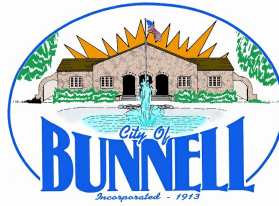


**CODE ENFORCEMENT**

**BOARD**



*Crossroads of Flagler County*

**BOARD MEMBERS**

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

**CODE ENFORCEMENT BOARD AGENDA**

**Wednesday, June 14, 2023 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. **April 12, 2023 Code Enforcement Board Minutes**
5. **Swearing in of witnesses.**

**Old Business:**

6. **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. 34-120, L-1 Light Industrial District.**

**Bunnell Land Development Code, Sec. 34-120(c)(1), Tractor Trailer Storage Yards.**

**Bunnell Land Development Code, Sec. 34-120(c)(2), Junkyards or Automotive Wrecking or Salvage Yards**

**Bunnell Land Development Code, Sec. 22-4, Procedures for Site Plan Review and Approval**

**Bunnell Land Development Code, Sec. 22-4(d) Any development or use requiring special exception approval.**

**Bunnell Land Development Code, Sec. 22-9, Major Site Plan Submittal Requirements.**

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

**Bunnell Land Development Code, Sec. 58-36, Levying of tax.**

**Bunnell Land Development Code, Sec. 58-47, Doing Business Without, Or Under A Fraudulently Obtained Local Business Tax Receipt.**

**Bunnell Land Development Code, Sec. 70-1, Removal of Certain Plants, Weeds, Trash and Litter; Duty Of Owner; Service Of Notice.**

NTA:5/18/2023

7. **Case Number 22-016 City of Bunnell vs. Abama Mama, LLC**

3220 Steel Rail Drive

This is a violation of the following City Codes:

**Bunnell Land Development Code, Sec. 34-120, L-1 Light Industrial District.**

**Bunnell Land Development Code, Sec. 34-120(c)(1), Tractor Trailer Storage Yards.**

**Bunnell Land Development Code, Sec. 34-120(c)(2), Junkyards or Automotive Wrecking or Salvage Yards**

**Bunnell Land Development Code, Sec. 22-4(d) Any development or use requiring special exception approval.**

**Bunnell Land Development Code, Sec. 22-9, Major Site Plan Submittal Requirements.**

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

**Bunnell Land Development Code, Sec. 58-36, Levying of tax.**

**Bunnell Land Development Code, Sec. 58-47, Doing Business Without, Or Under A Fraudulently Obtained Local Business Tax Receipt.**

**Bunnell Land Development Code, Sec. 70-1, Removal of Certain Plants, Weeds, Trash and Litter; Duty Of Owner; Service Of Notice.**

NTA:5/18/2023

8. **Case Number 22-025 City of Bunnell vs. Mattie Hall Estate C/O Elijah - Isaiah X**

812 Marion Street

This is a violation of the following City Codes:

**Bunnell Land Development Code Sec. 66-1. – Connection to city water, sewer and reclaim system.**

**Code of Ordinance Sec. 26-108. - Dangerous buildings.**

NTA:5/18/2023

9. **Case Number 23-001 City of Bunnell vs. Joseph Parsons**

707 E Howe Street

This is a violation of the following City Codes:

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

NTA:5/18/2023

**New Business:**

10. **Case Number 22-008 City of Bunnell vs. Janice Talas**

520 Tolman Street

**Bunnell Land Development Code, Sec. 34-111, R-1 Single-Family Residential District.** The purpose and intent of this district is to provide for single-family residential areas of low density. High density development would be detrimental to the community and to discourage activities not compatible with single-family development. This district is compatible with the single-family low density land use category, and is intended to encourage healthy and vibrant residential neighborhoods.

**Bunnell Land Development Code, Sec. 34-3(1), Restrictions upon land and buildings.**

(1) No building shall be erected, reconstructed or structurally altered, nor shall any building or land used which does comply with the regulations for the district in which such building or land is located.

NTA:5/18/2023

**11. Announcements**

**12. Next Scheduled Meeting: August 9, 2023**

**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 April 12, 2023

Type

Minutes

Staff

Approved

Recommendation:

**CODE ENFORCEMENT**

**BOARD**



*Crossroads of Flagler County*

**BOARD MEMBERS**

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

**CODE ENFORCEMENT BOARD MINUTES**

**Wednesday, April 12, 2023 at 6:00 PM**  
**1769 E. Moody Blvd. (GSB), First Floor Conference Room**  
**Bunnell, FL 32110**

1. **Call Meeting to Order and Pledge Allegiance to the Flag.**  
Chair Allen called the meeting to order at 6:00 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  
**Excused:** Delories Hall  
**Non-Voting:** Board Attorney Charlie Cino; Code Enforcement Officer Gary Harris; City Attorney Paul Waters; Community Development Director Bernadette Fisher; Community Development Coordinator Christine Hancock
3. **Disclosure of Ex-Parte communications.**  
None
4. **Annual Board Elections**
  - 4.1. **Annual Election of the Code Enforcement Board Chair and Vice-Chair.**  
Board Member Gordon nominated Chair Allen to continue serving as the Chair and Vice-Chair Aguiar to continue serving as the Vice Chair  
**Motion:** Joy Allen to continue serving as the Chair and Julie Aguiar to continue serving as the Vice Chair  
**Moved by:** Kenneth Gordon  
**Seconded by:** Julie Aguiar  
**Board Discussion:** None  
**Public Discussion:** None  
**Vote:** Motion carried unanimously
5. **Approval of Minutes:**
  - a. **February 8, 2023, Code Enforcement Minutes**  
**Motion:** Approve the February 8, 2023, Code Enforcement Board Meeting minutes  
**Moved by:** Kenneth Gordon  
**Seconded by:** Julie Aguiar  
**Board Discussion:** None  
**Public Discussion:** None  
**Vote:** Motion carried unanimously
6. **Swearing in of witnesses.**  
Board Attorney Cino swore in the following witnesses:  
Code Enforcement Officer Harris  
Community Development Director Bernadette Fisher  
Dan Wilcox  
Hunter Wilcox

