection (2) and who transacts any business or engages in any occupation or profession in interstate commerce, if the business tax is not prohibited by s. 8, Art. I of the United States Constitution.

Case Actions  
Information:

A Notice of Violations was send to the property owner  
of records on: 07.19.2022

This case was originally heard by the Code Enforcement Board on 07.19.2022 an Order was issued continuing the case until the October 12, 2022, meeting. At which time, if the property is not bought in compliance by September 30, 2022, a \$100.00 per day fine will be imposed until the site is brought into compliance.

On June 14, 2022, a Courtesy Notice was sent advising the following violations:

Sec. 34-120. L-1, Light Industrial District  
Sec. 34-120(c). Permitted Special Exception  
Sec. 22-9. Major Site Plan  
Sec. 22-4. Procedures for Site Plan Review and Approval  
Sec. 26-56. Storing, Parking, or Leaving Dismantled or Other Such Motor Vehicle Or Boat Prohibited And Declared Nuisance, Exceptions.  
Sec. 70-1. Removal of Certain Plants, Weeds, Trash and Litter; Duty of Owner; Service of Notice  
Sec. 58-47. Doing Business Without, or Under a Fraudulently Obtained Local Business Tax Receipt  
Sec. 58-36. Levying of Tax

On June 19, 2022, a Notice of Violation (NOV) and Notice of Appearance (NOA) was staked at 3295 Steel Rail Drive. The Notices were also added to City of Bunnell (COB) bulletin board.

Staff Recommendation: Staff Recommends the property owner brings the site into compliance within 60 days. If not, it with the understanding there shall be a fee of \$100.00 daily.

## 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 <small>(Note: *The Description above is not to be used on legal documents.)</small>
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.

3295 Steel Rail Drive, Bunnell, Florida 32110



**STORED TRACTOR TRAILERS**



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

September 23, 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 September 23, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 5017  
Posting on Property: 3295 Steel Rail Drive, Bunnell, Fl. 32110 on Sept. 23, 2022.  
Posting at City Hall Public Notice Board on September 23, 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 OCTOBER 12, 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**

September 23, 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 September 23, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 5017  
Posting on Property: 3295 Steel Rail Drive, Bunnell, Fl. 32110 on Sept. 23, 2022.  
Posting at City Hall Public Notice Board on September 23, 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.

STAPLES

9.23.2022 09:35



**City of Bunnell, Florida**

**Agenda Item No. 7.**

Document Date: 9/27/2022

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: Old Business:

**ATTACHMENTS:**

Description	Type
Exhibit A - Property Appraiser's Info	Exhibit
Exhibit B - Picture Of Property	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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- 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.

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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:

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(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: 22-015

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.

8-11-2022: Code Board meeting was last night, and Nayrobi Rodriguez was present for 3330 Steel Rail Drive. Code Board found respondent in violation but to continue this case since owner has started the Site Plan process. As long as there is progress, there will be no fine. If there is no progress a \$100.00 fine will start September 30, 2022.

8-30-22: 3330 Steel Rail Drive has delivered their site plan and the Community Development is reviewing it.

9-23-2022: Owner is working on sight plan, so I have sent a NOV & NTA certified letter for the October 12<sup>th</sup> code board meeting. Progress is moving slowly so staff will ask for a continuance to keep working on getting this case

into compliance.

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**

**September 23, 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 September 23, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 5031  
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Posting at City Hall Public Notice Board on September 23, 2022.

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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.**

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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 22-015

September 23, 2022,

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STAPLES

9.23.2022 09:32



**City of Bunnell, Florida**

**Agenda Item No. 8.**

Document Date: 9/27/2022

Code Enforcement Case Number:  
Case Number 22-016

Department: Code Enforcement

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

Address: 3220 Steel Rail Drive

Zoning: L-1 Light Industrial

Agenda Section: Old Business:

**ATTACHMENTS:**

Description	Type
Exhibit A - Property Appraiser's Info	Exhibit
Exhibit B - Picture Of Property	Exhibit
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Case Actions  
Information:

Incident Notes:

Case Count: 22-016

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

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

Sec. 26-51. - Definitions.

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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 3220 Steel Rail Drive. Put copy of NOV in COB bulletin board at 604 E. Moody Blvd. Unit 6.

8-11-2022: Code Board meeting was last night, and Marie Domingues was present for 3220 Steel Rail Drive. Code Board found respondent in violation but to continue this case since owner has started the Site Plan process. If there is progress, there will be no fine. If there is no progress a \$100.00 fine will start September 30, 2022.

