

January 8, 2019

The Nassau County Code Enforcement Board met in regular session this 8th day of January, 2019 at 6:30 p.m. at the Commission Chambers, James S. Page Governmental Complex, Yulee, Florida. The Code Enforcement Secretary called the roll. Present were Board Members Sarah Bell, Christine Connery, Stephanie Estep, Cathy Gladden, Jonathan Petree, and Chair Jackie Osborne. Absent Member was Mimi Vitale. Also present was Michael Mullin, County Attorney; and representing Code Enforcement were Michael Favors and Robert Bostick, Enforcement Officers; and Janet Wylie, Secretary. Also present was Melissa Lucey, Deputy Clerk.

Chair Osborne called the meeting to order at 6:30 p.m. Chair Osborne led the Invocation and the Pledge of Allegiance to the American Flag.

Regarding ex-parte disclosure, all board members stated that they had no discussion of the public meeting to declare. The board members also affirmed that they had no personal observations, such as derived from site visits.

It was moved by Board Member Connery, seconded by Board Member Bell and unanimously carried to approve the minutes from the December 11, 2018 regular meeting as presented.

Under old business, the Board considered Case 15-787, Robert D. Peyton Estates. The property is located at 54034 Cornelia Court in Callahan, Florida.

Chair Osborne advised that the respondent, John Champion became the owner of Robert D. Peyton Estate property in July 2018 and is requesting a Reduction of Penalty. She clarified that on June 9, 2018 the Code Enforcement Board motioned and seconded that the Robert D. Peyton Estate was in violation of:

- Ordinance 2003-17, Section 3, unserviceable vehicle prohibited
- Ordinance 2003-17, Section 6.03, discard, place trash, litter or debris
- Ordinance 97-19, Section 28.15, accessory uses and structures
- Administrative fees of \$348.38 to be paid by July 14, 2015
- Fine of \$50.00 per day started July 14, 2015
- Compliance date of November 14, 2016
- Accrued fines of \$24,450.00 plus administrative fees of \$348.38 for a total of \$24,798.38.

Board Member Connery inquired if the Quasi-Judicial Hearing procedures should be read. Mr. Mullin commented that the Quasi-Judicial Hearing procedures would not apply to tonight's hearings being brought before the Board for consideration.

Officer Favors was sworn in to testify. He presented the case against Mr. Champion, noting that staff recommends approval of the reduction of penalty for Case 15-787.

Mr. Champion came forward to advise the Board that he would pay the administrative fees. He provided a brief explanation regarding the former tenants, the reason that he purchased the property, and the cost for bringing the property into compliance. Board Member Connery thanked Mr. Champion for bringing the property into compliance.

Board Member Connery advised Mr. Champion that the precedence of the Code Enforcement Board is for compliance and noted that administrative fees are not usually waived due to the cost that occurred from the Code Enforcement Officer to monitor the property and to attempt to bring into compliance. Discussion followed. Board Member Connery also explained that the Code Enforcement Board only makes recommendations to the Board of County Commissioners, and they are the ones to make the final determination on the reduction of penalty.

It was moved by Board Member Estep to recommend waiving the penalty fees and collect the administrative fees in the amount of \$348.38 assessed to cover the administrative cost incurred in prosecuting this case. The motion was seconded by Board Member Petree, the vote carried unanimously.