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

Code Enforcement Officer Harris explained the case. The respondent was not present. Code Enforcement Officer Harris testified the respondent changed the project engineer and is close to submitting the site plan. It was recommended the property be found non-compliant and continue the case to the June 2023 meeting.

Chair Allen asked about the site plan. Hunter Wilcox, representing the responded, with SWA stated the site plan will be submitted within the next week.

**Motion:** Find the property non-compliant and continue to the June 14, 2023 Code Board Meeting.

**Moved by:** Kenneth Gordon

**Seconded by:** Julie Aguiar

**Vote:** Motion carried unanimously

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

Code Enforcement Officer Harris explained the case. The respondent was not present. Code Enforcement Officer Harris testified there has been little progress and no update on the property from any party. Staff recommended the property be found non-compliant, the case be continued to the June 2023 meeting and a fine of \$100.00 per day starting April 13, 2023 be imposed.

Hunter Wilcox, from SWA, stated their company is not under contract with the respondent; they have been provided a proposal for SWA to work on the project.

Dan Wilcox asked how to let the City know if the respondent accepts their proposal. Chair Allen said the respondents would have to wait until the next board meeting to tell the Board. City Attorney Waters stated once fined, the respondents are done with the Code Board; only after they reach compliance could the respondents go to the City Commission to request a reduction in the fine.

City Attorney Waters asked the Code Enforcement Officer to explain what compliance for this property would be. Code Enforcement Officer Harris responded they would have to submit a site plan with Community Development and finish the approval process.

Chair Allen asked if the site plan has to go before the Planning Board and Community Development Director Fisher responded yes. Chair Allen asked if it could take several months to get the approval; staff confirmed it could take months. City Attorney Waters advised the per day fine amount could end up being quite a bit of money and stated a possible option would be the fine stop when the respondent submits the site plan. Vice Chair Aguiar asked if the applicant has submitted anything; staff stated a site plan by the former engineer was filed.

Chair Allen asked how long it could take for a new site plan to be complete and submitted; Dan Wilcox advised about 30 to 45 days.

**Motion:** Find the property non-compliant and impose a fine of \$100.00 per day effective April 13,2023.

**Moved by:** Julie Aguiar

**Seconded by:** Kenneth Gordon

**Amended Motion:** Find the property non-compliant, impose a fine of \$100.00 per day starting April 13,2023 and stop the fine accrual when the new site plan and special exception packages have been submitted to the City.

**Moved by:** Julie Aguiar

**Seconded by:** Kenneth Gordon  
**Vote:** Motion carried 2 to 1.  
**Yes:** Julie Aguiar, Kenneth Gordon  
**Nay:** Joy Allen

**9. Case Number 22-016 City of Bunnell vs. Abama Mama, LLC**

Code Enforcement Officer Harris explained the case. The respondent was not present. Code Enforcement Officer Harris testified there is a new owner, there are vehicles still on the property with a business in operation and a site plan has not been received the City yet. Staff recommended the property be found non-compliant and a fine in the amount of \$100.00 dollars per day be imposed.

Hunter Wilcox with SWA said their company is working with the owners; they are looking to submit the site plan within the next 4 to 5 weeks.

Chair Allen asked when the last contact was with the respondent occurred. Dan Wilcox, of SWA, stated last Friday and they are trying to work through the City's fence requirement. Chair Allen asked if the respondent is being corporative. Dan Wilcox stated they have been very cooperative.

**Motion:** Find the property non-compliant and continue the case to the June 14, 2023, Meeting.

**Moved by:** Julie Aguiar  
**Seconded by:** Kenneth Gordon  
**Vote:** Motion carried unanimously

**10. Case Number 22-025 City of Bunnell vs. Mattie Hall Estate C/O Elijah - Isaiah X**

Code Enforcement Officer Harris explained the case. The respondent was not present. This case has previously been heard by the Code Enforcement Board. Code Enforcement Officer Harris testified since the February 2023 meeting, the respondent has been going through probate to get his mom's name off the house. Once the squatters are out, the process can be started to demolish the house. Staff recommended finding the property continues to be non-compliant and continue the case to the June 14, 2023, meeting.

**Motion:** Find the property continues to be non-compliant and continue the case to the June 14, 2023, meeting.in non-compliance continue to June 14, 2023, meeting

**Moved by:** Julie Aguiar  
**Seconded by:** Kenneth Gordon  
**Vote:** Motion carried unanimously

**New Business:**

**11. Case Number 23-004 City of Bunnell vs. Palm Coast Flagler Beach Realty**  
The property has come into compliance; the case was removed from the agenda.