9-23-2022: Owner is working on sight plan, so I have sent a NOV & NTA certified letter for the October 12<sup>th</sup> code board meeting. Progress is moving slowly so staff will ask for a continuance to keep working on getting this case into compliance.

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



2022.1.7 10:47



**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

**September 23, 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 September 23, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 5024  
Posting on Property: 3220 Steel Rail Drive, Bunnell, Fl. 32110 on Sept. 23, 2022.  
Posting at City Hall Public Notice Board on September 23, 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.

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.

***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.

**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.
- 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 21-016, 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 OCTOBER 12, 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**

September 23, 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 September 23, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 5024  
Posting on Property: 3220 Steel Rail Drive, Bunnell, Fl. 32110 on Sept. 23, 2022.  
Posting at City Hall Public Notice Board on September 23, 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

9.23.2022 09:39



## City of Bunnell, Florida

### Agenda Item No. 9.

Document Date: 9/27/2022

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 Woodland Street

Zoning: R-1

Agenda Section: Old Business:

#### ATTACHMENTS:

Description	Type
Exhibit A - Property Appraiser's Info	Exhibit
Exhibit B - Picture Of Property	Exhibit
Exhibit C - Notice of Violation	Exhibit
Exhibit D - NOV/NTA Paperwork Staked & Stapled	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 Count: 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: Non-Compliance with \$125.00 per day fine.

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.

8-22-22: Ten days are up since last CB meeting so fine of \$125.00 starts today. Lisa Motti called today asking for a builders permit so she can get into compliance. Staff emailed her the permit so she can fill out and turn in to Christine. New address for mail is 326 Wellington Dr. P.C. 32164.

8-25-22: Concrete blocks built up to make steps till deck built.

9-23-22: Still needing measurements to finish permit. Sending a certified letter of NOV & NTA for October 12, 2022, meeting. Posted NOV & NTA at 701 Woodland Street and gave hand delivered NOV & NTA to property owner's father.

Staff

Recommendation:

- Have a registered contractor submit a building permit application packet 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



2021.5.11 09:47



**STATEMENT OF VIOLATION & NOTICE TO APPEAR**

**September 23, 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 September 23, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 4997  
Posting on Property: 701 E. Woodland Street, Bunnell, Fl. 32110 on Sept. 23, 2022.  
Posting at City Hall Public Notice Board on September 23, 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 OCTOBER 23, 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**

September 23, 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 September 23, 2022.  
 Certified mail: Receipt No. 7020 1290 0000 2697 4997  
 Posting on Property: 701 E. Woodland Street, Bunnell, FL 32110 on Sept. 23, 2022.  
 Posting at City Hall Public Notice Board on September 23, 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

9.23.2022 10:21



**City of Bunnell, Florida**

**Agenda Item No. 10.**

Document Date: 9/28/2022 Code Enforcement Case Number:  
Case Number 22-021

Department: Code Enforcement

Subject: Case Number 22-021 City of Bunnell vs. Joaquin Vega

Address: 615 Fourth Street

Zoning: R-1

Agenda Section: New Business:

**ATTACHMENTS:**

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

Code Excepts: **Sec. 34-111. – R-1 Single-family residential district.**

Purpose and intent. The purpose of this district is to provide for single-family residential areas of low density. This district is intended to encourage low density development where high-density development would be detrimental to the community and to discourage activities not compatible with single-family residential development. This district is compatible with the single-family low density land use category and is intended to encourage healthy and vibrant residential neighborhoods.

**Sec. 18-62. Definitions.**

Principal building means any structure which is designed, built or used for support, enclosure, shelter or protection of persons, animals, chattels or property of any kind for any residential, commercial or industrial purpose.

Accessory building means a building which is clearly incidental or subordinate to and customarily utilized in connection with a principal building located on the same lot.

Case Actions  
Information: Case Count: 22-021  
Code Violation: Sec. 34-111. - R-1 Single family residential district.  
Courtesy Notice: 7-6-2022  
NOV & NTA: 9-23-2022  
Code Board Hearing: 10-12-22  
Outcome:

7-5-22: Sent Courtesy Notice to Josquin Vega for storage container on vacant lot without a permit. Will check lot on the 15th with update.

7-27-2022: Sent revision courtesy letter to Josquin Vega for storage container.

9-23-22: Sent Courtesy letter to owner about storage trailer staged on property at 615 Fourth Street. Sending NOV & NTA to appear at our October 12th Code Board Meeting. Staff will keep working on getting this case into compliance.

