



CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA ITEM

Item Title:	VIOLATION HEARING	
	CASE NUMBER:	CE 24-8103
	PROPERTY OWNER:	Kristeena Shirah
	PROPERTY ADDRESS:	94256 Duck Lake Drive Fernandina Beach, FL 32034
	PIN :	45-2N-28-525E-0012-0000

Date: June 11, 2024

Department: Code Enforcement

Background:

Nassau County Code Enforcement has cited the property for violations of the following section(s):

Appendix A Land Development Code (LDC) Ordinance 97-19, Article 28, Section 28.06 – Parking, storage, or use of major recreational equipment

Code Violations:

(1) Appendix A Land Development Code (LDC) Ordinance 97-19, Article 28, Section 28.06 – Parking, storage, or use of major recreational equipment.

Request:

It is requested that the Code Enforcement Special Magistrate:

(1) Find the property in violation of the Code Section:

Appendix A Land Development Code (LDC) Ordinance 97-19, Article 28, Section 28.06 – Parking, storage or use of major recreational equipment;

and;

(2) Set a date for compliance, a fine amount, and the case for a fine assessment hearing.

Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens:

Fines may be assessed to encourage compliance with the County Code and do not have a negative impact on the County budget. Administrative costs assessed reflect Code Enforcement prosecution costs incurred by the County.

Action Requested and Recommendation

It is requested that the Code Enforcement Special Magistrate:

(1) Find the property in violation of the Code Section:

Appendix A Land Development Code (LDC) Ordinance 97-19, Article 28, Section 28.06 – Parking, storage or use of major recreational equipment;

and;

(2) Set a date for compliance, a fine amount, and the case for a fine assessment hearing.

Is this action consistent with the Nassau County Comprehensive Land Use Plan?

Yes

Funding Source

N/A

Additional Information Needed for Contracts/Agreements (If Applicable)**Contract Number assigned by Contracts Management:**

N/A

For non-governmental agencies, has the document been sent to the vendor for signature?

N/A

Does the document need to be recorded?

Yes

(If yes prompt this question, if not just N/A) If so, who will pay the recording fee?

If a fine is assessed and/or administrative costs remain unpaid, a lien will be recorded against the property. The Code Enforcement Department will provide further directions.

Are there any special mailing instructions? (Include contact name, address, deadline for submittal, how to mail such as express mail, FedEx, etc.):

N/A

How many originals are needed?

N/A



Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

COURTESY LETTER

April 2, 2024

**Kristeena D. Shirah
94256 Duck Lake Drive
Fernandina Beach FL 32034**

**RE: Complaint # 008103
94256 Duck Lake Drive Fernandina Beach FL 32034
Parcel ID # 45-2N-28-525E-0012-0000**

Dear Property Owner:

You are hereby notified that due to a recent complaint, the Nassau County Code Enforcement Department conducted an inspection of the above-referenced property and documented the following violations of the Nassau County Code of Ordinances:

Appendix A Ordinance 97-19 Article 28 Section 28.06 - Parking, storage, or use of major recreational equipment.

No major recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in a residentially zoned lot or in any other location not approved for such use. Major recreational equipment may be parked or stored in a required rear or side yard, but not in required front yards; provided, however, that such equipment may be parked anywhere on residential premises for not to exceed twenty-four (24) hours during loading and unloading.

Corrective Action: The camper that is parked right outside the fence cannot be there, it needs to be parked at the back or the side of the property. Also, it shall not be used for living, sleeping, or housekeeping purposes when parked.

Please correct the above-referenced violation immediately. Enclosed are photographs of the violation.

A follow up reinspection will be conducted within **ten (10) days** of the date of this correspondence to determine if the violation has been corrected. Upon achieving compliance, it is your responsibility to notify the Code Enforcement Officer at the telephone number listed below in order to request a reinspection of the property. Failure to comply within the timeframe provided above will result in the commencement of appropriate enforcement action and/or the assessment of fines and administrative costs against the property.

**YULEE
(904) 530-6200**

**TOLL FREE
1-800-264-2065**

**FAX
(904) 491-2027**



Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

If you have any questions regarding this matter, please contact the office by calling (904) 530-6200 or 1-800-264-2065.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margie Camacho", is written over the word "Sincerely,".

Margie Camacho
Code Enforcement Officer

mc





Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

NOTICE OF VIOLATION

April 15, 2024

**Kristeena D. Shirah
94256 Duck Lake Drive
Fernandina Beach FL 32034**

**RE: Complaint # 008103
94256 Duck Lake Drive Fernandina Beach FL 32034
Parcel ID # 45-2N-28-525E-0012-0000**

Dear Property Owner:

You are hereby notified that an inspection of the above-referenced property conducted on April 15th 2024, revealed the following violations of the Nassau County Code of Ordinances:

Appendix A Ordinance 97-19 Article 28 Section 28.06 - Parking, storage, or use of major recreational equipment.