**12. Case Number 23-005 City of Bunnell vs. William Rodriguez**

Code Enforcement Officer Harris explained the case. The respondent was not present. Staff recommend finding the property non-compliant and imposing a one-time fee of \$250.00.

Board Member Aguiar asked when this case started November, December, January, or February. City Attorney Waters asked Code Enforcement to explain what this business does. Code Enforcement Officer Harris stated it was a pressure cleaning business. Code Enforcement Officer Harris explained the business tax receipt process.

**Motion:** Find the property non-compliant and continue the case to the June 2023, meeting.

**Moved by:** Julie Aguiar

**Seconded by:** Kenneth Gordon

**Vote:** Motion carried unanimously

**13. Announcements**

None

**14. Next Scheduled Meeting:** June 14, 2023

**15. Adjournment of Code Enforcement Board**

**Motion:** Adjourn

**Moved by:** Kenneth Gordon

**Seconded by:** Julie Aguiar

**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: 5/22/2023

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: Old 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. 34-120, L-1 Light Industrial District.** 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. This district is compatible with the industrial land use designation.

**Bunnell Land Development Code, Sec. 34-120(c)(1), Permitted Special Exception, 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.

**Bunnell Land Development Code, Sec. 34-120(c)(2), Permitted Special Exception, which are subject to approval by the local planning agency, in the L-1 district shall be as follows:**

(2) Junkyards or automotive wrecking or salvage yards meeting the minimum requirements.

**Bunnell Land Development Code, Sec. 22-4(d) Any development or use requiring special exception approval.**

(d) Departmental review of site plan applications. All applications and materials

shall be submitted to the community development department for processing.

**Bunnell Land Development Code, Sec. 22-9, Major Site Plan Submittal Requirements.**

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.

**Bunnell Land Development Code, Sec. 26-56, Storing, Parking or Leaving Dismantled Or Other Such Motor Vehicle 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.

**Bunnell Land Development Code, 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.

**Bunnell Land Development Code, 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.

**Bunnell Land Development Code, Sec. 70-1(a), Removal of Certain Plants, Weeds, Trash and Litter; 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.

Case Actions  
Information:

6-14-2022: 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)(1), Permitted Special Exception, Tractor Trailer Storage Yards

Sec. 34-120(c)(2), Permitted Special Exception, Junkyards or automotive wrecking or salvage yards

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

Sec. 22-4(d), Departmental Review of Site Plan Applications

Sec. 22-9. Major Site Plan Submittal Requirements

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.

8-11-22: Code Board meeting was last night and Ella Chageyeva was present for 3295 Steel Rail Drive. Code Board found respondent in violation but continued this case since owner had 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.

9-23-22: Owner is working on sight plan so I have sent a NOV & NTA certified letter for the October 12th code board meeting. Progress is moving slowly so staff will ask for a continuance to keep working on getting this case into compliance.

10-13-22: Went back to code board last night. Code Board found respondent non-compliant and to continue hoping for a December 6th PA board to help them be in compliance for our December 14th code board meeting.

11-15-22: Sent NOV Certified letter and posted NOV in front of property. Displayed NOV on the public community board at the Utilities office. Property owner is changing engineering which will slow and keep respondents from achieving compliance by the 12-14-22 CB meeting. Code Board will have to decide to continue this case with or without fine.

12-14-22: Code Board decided since there was an engineering change to continue this case until our February 8th meeting.

1-19-23: Sent certified NOV to 47 Edith Pope Drive then went and staked NOV at 3295 Steel Rail Drive. Took pictures of staked NOV. Posted NOV on City bulletin board.

2-9-23: This case has been continued to our April Code Board meeting. If not in compliance a fine will be encouraged so respondents will know the seriousness of being in compliance.

3-15-23: Sent out certified letters for the April 12th code board meeting. Staked NOV & NTA on property and hand delivered NOV hoping respondents will come into compliance before the April code board meeting.

4-13-23: Code Board meeting decided to continue to the June CB meeting. Respondent and Engineer are turning in site plan by end of week so this case is gradually working its way to compliance.

4/24/23: SWA Engineering turned in Site Plan for 3295 Steel Rail Drive which will go to CD for review.

5/18/23: Sent NOV certified letter. Posted & staked NOV at 3295 Steel Rail Drive for our June 14th code board meeting.

Staff Recommendation: Staff recommends the Board of Code Enforcement to find the subject property in violation of the City's Code of Ordinances and order penalty.

## 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.



2021.12.20 15:49



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

**May 18, 2023,**

**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 May 18, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4614  
Posting on Property: 3295 Steel Rail Drive, Bunnell, Fl. 32110 on May 18, 2023.  
Posting at City Hall Public Notice Board on May 18, 2023.

**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.

***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:***  
*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 22-014, 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 JUNE 14, 2023, 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 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 THE 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

May 18, 2023,

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 May 18, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4614  
Posting on Property: 3295 Steel Rail Drive, Bunnell, Fl. 32110 on May 18, 2023.  
Posting at City Hall Public Notice Board on May 18, 2023.

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.

5.18.2023 10:37



**City of Bunnell, Florida**

**Agenda Item No. 7.**

Document Date: 5/23/2023

Code Enforcement Case Number:  
Case Number 22-016

Department: Code Enforcement

Subject: Case Number 22-016 City of Bunnell vs. Abama Mama, LLC

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 - Pictures of Non-Compliance	Exhibit
Exhibit C - Notice of Violation	Exhibit
Exhibit D - NOV/NTA Paperwork Staked & Stapled	Exhibit

Code Excepts: **Bunnell Land Development Code, Sec. 34-120, L-1 Light Industrial District.**

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. This district is compatible with the industrial land use designation.