Staff

Recommendation:

- Primary building plans must be set up in order to consider an accessory building.
- Storage facilities must adhere to certain setback measurements from each property line.
- Once the primary building has been approved, the following step is to fill out the Building Permit Application for storage shed/container that is being placed as an accessory use, which will then be reviewed and if found compliant, the final step is to receive approval by the Building Official.

## Owner Information

### Primary Owner

Vega Joaquim  
390 Sawgrass Rd  
Bunnell, FL 32110

## Parcel Summary

Parcel ID	10-12-30-3350-000C0-0450
Prop ID	11072
Location Address	615 FOURTH ST BUNNELL, FL 32110
Brief Tax Description*	KEYSTONE HEIGHTS SUBD BLK C LOTS 45 & 46 OR 1297/893 OR 2336/1780 <i>(Note: *The Description above is not to be used on legal documents.)</i>
Property Use Code	VACANT (000000)
Tax District	CITY OF BUNNELL, BUNNELL CRA AREA WITH MOSQ CONTROL (District 14)
Millage Rate	22.2881
Homestead	N
GIS sqft	10,699.757

[View Map](#)



Hapag-Lloyd

HLXU 336167 3  
22G1

MAX GROSS 32.500 kg  
71.650 lbs  
TARE 2.365 kg  
5.210 lbs

MAX PAYLOAD 30.135 kg  
66.440 lbs  
33.2 m<sup>3</sup>  
1.172 cuft

AVCP-D  
11.11

6.28.2022 13:43



**STATEMENT OF VIOLATION & NOTICE TO APPEAR**

**September 23, 2022,**

**CASE NUMBER 22-021**

**TO: Joaquin Vega  
390 Sawgrass Road  
Bunnell, Fl. 32110**

**VIA:** Hand Delivery by Gary Harris to 615 Fourth Street on September 23, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 4980  
Posting on Property: 615 Fourth Street, Bunnell, Fl. 32110 on Sept. 23, 2022.  
Posting at City Hall Public Notice Board on September 23, 2022.  
Parcel #: 10-12-30-3350-000C0-0450

**Legal Description:** KEYSTONE HEIGHTS SUBD BLK C LOTS 45 & 46 OR 1297/893  
OR 2336/1780

**Street Address:** 615 Fourth Street  
Bunnell, Fl. 32110

**IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 22-021 ON PROPERTY OWNED BY YOU AND LOCATED AT 615 FOURTH STREET, BUNNELL, FLORIDA, (PARCEL ID NUMBER: 10-12-30-3350-000C0-0450), TO WIT: SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 34-111. – R-1 Single-family residential district.**

Purpose and intent. The purpose of this district is to provide for single-family residential areas of low density. This district is intended to encourage low density development where high-density development would be detrimental to the community and to discourage activities not compatible with single-family residential development. This district is compatible with the single-family low density land use category and is intended to encourage healthy and vibrant residential neighborhoods.

**Sec. 18-62. Definitions.**

Principal building means any structure which is designed, built or used for support, enclosure, shelter or protection of persons, animals, chattels or property of any kind for any residential, commercial or industrial purpose.

Accessory building means a building which is clearly incidental or subordinate to and customarily utilized in connection with a principal building located on the same lot.

**Being the Owner/Tenant of said following property, described as:**  
615 Fourth Street, City of Bunnell, County of Flagler, State of Florida  
Parcel ID number 10-12-30-3350-000C0-0450

**Recommended corrective action:**

- Primary building plans must be set up in order to consider an accessory building.
- Storage facilities must adhere to certain setback measurements from each property line.
- Once the primary building has been approved, the following step is to fill out the Building Permit Application for storage shed/container that is being placed as an accessory use, which will then be reviewed and if found compliant, the final step is to receive approval by the Building Official.

**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 22-021, 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 OCTOBER 23, 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**

September 23, 2022,

CASE NUMBER 22-021

TO: Joaquin Vega  
390 Sawgrass Road  
Bunnell, Fl. 32110

VIA: Hand Delivery by Gary Harris to 615 Fourth Street on September 23, 2022.  
Certified mail: Receipt No. 7020 1290 0000 2697 4980  
Posting on Property: 615 Fourth Street, Bunnell, Fl. 32110 on Sept. 23, 2022.  
Posting at City Hall Public Notice Board on September 23, 2022.  
Parcel #: 10-12-30-3350-000C0-0450

Legal Description: KEYSTONE HEIGHTS SUBD BLK C LOTS 45 & 46 OR 1297/893  
OR 2336/1780

Street Address: 615 Fourth Street  
Bunnell, Fl. 32110

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9.23.2022 10:14

STAPLES