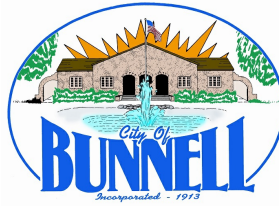


**CODE ENFORCEMENT**

**BOARD**



*Crossroads of Flagler County*

**BOARD MEMBERS**

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

**CODE ENFORCEMENT BOARD AGENDA**

**Wednesday, February 8, 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. **December 14, 2022 Code Enforcement Board Minutes**
5. **Swearing in of witnesses.**

**Old Business:**

6. **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:1/19/2023

**New Business:**

7. **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:1/19/2023
8. **Announcements**
9. **Next Scheduled Meeting: April 12, 2023**
10. **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 December 14, 2022

Type

Minutes

**BOARD**



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

**CODE ENFORCEMENT BOARD MINUTES**

**Wednesday, December 14, 2022, 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.**

Meeting was called to order at 5:57 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; City Manager Alvin B Jackson Jr.; City Attorney Paul Waters; Community Development Director Bernadette Fisher; Community Development Coordinator Christine Hancock

**3. Disclosure of Ex-Parte communications.**

None

**4. Approval of Minutes:**

**a. October 12, 2022 Code Enforcement Minutes**

**Motion:** Approve the October 12, 2022, Code Enforcement Board Meeting minutes as amended

**Moved by:** Kenneth Gordon

**Seconded by:** Delories Hall

**Board Discussion:** Chair Allen stated amendments or changes should be made to the published minutes regarding items 8 and 15.

**Public Discussion:** None

**Vote:** Motion carried unanimously

**5. Swearing in of witnesses.**

Board Attorney Cino swore in the following witnesses:

- Code Enforcement Officer Harris
- Joe Parsons
- Igor Zis
- Community Development Director Bernadette Fisher

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

Code Enforcement Officer Harris introduced the case and provided testimony. The City is working with the respondent to come into compliance. It was recommended the property be found non-compliant and the case continued to the next meeting.

The respondent was not present but Perter Chageyeva was present and spoke on her behalf.

City Manager Jackson spoke to the Board and requested the case be continued without any fines being imposed at this time as the respondent was not given correct information and the respondent has recently changed Engineering companies.

Chair Allen asked how far along the respondent is in the development process. Community Development Director Fisher responded and explained the City received confirmation on the change of engineer today.

Joe Parsons, speaking on behalf of the respondent, stated he believes his firm can have their submission to the City done by the April meeting.

**Motion:** Find the property Non-Compliant and continue the case to the April 2023 meeting.

**Moved by:** Kenneth Gordon

**Seconded by:** Delories Hall

**Vote:** Motion carried unanimously

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

Code Enforcement Officer Harris introduced the case and provided testimony. It was recommended the property be found non-compliant and the case continued to the next meeting.

The respondent was not present.

City Manager Jackson spoke to the Board and requested the case be continued without any fines being imposed at this time as the respondent was not given correct information and the respondent has recently changed Engineering companies.

Joe Parsons, speaking on behalf of the respondent, provided testimony. He advised his firm should be able to provide a submission to the City before the April 2023 meeting.

**Motion:** Find the property Non-Compliant and continue the case to the April 2023 meeting.

**Moved by:** Delories Hall

**Seconded by:** Julie Aguiar

**Vote:** Motion carried unanimously

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

Code Enforcement Officer Harris introduced the case and provided testimony. Since the case was opened, the property has been sold. Notice was sent to the new owner on November 15, 2022.

Chair Allen asked if the case should be closed. City Attorney Waters explained Florida Statue 162.06 regarding property transfers during code enforcement actions.

Igor Zis, representing the new owners, was present. Joe Parsons, also representing the new owners, was present. Mr. Parsons advised his firm should be able to provide a submission to the City before the April 2023 meeting.

Chair Allen asked if the case would get a new number. Board Attorney Cino stated the case will proceed under the same case number.

**Motion:** Find the property Non-Compliant and continue the case to the April 2023 meeting.

**Moved by:** Julie Aguiar

**Seconded by:** Kenneth Gordon

**Vote:** Motion carried unanimously

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

Code Enforcement Officer Harris introduced the case and provided testimony. A fine of \$125.00 per day was imposed on the property as of October 22, 2022. The property came

into compliance on December 5, 2022. It was recommended to find the property in compliance and stop the fine as of December 5, 2022.

The respondent was not present.

Board Member Gordon asked how many days of non-compliance there were. Code Enforcement Officer Harris stated 76 days. City Attorney Waters advised the fine totaled about \$11,000.00.

**Motion:** Find the property compliant as of December 5, 2022, stop the fine of \$125 per day on December 5, 2022 and close the case.