**Bunnell Land Development Code, Sec. 34-120(c)(1), 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.

**Bunnell Land Development Code, Sec. 34-120(c)(2), 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:**

(2) Junkyards or automotive wrecking or salvage yards meeting the minimum requirements.

**Bunnell Land Development Code, Sec. 22-4(d)**

(d) Departmental review of site plan applications. All applications and materials shall be submitted to the community development department for processing.

**Bunnell Land Development Code, Sec. 22-9, Major Site Plan Submittal**

**Requirements.**

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.

**Bunnell Land Development Code, Sec. 26-56, Storing, Parking or Leaving Dismantled Or Other Such Motor Vehicle 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.

**Bunnell Land Development Code, 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.

**Bunnell Land Development Code, 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.

**Bunnell Land Development Code, Sec. 70-1(a), Removal of Certain Plants, Weeds, Trash and Litter; 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.

Case Actions  
Information:

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.

6-19-22: Sent Certified letter then went and staked NOV at 3220 Steel Rail Drive. Added to COB bulletin board.

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.

9-23-22: Owner is working on site plan so I have sent a NOV & NTA certified letter for the October 12th code board meeting. Progress is moving slowly so staff will ask for a continuance to keep working on getting this case into compliance.

10-13-22: Went back to code board last night. Code Board found respondent non-compliant and to continue hoping for a December 6th PZA board to help them to be in compliance for 12-14-22 CB meeting.

11-15-22: Sent NOV Certified letter and posted NOV in front of property. Displayed Nov at public community board at Utilities office. Property Owner is selling property which will slow and keep respondent from achieving compliance by the 12-14-22 CB meeting. Code Board will have to decide to continue this case with or without fine.

12-15-22: Code Board last night agreed to continue case to April 12th meeting. Respondent Igor Zis is representing the new owner who said Joe Parsons will represent respondent with engineering issues and help getting this case into compliance. Should see lots of production before April CB meeting.

1-19-23: Sent certified NOV to 47 Edith Pope Drive then went and staked NOV at 3295 Steel Rail Drive. Took pictures of staked NOV. Posted NOV on City bulletin board.

2-9-23: This case has been continued till our April Code Board meeting. If not in compliance a fine will be encouraged so respondent will know the seriousness to be in compliance.

3/15/23: Sent out certified letters for the April 12th code board meeting. Staked NOV & NTA on property and hand delivered NOV hoping respondent will come into compliance before the April code board meeting.

4/13/23: Code Board meeting decided to continue to the June CB meeting. Respondent and engineering is turning in site plan soon so this case is gradually working its way to compliance.

5/18/23: Sent NOV certified letter. Posted & staked NOV at 3220 Steel Rail Drive for our June 14th code board meeting.

Staff Recommendation: Staff recommends the Board of Code Enforcement to find the subject property in violation of the City's Code of Ordinances and order penalty.

## Owner Information

Primary Owner  
Alabama Mama LLC  
1 Surrey Court  
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 21.5516  
Homestead N  
GIS sqft 214,449.772

[View Map](#)

## Valuation

	2022 Certified 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

\*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.





7.27.2022 07:38



**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

**May 18, 2023,**

**CASE NUMBER 22-016**

**TO: Abama Mama LLC  
1 Surrey Court  
Palm Coast, Fl. 32137**

**VIA:** Hand Delivery by Gary Harris to 3220 Steel Rail Drive on May 18, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4591  
Posting on Property: 3220 Steel Rail Drive, Bunnell, Fl. 32110 on May 18, 2023.  
Posting at City Hall Public Notice Board on May 18, 2023.

**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:

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(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.

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***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 22-016, 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**

3220



**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

May 18, 2023,

CASE NUMBER 22-016

TO: Abama Mama LLC  
1 Surrey Court  
Palm Coast, FL 32137

VIA: Hand Delivery by Gary Harris to 3220 Steel Rail Drive on May 18, 2023.  
Certified mail. Receipt No. 7020 1290 0000 2697 4591  
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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.

5.18.2023 10:40



## City of Bunnell, Florida

### Agenda Item No. 8.

Document Date: 5/23/2023

Code Enforcement Case Number:  
Case Number 22-025

Department: Code Enforcement

Subject: Case Number 22-025 City of Bunnell vs. Mattie Hall Estate C/O Elijah - Isaiah X

Address: 812 Marion Street

Zoning: R-1

Agenda Section: Old 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. 66-1. – Connection to city water, sewer and reclaim system.**

(e) All occupied structures connected to the city water and sewer system shall maintain an active utilities account as applicable.

#### **Code of Ordinance Sec. 26-108. - Dangerous buildings.**

(a) Definition. All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings:

(4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind, or other cause to the extent that the structural integrity of the structure is less than it was prior to the damage and is less than the minimum requirement established by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city and State of Florida.

(5) Any exterior appendage or portion of the structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.

(7) The building, structure, or portion thereof, as a result of decay, deterioration or dilapidation, is likely to fully or partially collapse.

(9) The building, structure or portion thereof is in such a condition as to constitute a public nuisance.

(b) Dangerous buildings declared nuisance; abatement required; time limits.  
(1) All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated, or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official.

