

# Nassau County Code Enforcement

## History

Bill & Lindy Cox  
85116 & 85124 (a/k/a 1648, lot 5 and lot 7) Avant Road  
Yulee, FL 32097

Property ID #43-2N-27-4640-0005-0000 & #43-2N-27-4640-0007-0000

### Complaint 7320

July 17, 2003 - Received complaint from Tim at 911 about abandoned house, trash, litter, debris, and lots of cats

July 22, 2003 - Initial inspection by Officer H. Howell and they were cited for maintenance of structure, general nuisances affecting public health and discard, place trash, litter or debris

July 28, 2003 - Notice of Violation (NOV) for Ordinance 2000-26, Section 1.6, maintenance of structure, Ordinance 2003-17, Section 6.01, general nuisances affecting public health and Section 6.03, discard, place trash, litter or debris. The NOV was mailed certified return receipt and gave the property owners thirty (30) days to comply.

Unsafe structure report was referred to Building Department for determination of applicability of issuance of "Notice of Unsafe Structure" for the abandoned wood structure and abandoned garage.

Aug. 30, 2003 - Certified NOV was returned stamped "unclaimed"

Sept. 16, 2003 - Notice of Violation (NOV) was posted on property and mailed 1<sup>st</sup> class

Sept. 18, 2003 - Mr. Cox submitted verbal public records request for copies of ordinances and case file.

Sept. 25, 2003 - Meeting with Mr. & Mrs. Cox, B. Rothwell, Code Enforcement Director, CEO Howell and J. Wylie, Administrative Assistant.

Oct. 28, 2003 - Re-inspection by CEO Howell. Property still in violation; requested hearing.

Oct. 31, 2003 - Notice of Public Hearing (BN) for November 19, 2003 posted on the property and mailed 1<sup>st</sup> class.

Nov. 19, 2003 - Code Enforcement received a copy of letter Mr. Cox wrote to the BOCC and Citizens of Nassau County

Case #03-397 was presented by CEO Howell who stated that as of November 18, 2003 the property was still non-compliant and requested administrative fees of \$249.24. The Code Enforcement Board motioned

and seconded based upon the evidence and testimony that Bill and Lindy Cox are in violation of Ordinance 2000-26, Section 1.6 and Ordinance 2003-17, Section 6.01 and Section 6.03. It was further ordered that a fine of \$50.00 per day be imposed and to commence on January 13, 2004, allowing 60 days to correct the violation before the fine commences. Administrative fees of \$249.24 were assessed to be paid by January 13, 2004. The motions carried unanimously.

Nov. 25, 2003 -	The results of Public Hearing was posted on property and mailed 1 <sup>st</sup> class.
Jan.15, 2004 -	Re-inspection conducted by CEO Howell – property still in violation
Jan. 20, 2004 -	Commencement of Fine letter posted on property and mailed 1 <sup>st</sup> class
Jan. 30, 2004 -	Order imposing lien recorded – Book 01204, Page 1911-1912
Feb. 12, 2004 -	Cover letter and recorded lien posted on property and mailed 1 <sup>st</sup> class
Feb. 26, 2004 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 15, 2004 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
May 27, 2004 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
July 9, 2004 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
August 3, 2004 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
August 25, 2004 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Nov. 18, 2004 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Aug. 11, 2005 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Jan. 30, 2006 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Aug. 9, 2006 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Sept. 19, 2006 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class

March 29, 2007 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
May 15, 2007 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
June 8, 2007 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
July 16, 2007 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Aug. 10, 2007 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Oct. 15, 2007 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Dec. 31, 2007 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 27, 2008 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
May 21, 2008 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
July 1, 2008 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Oct. 9, 2008 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Nov. 10, 2008 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Feb. 12, 2009 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 31, 2009 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
May 15, 2009 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
June 9, 2009 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
July 14, 2009 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class

Aug. 26, 2009 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Sept. 9, 2009 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Oct. 23, 2009 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Jan. 7, 2010 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Feb. 10, 2010 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 18, 2010 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
April 29, 2010 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
July 23, 2010 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Aug. 19, 2010 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Oct. 19, 2010 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Nov. 19, 2010 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Dec. 16, 2010 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 10, 2011 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 28, 2011 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Sept. 23, 2011 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Nov. 4, 2011 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Dec. 7, 2011 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class

Jan. 31, 2012 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Feb. 29, 2012 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
May 17, 2012 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
June 14, 2012 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
July 20, 2012 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Aug. 27, 2012 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Sept. 26, 2012 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Nov. 1, 2012 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Dec. 6, 2012 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Jan. 2, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Feb. 5, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 5, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
April 4, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
May 13, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
July 3, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Aug. 1, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Sept. 4, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class

Oct. 7, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Nov. 6, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Dec. 3, 2013 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Jan. 7, 2014 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Feb. 5, 2014 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 12, 2014 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
June 27, 2014 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Oct. 2, 2014 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Jan. 26, 2015 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 19, 2015 -	Email from Joyce Bradley, County Attorney's Office requesting information on total fine amount for Bill and Lindy Cox.  Information emailed back to Ms. Bradley also stating that still active case with fine accruing on per diem
March 24, 2015 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
June 8, 2015 -	BOCC issued Resolution #2015-75 releasing code enforcement lien as to a specific parcel of real property.
June 9, 2015 -	Release of Lien as to a Specific Parcel of Real Property was issued to Neil Foy Cox. Book 1984, Page 582
Aug. 4, 2015 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Oct. 6, 2015 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Feb. 18, 2016 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class

May 12, 2016 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Aug. 22, 2016 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Nov. 21, 2016 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Dec. 18, 2017 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
April 11, 2018 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Aug. 15, 2018 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
April 22, 2019 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Sept. 11, 2019 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Sept. 11, 2019 -	Email from Andrea Lennon, Esq. inquiring about open code violations or fines assessed to these two parcels belonging to Bill & Lindy Cox
Sept. 12, 2019 -	Emailed back Ms. Lennon stating there were open violations and the fine was accruing on a per diem basis and in order for the fine to stop accumulating the property needed to be in compliance.
Feb. 18, 2019 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
June 22, 2019 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Sept. 21, 2020 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
Dec. 7, 2020 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 8, 2021 -	Re-inspection – property still in violation – notification mailed to property owner 1 <sup>st</sup> class
March 29, 2021 -	Re-inspection – property is in compliance.

March 30, 2021 - Notification mail to Bill & Lindy Cox stating that the fine has stopped accruing, stated the total amount due and included paperwork to request a Reduction of Penalty as requested.

Fine of \$50.00 per day started accruing on January 13, 2004 and it stopped on March 29, 2021.

\$50 x 6,284 days =	\$314,200.00
Administrative fees	<u>249.24</u>
Total	\$314,449.24