**Moved by:** Julie Aguiar

**Seconded by:** Delories Hall

**Vote:** Motion carried unanimously

**New Business:**

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

Code Enforcement Officer Harris introduced the case and provided testimony. The respondent is required to either turn on the utilities for the property or pull permits to either remodel/repair or demolish the structure. It was recommended a fine of \$50.00 per day be imposed effective January 15, 2023 if the respondent does not take any of the actions needed to bring the property into compliance with City codes.

The respondent was not present.

Board Member Aguiar said she would like the respondent to have the appropriate permit for the corrective action to be taken- remodel or demolition- by the February meeting.

Chair Member Allen asked how long it takes to get a permit. Community Development Director Fisher stated as long as they have all required information necessary for a permit to be issued, about 3 to 5 business days.

**Motion:** Find the property Non-Compliant and continue the case to the February 2023 meeting.

**Moved by:** Delories Hall

**Seconded by:** Kenneth Gordon

**Vote:** Motion carried unanimously

**11. Announcements:** None

**12. Next Scheduled Meeting:** February 8, 2023

**13. Adjournment of Code Enforcement Board**

**Motion:** Adjourn

**Moved by:** Delories Hall

**Seconded by:** Kenneth Gordon

**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: 1/25/2023

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.

Staff  
Recommendation:

Staff find respondent non-compliant who had 60 days to start the permit fixing or the demolition permit process. Respondent ran into difficulty issues having law enforcement remove people living in house. Elijah contacted and hired legal representation to help evict residents in the house. With the process slowed down staff recommends a continuance to our next CB meeting in April. If progress has not been made property owner will be fined \$50.00 per day until an utility account is activated or have state certified and City registered contractor to 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.



## 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**

January 19, 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 January 19, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4874.  
Posting on Property: 812 Marion St. Bunnell, Fl. 32110 on January 19, 2023.  
Posting at City Hall Public Notice Board on January 19, 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 in your lease letting Tenant know they are responsible to 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 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, 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 FEBRUARY 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 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

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

January 19, 2023, CASE NUMBER 23-025

TO: Mattie Hall El AL  
C/O Elijah-Isaiah X  
PO Box 2506  
Summersville, SC 29484

VIA: Hand Delivery by Gary Harris to Occupant on January 19, 2023.  
Certified mail Receipt No. 7020 1200 0000 2057 4874.  
Posting on Property, 812 Marion St, Bunnell, FL 32110 on January 19, 2023.  
Posting at City Hall Public Notice Board on January 19, 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 16, 2022, ON PROPERTY OWNED BY YOU AND LOCATED AT 812 MARION ST, BUNNELL, FLORIDA, (PARCEL ID NUMBER: 1412-30-0450-0050-0150), 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 utility 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 forces.

1.19.2023 15:19





## City of Bunnell, Florida

### Agenda Item No. 7.

Document Date: 1/25/2023

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: New Business:

#### ATTACHMENTS:

| Description                                    | Type    |
|--|---------|
| Exhibit A - Property Appraiser's Info          | Exhibit |
| Exhibit B - Picture Before Compliance          | Exhibit |
| Exhibit C - Picture Before Compliance          | Exhibit |
| Exhibit D - Notice of Violation                | Exhibit |
| Exhibit E - NOV/NTA Paperwork Staked & Stapled | Exhibit |
| Exhibit F - NOV/NTA Paperwork Hand Delivered   | 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 Case: 23-001

Information:

NOV: 1/19/23

CB Hearing: 2/8/23

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.

Staff Recommendation: Fine the property Non-Compliant and impose a fine of \$50.00 per day until property is brought into compliance.

- Clean up and remove any clutter or untidy items on front porch.
- Clean up and remove any clutter or untidy items in carport.
- Clean up the yard so it is not in disorder with potted plants, trampoline, or leftover yard sale items.

Staff is also seeking a continuance until the next Code meeting in order to give Mr. Parsons and/or Linda Edwards time to complete the actions needed to bring the property into compliance.



# 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<br>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<br><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              |



1.11.2023 10:49



1.11.2023 10:47



**STATEMENT OF VIOLATION  
& NOTICE TO APPEAR**

**January 19, 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 January 19, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4850.  
Posting on Property: 707 E. Howe Street, Bunnell, Fl. 32110 on Jan. 19, 2023.  
Posting at City Hall Public Notice Board on January 19, 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 front porch.
- Clean up and remove any clutter or untidy items in 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 FEBRUARY 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 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**

CASE NUMBER 23-001

January 19, 2023,

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

VIA: Hand Delivery by Gary Harris to 707 E. Howe Street on January 19, 2023.  
Certified mail: Receipt No. 7020 1290 0000 2697 4867.  
Posting on Property: 707 E. Howe Street, Bunnell, Fl. 32110 on Jan. 19, 2023.  
Posting at City Hall Public Notice Board on January 19, 2023.

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