Case Actions  
Information:

11-15-22: 812 Marion Street has been empty and the last couple of months a guy is there a lot of the time cleaning up inside the house and he said he was going to see what it would take to fix house repairs. So the COB has picked up trash and house furniture there several times. I told him in order for his trash to be picked up on a scheduled time he would need to open up a Utility account in which he has not done. So today I sent a Certified letter stating the violations and posted the NOV & NTA in his front yard telling him our next CB meeting would be on 12-14-22.

12-15-22: Code Board agreed to continue this case to our February CB meeting to give Elijah who is overseeing the property to have time to apply for permits to fix up house or permits to start procedure to demolish house. Elijah is living in South Carolina, so communication is not as easy as being local in the COB.

1-19-23: Sent certified NOV to PO Box 2505, Summerville, SC 29484 then went and staked NOV at 812 Marion Street. Took pictures of staked NOV. Posted NOV on City bulletin board.

2/9/23: Code Board agreed to continue this case till April due to respondent having to hire legal help to have squatters leave property at 812 Marion Street.

3/15/23: Sent out certified letters for the April 12th code board meeting. Staked NOV & NTA on property and hand delivered NOV hoping respondent will come into compliance before the April code board meeting.

4/13/23: Code Board meeting decided to continue to the June CB meeting. Respondent has house all boarded up and is getting estimates from local demolition companies.

5/18/23: Sent NOV certified letter. Posted & staked NOV at 812 Marion Street for our June 14th code board meeting.

Staff

Recommendation: Staff recommends the Board of Code Enforcement to find the subject property in violation of the City's Code of Ordinances and order penalty.



## Owner Information

### Primary Owner

[Hall Mattie Et AL](#)

C/O Elijah-Isaiah X

PO Box 2505

Summerville, SC 29484

## Parcel Summary

Parcel ID 14-12-30-0650-000B0-0155

Prop ID 11783

Location Address 812 MARION ST

BUNNELL, FL 32110

Brief Tax Description\* 0000.24 ACRES BUNNELL DEV CO SUB PART OF TR OR 6 PAGE 289, OR 42 PG 543 PARCEL #5 OR 841 PG 810-DC OR 841 PG 811-ERNEST HALL PR OR 931 PG 816-

PG 815-S EE DEED FOR NAMES OR 2452/1929-QC-KEITH TO ELIJA H

(Note: \*The Description above is not to be used on legal documents.)

Property Use Code SINGLE FAMILY (000100)

Tax District CITY OF BUNNELL, BUNNELL CRA AREA WITH MOSQ CONTROL (District 14)

Millage Rate 21.8491

Homestead N

GIS sqft 10,369.578

[View Map](#)

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$36,412	\$33,451	\$9,723	\$9,723
Extra Features Value	\$167	\$143	\$176	\$176
Land Value	\$10,250	\$6,600	\$6,000	\$6,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$46,829	\$40,194	\$15,899	\$15,899
Assessed Value	\$19,238	\$17,489	\$15,899	\$15,899
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$19,238	\$17,489	\$15,899	\$15,899
Protected Value	\$27,591	\$22,705	\$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.



11.14.2022 14:48



**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

May 18, 2023,

CASE NUMBER 22-025

TO: **Mattie Hall Et AL**  
**C/O Elijah-Isaiah X**  
**PO Box 2505**  
**Summerville, SC 29484**

VIA: Hand Delivery by Gary Harris to Occupant on May 18, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4621.  
Posting on Property: 812 Marion St. Bunnell, FL 32110 on May 18, 2023.  
Posting at City Hall Public Notice Board on May 18, 2023.

Street Address: 812 Marion 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 SECTION 66-1 AND SECTION 26-108, OF THE CITY OF BUNNELL CODE OF ORDINANCES OCCURRED ON NOVEMBER 15, 2022, ON PROPERTY OWNED BY YOU AND LOCATED AT 812 MARION ST. BUNNELL, FLORIDA, (PARCEL ID NUMBER: 14-12-30-0650-000B0-0155), TO WIT: CONNECTION TO CITY WATER, SEWER, AND RECLAIM SYSTEM AND DANGEROUS BUILDING.**

**Narrative: *Bunnell Land Development Code Sec. 66-1. – Connection to city water, sewer and reclaim system.***

***(e) All occupied structures connected to the city water and sewer system shall maintain an active utilities account as applicable.***

**Code of Ordinance Sec. 26-108. - Dangerous buildings.**

***(a) Definition. All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings:***

***(4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind, or other cause to the extent that the structural integrity of the structure is less than it was prior to the damage and is less than the minimum requirement established by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city and State of Florida.***

***(5) Any exterior appendage or portion of the structure is not securely fastened, attached, or anchored such that it is capable of resisting wind, seismic or similar***

*loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.*

*(7) The building, structure, or portion thereof, as a result of decay, deterioration or dilapidation, is likely to fully or partially collapse.*

*(9) The building, structure or portion thereof is in such a condition as to constitute a public nuisance.*

*(b) Dangerous buildings declared nuisance; abatement required; time limits.*

*(1) All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated, or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official.*

**Recommended corrective action:**

- Provide and activate an active utilities account with the City of Bunnell.
- Add Utility information to your lease letting Tenant know they are responsible for opening an utility account AND it is their responsibility and not yours.
- Within 30 days of this notice, have a state certified and City registered contractor pull a demolition permit for the structure OR have a state certified, and City registered contractor submit a building permit application and complete plans to restore the entire building to a safe and structurally sound building.
- Within 1 week of the issuance of the demolition permit, begin the demolition of the structure OR within 1 week of the issuance of the building permit to restore the structure, begin the work to restore and repair the structure.
- Any contractor working on this property must make arrangements for the removal of all construction or demolition debris from the property. If using a trucking company to haul the debris, that trucking company must have a City of Bunnell business tax receipt (BTR) to do business within the city limits.