No major recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in a residentially zoned lot or in any other location not approved for such use. Major recreational equipment may be parked or stored in a required rear or side yard, but not in required front yards; provided, however, that such equipment may be parked anywhere on residential premises for not to exceed twenty-four (24) hours during loading and unloading.

Corrective Action: The camper cannot be parked on the right-of-way it needs to be parked at the back or side of the property if there is a permanent structure. Also, it cannot be use for living, sleeping or housekeeping purposes when parked.

Please correct the above-referenced violation by: May 15th 2024.

Upon achieving compliance, it is your responsibility to notify the Code Enforcement Officer at the telephone number listed below in order to request a reinspection of the property. Failure to comply within the timeframe provided above will result in the commencement of appropriate enforcement action and/or the assessment of fines and administrative costs against the property.

**YULEE
(904) 530-6200**

**TOLL FREE
1-800-264-2065**

**FAX
(904) 491-2027**



Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

If you have any questions regarding this matter, please contact the Code Enforcement Department at (904) 530-6200 or 1-800-264-2065.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margie Camacho", is written over the word "Sincerely,".

Margie Camacho
Code Enforcement Officer

Certified: 7022 0410 0001 3992 5841
1st Class

mc





PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Kristeena D. Shirah
94256 Duck Lake Drive
Fernandina Beach FL 32034**



9590 9402 4953 9063 2110 01

2. Article Number (Transfer from service label)

7022 0410 0001 3992 5841

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

8103

Domestic Return Receipt

8103 NOV



Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

AFFIDAVIT OF FIRST CLASS MAILING

April 15, 2024

Kristeena D. Shirah
94256 Duck Lake Drive
Fernandina Beach FL 32034

RE: Complaint # 24-8103
94256 Duck Lake Drive Fernandina Beach FL 32034
Parcel ID # 45-2N-28-525E-0012-0000
Violation of Appendix A Land Development Code Ordinance 97-19 Article 28
Section 28.06

I, **Margie Camacho**, HEREBY CERTIFY that I have sent by United States First Class Mail the **Notice of Violation** to the above-named Property Owner at the above-named Property Address on the above date.

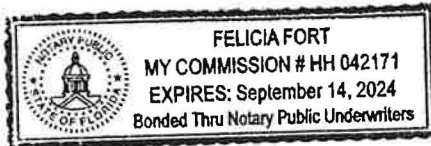


Margie Camacho
Code Enforcement Officer

STATE OF FLORIDA
NASSAU COUNTY

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15th day of Apr, 2024, by Margie Camacho.

(NOTARY SEAL)



Felicia Fort

Notary Name

Felicia Fort

Notary Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

AFFIDAVIT OF NON-COMPLIANCE

May 16, 2024

Kristeena D. Shirah
94256 Duck Lake Drive
Fernandina Beach FL 32034

RE: Complaint # 24-8103
94256 Duck Lake Drive Fernandina Beach FL 32034
Parcel ID # 45-2N-28-525E-0012-0000
Violation of Appendix A LDC Ordinance 97-19 Article 28 Section 28.06 – Parking, storage, or use of major recreational equipment.

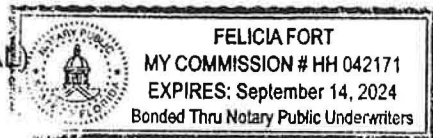
I, **Margie Camacho**, HEREBY CERTIFY that I have personally inspected the above-referenced property on **94256 Duck Lake Drive Fernandina Beach FL 32034** and found that in the above-referenced case number said property **IS NOT** in compliance with **Appendix A LDC Ordinance 97-19 Article 28 Section 28.06** of the Nassau County Code of Ordinances

Margie Camacho
Code Enforcement Officer

STATE OF FLORIDA
NASSAU COUNTY

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 16 day of May, 2024, by Margie Camacho.

(NOTARY SEAL)



Felicia Fort
Notary Name

Felicia Fort
Notary Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____







Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

NOTICE OF HEARING

May 16, 2024

**Kristeena D. Shirah
94256 Duck Lake Drive
Fernandina Beach FL 32034**

**RE: Complaint # 008103
94256 Duck Lake Drive Fernandina Beach FL 32034
Parcel ID # 45-2N-28-525E-0012-0000**

You are hereby formally notified that there will be a **PUBLIC HEARING** conducted by the Nassau County Code Enforcement Special Magistrate on the above case on June 11th 2024, at **1:30 pm** at the **Governmental Complex located at 96135 Nassau Place, Yulee, Florida.**

The hearing will address the above referenced code enforcement case number and violation of the following Sections of the Nassau County Code of Ordinances:

Appendix A Land Development Code Ordinance 97-19 Article 28 Section 28.06 - Parking, storage, or use of major recreational equipment.

