



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

Code Enforcement Board

NOTICE OF VIOLATION

December 28, 2023

Linda S Groover EST
86088 Hill Valley Ave
Yulee, FL 32097

RE: Notice of Violation
Complaint #007974
86088 Hill Valley Ave, Yulee, FL
Property 51-3N-27-4881-0027-0000

Dear Property Owner:

An inspection of your property, conducted on the December 27, 2023, revealed that you are in violation of the following ordinances of the Nassau County Code of Ordinances to wit:

Chapter 18 ¼ Section 18 ¼-5(3)(8) General nuisance affecting public health.

(3) Accumulations of decayed animal or vegetable matter, trash, rubbish, garbage, rotting lumber, bedding, packing material, scrap metal, or any material whatsoever in which flies, mosquitoes, disease-carrying insects, rats, or other vermin may breed.

8) Accumulation of tires, appliances, mechanical equipment, or parts.

Chapter 18 ¼ Section 18 ¼-4 Unserviceable vehicle prohibited.

It shall be unlawful for the owner, lessee, and/or occupant of any real property in the unincorporated areas of the county in the following zoning categories: OR (three (3) acres or less), RS-1, RS-2, RM, RT, RG-1, RG-2, RMH, CN, CG, CI, recreation and open space, and PUD, to cause, permit, and/or have stored thereon more than one (1) unserviceable vehicle(s), except for unserviceable vehicles stored within a completely enclosed building, or unserviceable vehicles stored on the premises of a properly zoned junkyard or vehicle repair or storage facility. **One (1) unserviceable vehicle may remain on the property for a period not to exceed six (6) months.**

YULEE
(904) 530-6200

TOLL FREE
1-800-264-2065

FAX
(904) 491-2027



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.

Appendix A Ordinance 97-19 Article 10 Section 10.01 Permitted uses and structures

(A) Single-family dwellings.

(B) Mobile homes on individual lots.

You can only reside in either a single-family dwelling or a mobile home. Either one is only allowed on one parcel. You cannot reside in a shed or have more than one residence on a single parcel.

Appendix A Ordinance 97-19 Article 10 Section 10.03 Conditional uses

Having a junk yard is not a conditional use in residential mixed zone.

The violations need to be corrected by January 29, 2024

This correspondence will serve as official notification that the above stated violation(s) must be corrected. Failure to comply before the above time frame will result in the commencement of appropriate enforcement action and/or possible fines.

Under Florida Statute 162.09(3)(d), if the code enforcement board finds that you have violated the specific ordinance, they may impose a fine up to one thousand dollars (\$1,000.00) per day for a first violation and up to five thousand dollars (\$5,000.00) per day for repeat violations.



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However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed fifteen thousand dollars (\$15,000.00) per violation. In addition, the Board may assess administrative fees to cover costs incurred by the department to enforce the codes. It is your responsibility to notify the Code Enforcement Officer for verification of Code compliance.

If you have any questions regarding this matter, please contact the office by calling (904) 530-6203 or 1-800-264-2065.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. D'Andrea", is written over the word "Sincerely,".

D. D'Andrea
Code Enforcement Officer
Certified: 7022 0410 0001 3993 6823

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61 Nassau Place
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86088 Hill Valley Ave
Yulee, FL 32097

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:

Linda S Groover Est
86088 Hill Valley Ave
Yulee, FL 32097

47974



9590 9402 8305 3094 5670 97

7022 0410 0001 3993 6823

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

- 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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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