**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 SECTION 66-1 AND SECTION 26-108, BECAUSE THIS VIOLATION FOR OBTAINING AN ULTILITY ACCOUNT HAS ALREADY OCCURRED.**

**YOU ARE HEREBY NOTIFIED THE VIOLATION SHALL BE REVIEWED BY THE CITY OF BUNNELL CODE ENFORCEMENT BOARD ON JUNE 14, 2023, 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 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 THE 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

May 18, 2023,

CASE NUMBER 22-025

TO: Mattie Hall Et AL  
C/O Elijah-Isaiah X  
PO Box 2505  
Summerville, SC 29484

VIA: Hand Delivery by Gary Harris to Occupant on May 18, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4621.  
Posting on Property: 812 Marion St. Bunnell, Fl. 32110 on May 18, 2023.  
Posting at City Hall Public Notice Board on May 18, 2023.

Street Address: 812 Marion 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 SECTION 66-1 AND SECTION 26-108, OF THE CITY OF BUNNELL CODE OF ORDINANCES OCCURRED ON NOVEMBER 15, 2022, ON PROPERTY OWNED BY YOU AND LOCATED AT 812 MARION ST. BUNNELL, FLORIDA, (PARCEL ID NUMBER: 14-12-30-0650-000B0-0155), TO WIT: CONNECTION TO CITY WATER, SEWER, AND RECLAIM SYSTEM AND DANGEROUS BUILDING.

**Narrative: Bunnell Land Development Code Sec. 66-1. – Connection to city water, sewer and reclaim system.**

*(e) All occupied structures connected to the city water and sewer system shall maintain an active utilities account as applicable.*

**Code of Ordinance Sec. 26-108. - Dangerous buildings.**

*(a) Definition. All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings:*

*(4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind, or other cause to the extent that the structural integrity of the structure is less than it was prior to the damage and is less than the minimum requirement established by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city and State of Florida.*

*(5) Any exterior appendage or portion of the structure is not securely fastened, attached, or anchored such that it is capable of resisting wind, seismic or similar*

5.18.2023 10:50



## City of Bunnell, Florida

### Agenda Item No. 9.

Document Date: 5/23/2023

Code Enforcement Case Number:  
Case Number 23-001

Department: Code Enforcement

Subject: Case Number 23-001 City of Bunnell vs. Joseph Parsons

Address: 707 E Howe Street

Zoning: R-2

Agenda Section: Old Business:

#### ATTACHMENTS:

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

Code Excepts: **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: 23-001 (Yard & Porch & Carport Cluttered with need of clean up.)

NOV: 1-19-23 - Bunnell Code of Ordinance Sec. 70-1. - Removal of certain plants, weeds, trash and litter; duty of owner; service of notice.

CB Hearing: 2-8-3 & 6-14-23

Outcome: \$15.00 per day fine starting Feb. 9th

Feb.=\$300 March=\$465 April =\$450 May=\$465 June=\$210 Total \$1890  
This total is only if Code Board approves of the clean-up.

1-19-23: Sent Certified letter to Joseph Parsons (Owner) and Linda Edwards (Tenant). Staked NOV at 707 E Howe Street & took pictures. Posted on Community Billboard at Utilities department.

2-9-23: Code Board found respondent in violation and not in-compliance and agreed to a \$15.00 fine per day till property is cleaned up .

5-18-23: Sent NOV certified letter. Posted & staked NOV at 707 Howe Street for our June 14th code board meeting.

Staff Recommendation: Staff recommends the Code Board find Respondent Joseph Parsons (owner) and Linda Edwards (tenant) in compliance and stop the \$15 per day fine June 14th with a total of \$1890.00.





12.15.2022 14:22

# Owner Information

Primary Owner

[Parsons Joseph H](#)

PO Box 2372

Bunnell, FL 32110

# Parcel Summary

Parcel ID	10-12-30-0850-00540-0030
Prop ID	10438
Location Address	204 N BACHER ST BUNNELL, FL 32110
Brief Tax Description*	TOWN OF BUNNELL BL-54 LOTS 3-4-5-6-7-8 OR BOOK 102 PAGE 37 OR 157 PG 185 OR 554 PG 1776 OR 780/539 OR 2121/885 <i>(Note: *The Description above is not to be used on legal documents.)</i>
Property Use Code	MULTI-FAMILY -10 (000850)
Tax District	BUNNELL AREA WITH MOSQUITO CONTROL (District 15)
Millage Rate	21.8491
Homestead	N
GIS sqft	31,509.676

[View Map](#)

# Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$432,674	\$333,660	\$279,121	\$279,757
Extra Features Value	\$13,100	\$10,945	\$12,398	\$11,288
Land Value	\$84,000	\$46,200	\$42,000	\$42,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
Just (Market) Value	\$529,774	\$390,805	\$333,519	\$333,045
Assessed Value	\$403,233	\$366,575	\$333,519	\$319,497
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$403,233	\$366,575	\$333,519	\$319,497
Protected Value	\$126,541	\$24,230	\$0	\$13,548



**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

**May 18, 2023,**

**CASE NUMBER 23-001**

**TO: Joseph H. Parsons  
PO Box 2372  
Bunnell, Fl. 32110**

**VIA:** Hand Delivery by Gary Harris to 707 E. Howe Street on May 18, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4553.  
Posting on Property: 707 E. Howe Street, Bunnell, Fl. 32110 on May 18, 2023.  
Posting at City Hall Public Notice Board on May 18, 2023.

**IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 23-001 ON PROPERTY OWNED BY YOU AND LOCATED AT 707 E. HOWE ST. BUNNELL, FLORIDA, (PARCEL ID NUMBER: 10-12-30-0850-00540-0030), TO WIT: FRONT PORCH, CARPORT, YARD CLUTTERED AND NEEDS TO BE CLEANED UP.**

**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:  
707 E. Howe Street, City of Bunnell, County of Flagler, State of Florida  
Parcel ID number 10-12-30-0850-00540-0030***

**Recommended corrective action:**

- Clean up and remove any clutter or untidy items on the front porch.
- Clean up and remove any clutter or untidy items in the carport.
- Keep front yard picked up so it is not in disorder with potted plants, trampoline, leftover yard sale items.
- Secure dog gate to make sure dog cannot break through especially when students have to walk by going to school.

**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 22-001, UNLESS THIS VIOLATION FOR YARD CLEANUP IS IN COMPLIANCE.**

**YOU ARE HEREBY NOTIFIED THE VIOLATION SHALL BE REVIEWED BY THE CITY OF BUNNELL CODE ENFORCEMENT BOARD ON MAY 8, 2023, 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 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 THE 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**

May 18, 2023,

CASE NUMBER 23-001

TO: Joseph H. Parsons  
PO Box 2372  
Bunnell, Fl. 32110

VIA: Hand Delivery by Gary Harris to 707 E. Howe Street on May 18, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4553.  
Posting on Property: 707 E. Howe Street, Bunnell, Fl. 32110 on May 18, 2023.  
Posting at City Hall Public Notice Board on May 18, 2023.

IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 23-001 ON PROPERTY OWNED BY YOU AND LOCATED AT 707 E. HOWE ST. BUNNELL, FLORIDA, (PARCEL ID NUMBER: 10-12-30-0850-00540-0030), TO WIT: FRONT PORCH, CARPORT, YARD CLUTTERED AND NEEDS TO BE CLEANED UP.

**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:  
707 E. Howe Street, City of Bunnell, County of Flagler, State of Florida  
Parcel ID number 10-12-30-0850-00540-0030*



**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

May 18, 2023,

CASE NUMBER 23-001

TO: Linda Edwards  
707 E. Howe St.  
Bunnell, Fl. 32110

VIA: Hand Delivery by Gary Harris to 707 E. Howe Street on May 18, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4577.  
Posting on Property: 707 E. Howe Street, Bunnell, Fl. 32110 on May 18, 2023.  
Posting at City Hall Public Notice Board on May 18, 2023.

IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 23-001 ON PROPERTY OWNED BY YOU AND LOCATED AT 707 E. HOWE ST. BUNNELL, FLORIDA, (PARCEL ID NUMBER: 10-12-30-0850-00540-0030), TO WIT: FRONT PORCH, CARPORT, YARD CLUTTERED AND NEEDS TO BE CLEANED UP.

**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:  
707 E. Howe Street, City of Bunnell, County of Flagler, State of Florida  
Parcel ID number 10-12-30-0850-00540-0030*

5.18.2023 11:38



707

5.17.2023 13:34



## City of Bunnell, Florida

### Agenda Item No. 10.

Document Date: 5/24/2023

Code Enforcement Case Number:  
Case Number 23-008

Department: Code Enforcement

Subject: Case Number 22-008 City of Bunnell vs. Janice Talas

Address: 520 Tolman 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

Code Excepts: **Bunnell Land Development Code, Sec. 34-111, R-1 Single-Family Residential District.** The purpose and intent of this district is to provide for single-family residential areas of low density. High density development would be detrimental to the community and to discourage activities not compatible with single-family development. This district is compatible with the single-family low density land use category, and is intended to encourage healthy and vibrant residential neighborhoods.

#### **Bunnell Land Development Code, Sec. 34-3(1), Restrictions upon land and buildings.**

(1) No building shall be erected, reconstructed or structurally altered, nor shall any building or land used which does comply with the regulations for the district in which such building or land is located.

Case Actions  
Information: Case Number: 23-008

Code Violation: Sec. 34-3. - Restrictions upon land and buildings.  
(Storage Shed without getting a permit)  
NOV: 3/17/23 & 5/18/23  
Code Board: 6/14/23  
Outcome:

3-17-23: Went by and saw storage unit was still there so I created a case and sent NOV certified letter. I went to 520 Tolman St. and staked yard with NOV



and hand delivered NOV certified letter. I went to 520 Tolman Street and staked yard with NOV and hand delivered Nov and gave info on CB meeting 4/12/23.

3-27-23: Week after Christmas the COB found out there was a storage unit on the property at 520 Tolman Street. Went and told Janice Talas who owns the house and property that the shed could not be on property without a permit, and she was given 90 days to come into compliance. This shed had wheels and a tongue which identifies this as a Little House.