No major recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in a residentially zoned lot or in any other location not approved for such use. Major recreational equipment may be parked or stored in a required rear or side yard, but not in required front yards; provided, however, that such equipment may be parked anywhere on residential premises for not to exceed twenty-four (24) hours during loading and unloading.

Corrective Action: The camper cannot be parked on the right-of-way; it needs to be parked at the back or the side of the property if there is a permanent structure. Also, it cannot be used for living, sleeping or housekeeping purposes when parked.

You are hereby ordered to appear before the Code Enforcement Special Magistrate on the above referenced date and time in order to answer these charges. Failure to appear may result in the Code Enforcement Special Magistrate proceeding in your absence.

**YULEE
(904) 530-6200**

**TOLL FREE
1-800-264-2065**

**FAX
(904) 491-2027**



Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

A copy of the Code Enforcement Special Magistrate's Order rendering a decision in this case may be recorded in the Nassau County Official Records and constitute a lien on the property subject to the violation and any real or personal property in the State of Florida.

Please govern yourself accordingly.

Sincerely,


Margie Camacho
Code Enforcement Officer

mc

Certified: 7022 1670 0001 6472 0081
1st Class

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, SOLID AT NOTCHED LINE

SENDER: COMPLETE THIS SECTION

- **Complete items 1, 2, and 3.**
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Kristeena D. Shirah
94256 Duck Lake Drive
Fernandina Beach FL 32034**



9590 9402 4953 9063 2124 66

2. Article Number (Transfer from service label)

7022 1670 0001 6472 0061

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent

☐ Addressee

C. Date of Delivery

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes

☐ No

If YES, enter delivery address below:

3. Service Type
- ☒ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☒ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

9103

#8103 NoH



Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097

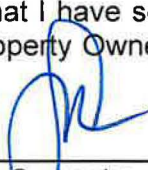
AFFIDAVIT OF FIRST CLASS MAILING

May 16, 2024

Kristeena D. Shirah
94256 Duck Lake Drive
Fernandina Beach FL 32034

RE: Complaint # 24-8103
94256 Duck Lake Drive Fernandina Beach FL 32034
Parcel ID # 45-2N-28-525E-0012-0000
Violation of Appendix A LDC Ordinance 97-19 Article 28 Section 28.06 – Parking, storage, or use of major recreational equipment.

I, **Margie Camacho**, HEREBY CERTIFY that I have sent by United States First Class Mail the **Notice of Hearing** to the above-named Property Owner at the above-named Property Address on the above date.

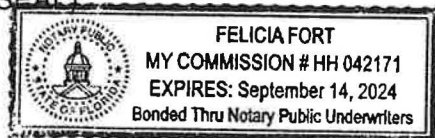


Margie Camacho
Code Enforcement Officer

STATE OF FLORIDA
NASSAU COUNTY

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 16 day of May, 2024, by Margie Camacho.

(NOTARY SEAL)



Felicia Fort
Notary Name

Felicia Fort
Notary Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

YULEE
(904) 530-6200

TOLL FREE
1-800-264-2065

FAX
(904) 491-2027



Nassau County
Code Enforcement Department
96161 Nassau Place
Yulee, Florida 32097


AFFIDAVIT OF POSTING

May 17, 2024

Kristeena D. Shirah
94256 Duck Lake Drive
Fernandina Beach FL 32034

RE: Complaint # 24-8103
94256 Duck Lake Drive Fernandina Beach FL 32034
Parcel ID # 45-2N-28-525E-0012-0000
Violation of Appendix A LDC Ordinance 97-19 Article 28 Section 28.06 – Parking,
storage, or use of major recreational equipment.

I, **Margie Camacho**, HEREBY CERTIFY that I personally posted a copy of the [**Notice of Hearing**] at the following address: **94256 Duck Lake Drive Fernandina Beach FL 32034** on the above date.



Signature

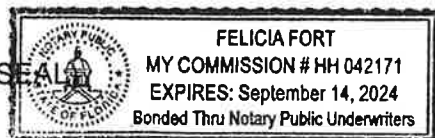
M. Camacho

Name of Affiant

STATE OF FLORIDA
NASSAU COUNTY

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 17 day of May, 2024 by Margie Camacho.