4-7-23: Had meeting to go over case and was advise to give respondent till 6/7/23 to move or sell storage unit.

4-24-23: Went by Tolman Street and asked Janice for an update on moving her storage shed. It is sold and the new owner is looking for land to put storage unit on and they have been told it has to be moved by June 5th.

5-18-23: Sent NOV certified letter. Posted & staked NOV at 520 Tolman Street for our June 14th code board meeting.

Staff Recommendation: Staff recommends the Board of Code Enforcement to find the subject property in violation of the City's Code of Ordinances and order penalty.

## Owner Information

### Primary Owner

Talas Janice  
84 Brookside Lane  
Palm Coast, FL 32137

## Parcel Summary

Parcel ID	10-12-30-0850-02010-0010
Prop ID	10933
Location Address	520 TOLMAN ST BUNNELL, FL 32110
Brief Tax Description*	TOWN OF BUNNELL BLOCK 201 LOTS 1-2 LOCATED IN SECTION 15 OR 63 PG 248 OR 710 PG 450 OR 1157 PG 764 OR 1581 PG 905-ACM & 906-DC OR 1703/372 OR 1879/1917 OR 2039/423 <i>(Note: *The Description above is not to be used on legal documents.)</i>
Property Use Code	SINGLE FAMILY (000100)
Tax District	CITY OF BUNNELL, BUNNELL CRA AREA WITH MOSQ CONTROL (District 14)
Millage Rate	21.8491
Homestead	N
GIS sqft	11,499.757

[View Map](#)

## Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$26,214	\$25,175	\$22,353	\$22,353
Extra Features Value	\$114	\$56	\$70	\$70
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	\$54,328	\$40,631	\$36,423	\$36,423
Assessed Value	\$54,328	\$26,376	\$26,012	\$25,427
Exempt Value	\$0	\$25,000	\$25,000	\$25,000
Taxable Value	\$54,328	\$1,376	\$1,012	\$427
Protected Value	\$0	\$14,255	\$10,411	\$10,996



1.3.2023 08:42



**STATEMENT OF VIOLATION & NOTICE TO APPEAR**

**May 18, 2023,**

**CASE NUMBER 23-008**

**TO: Janice Talas  
520 Tolman Street  
Bunnell, Fl. 32110**

**VIA:** Hand Delivery by Gary Harris to 520 Tolman Street on May 18, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4584  
Posting on Property: 520 Tolman Street, Bunnell, Fl. 32110 on May 18, 2023.  
Posting at City Hall Public Notice Board on May 18, 2023.

Parcel #: 10-12-30-0850-02010-0010

Legal Description: TOWN OF BUNNELL BLOCK 201 LOTS 1-2 LOCATED IN SECTION 15 OR 63 PG 248 OR 710 PG 450 OR 1157 PG 764 OR 1581 PG 905-ACM & 906-DC OR 1703/372 OR 1879/1917 OR 2039/423

**IN ACCORDANCE WITH SECTION 162.06(4) AND CITY OF BUNNELL ORDINANCES, NOTICE HAS BEEN PROVIDED TO YOU THAT A VIOLATION OF CASE NUMBER 23-008 ON PROPERTY OWNED BY YOU AND LOCATED AT 520 TOLMAN ST., BUNNELL, FLORIDA, (PARCEL ID NUMBER: 10-12-30-0850-02010-0010), TO WIT: LAND DEVELOPMENT CODE SECTION 34-3. – NO BUILDING SHALL BE ERECTED, RECONSTRUCTED OR STRUCTURALLY ALTERED, NOR SHALL ANY BUILDING OR LAND BE USED, WHICH DOES NOT COMPLY WITH THE REGULATIONS FOR THE DISTRICT IN WHICH SUCH BUILDING OR LAND IS LOCATED.**

**Sec. 34-3. - Restrictions upon land and buildings.**

**Except as hereinafter provided:**

- (1) No building shall be erected, reconstructed or structurally altered, nor shall any building or land be used which does not comply with the regulations for the district in which such building or land is located.**

***Being the Owner/Tenant of said following property, described as:  
520 Tolman Street, City of Bunnell, County of Flagler, State of Florida  
Parcel ID number 10-12-30-0850-02010-0010***

**Recommended corrective action:**

- Have a registered contractor submit a building permit application packet for an after the fact building permit for storage shed.

- As the owner of the property, submit a building permit application packet, a building permit application packet including the owner builder affidavit for an after the fact building permit for the storage shed.

**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 23-002, UNLESS THIS VIOLATION FOR LAND DEVELOPMENT CODE – RESTRICTIONS UPON LAND AND BUILDINGS.**

**YOU ARE HEREBY NOTIFIED THE VIOLATION SHALL BE REVIEWED BY THE CITY OF BUNNELL CODE ENFORCEMENT BOARD ON JUNE 14, 2023, AT 6 PM OR SOON THEREAFTER AT THE BUNNELL CITY HALL, AT WHICH TIME CODE ENFORCEMENT MAY 1) DISMISS THE VIOLATION IF COMPLAINEE 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 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 THE 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  
386-263-880**



STATEMENT OF VIOLATION & NOTICE TO APPEAR

May 18, 2023,

CASE NUMBER 23-008

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Bunnell, Fl. 32110

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5.18.2023 10:56