(NOTARY SEAL)



Felicia Fort

Notary Name

Felicia Fort

Notary Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

YULEE
(904) 530-6200

TOLL FREE
1-800-264-2065

FAX
(904) 491-2027





A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 45-2N-28-525E-0012-0000

Owner Name SHIRAH KRISTEENA D
Mailing Address 94256 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034
Location Address 94256 DUCK LAKE DR
FERNANDINA BEACH 32034
Tax District 004 - UNINCORPORATED COUNTY
Millage 15.0452
Homestead No
Property Usage VACANT 000000
Deed Acres 0
Short Legal LOT 12 HOLLY POINT #5 UNR

2023 Certified Values

Land Value \$60,250
(+) Improved Value \$0
(=) Market Value \$60,250
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$16,140
(=) Assessed Value \$44,110
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$60,250
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$44,110

Note - *10% Cap does not apply to School Taxable Value



Property Search



Map This Parcel



GIS Report

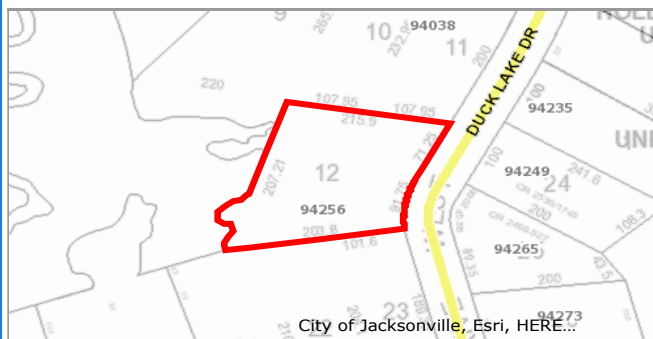


Property Record Card

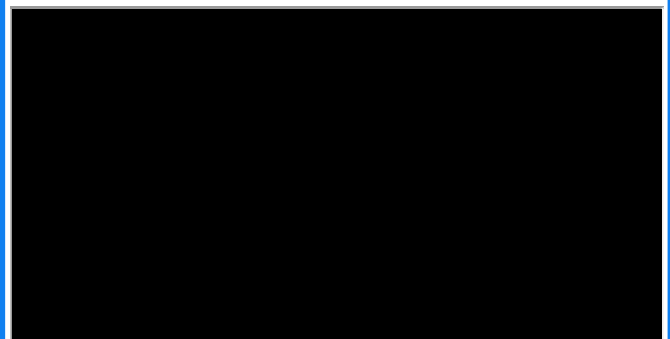


Print Friendly Page

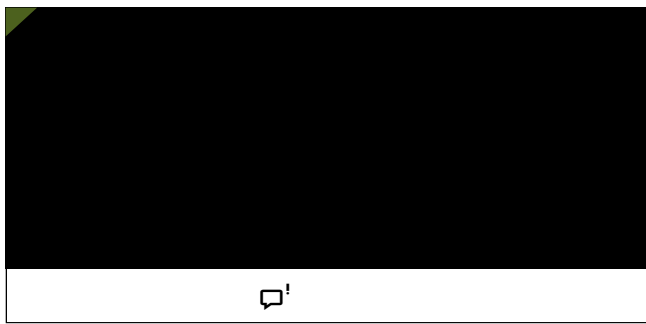
PARCEL MAP



2023 AERIAL MAP

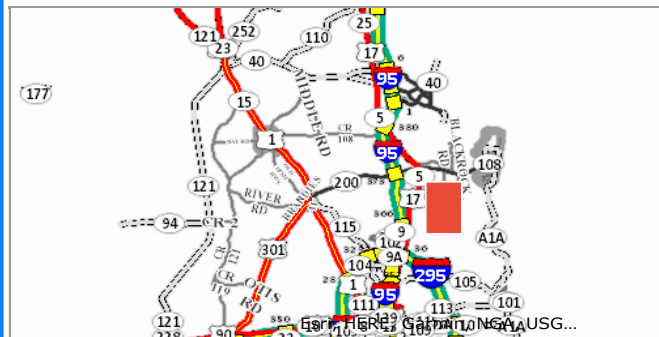


PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
VACANT										

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

Property Search Results

2019-03-14	2261 / 1006	\$100	TD	U	V	SHIRAH TAWNY L LIVING TRUST	SHIRAH KRISTEENA D
2014-06-09	1922 / 589	\$100	WD	U	V	SHIRAH TAWNY LYNN	SHIRAH TAWNY LYNN TRUSTEE
1992-12-17	672 / 441	\$8,700	WD	U	I	CRUMBLEY ROY J	SHIRAH REUBEN & T
1990-06-05	598 / 1122	\$10,000	WD	Q	V	SMITH MONTY D	CRUMBLEY ROY
1985-05-01	453 / 484	\$3,200	WD	U	V		

Section 28.06. Parking, storage, or use of major recreational equipment.

No major recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in a residentially zoned lot or in any other location not approved for such use. Major recreational equipment may be parked or stored in a required rear or side yard, but not in required front yards; provided, however, that such equipment may be parked anywhere on residential premises for not to exceed twenty-four (24) hours during loading and unloading.