



**NASSAU COUNTY CODE ENFORCEMENT BOARD**  
**1:30 PM, April 9, 2024**  
**James S. Page Governmental Complex, 96135 Nassau Place**  
**Yulee, FL 32097**

**OFFICIAL MINUTES**

**Call to order at 1:30 p.m.**

**PRESENT:**

Harrison Poole, Special Magistrate; Abigail Jorandby, Assistant County Attorney; and Melissa Lucey and Abigail Martini, Deputy Clerks

**ABSENT:**

None.

**ALSO PRESENT:**

None.

**Pledge of Allegiance**

Introductory Remarks: Special Magistrate Poole introduced himself as the Code Enforcement Special Magistrate for Nassau County. He specified that the Code Enforcement Board was disbanded as of April 1, 2024, noting that quorum procedures would still follow.

**Quasi-Judicial Procedures:**

Ms. Jorandby read the Quasi-Judicial hearing procedures applicable to Case No. 23-7974.

**Swear in Staff/Witness(es):**

The Deputy Clerk swore in Raymond Lettsome, Code Enforcement Manager; and Jerry Hutto, Code Enforcement Officer to provide testimony.

**Violation Hearings:**

**Case No. 23-7974, Linda S. Groover Estate, located at 86088 Hill Valley Avenue in Yulee, Florida.**

Special Magistrate Poole opened the public hearing.

Documents read into the record: Case No. 21-6522 Staff Report - 2 pages; Copy of Section 18 ¼ and 5, general nuisances affecting public health - 1 page; Copy of Section 18 ¼ and 4, unserviceable vehicle prohibited - 1 page; Notice of violation sent certified mail - 4 pages; Notice of violation - 5 pages; Hill Valley inspection presentation - 17

pages; Clerk's Affidavit of posting notice of public hearing - 1 page; Affidavit of posting amended notice of public hearing - 4 pages; Copy of property appraiser's property information page - 2 pages; Copy of Section 28.06, parking, storage, or use of major recreational equipment - 1 page; and Photos from Code Enforcement taken on April 9, 2024 - 5 pages.

Special Magistrate Poole inquired if anyone was here to represent the property owner. Larry Groover came forward and identified himself as the property owner's son. He was unsure if he would be testifying regarding the case.

Due to no objections, Special Magistrate Poole accepted those documents as being received into the record.

Staff Presentation: Officer Hutto came forward to provide a PowerPoint presentation regarding Case No. 23-7974. He advised that the Code Enforcement received a complaint on December 13, 2023, from the Nassau County Fire Chief for a fire on the property. Officer Denise D'Andrea inspected the property and observed the following violations: Appendix A of the Land Development Code (LDC), Section 18 ¼ and 5, General Nuisances Affecting Public Health; and Section 18 ¼ and 4, Unserviceable Vehicle Prohibited. Officer Hutto explained that a courtesy letter was sent by first-class mail to the property owner requesting to bring the property into compliance. Reinspection of the property took place on December 22, 2023, and Officer D'Andrea observed that the violations remained, and a notice of violation was sent by certified mail. In addition, it was posted on the property and at the Robert M. Foster Justice Center. On January 29, 2024, Officer D'Andrea conducted a reinspection and observed that the violations still existed; therefore, she left a door tag for the property owner to contact the Code Enforcement Office. The property owner contacted Officer D'Andrea requesting an extension to bring the property into compliance by February 20, 2024 and it was granted. Officer D'Andrea conducted the reinspection on February 20, 2024 and observed that the violations remained. She sent certified mail a notice of public hearing. Officer Hutto advised that he had conducted a reinspection prior to the hearing, and the property remained in violation. Staff is seeking an order finding the violations, setting a compliance date of May 7, 2024, a fine amount of \$100.00 per day until compliance is achieved, and setting this matter for a fine assessment hearing date of May 14, 2024.

Special Magistrate Poole inquired if the property owner representative had any questions for the staff. Mr. Groover came forward and was sworn in to provide testimony. He advised that some of the trash, litter, and debris was stored in a freezer box. Special Magistrate Poole clarified that he would be granted later the opportunity to present his testimony evidence and inquired if he had any questions as to what was testified.

Mr. Lettsome testified that the property was found to be in violation in response to a call from the Fire Chief on December 13, 2023, when Officer D'Andre and himself witnessed tires, unserviceable vehicles, and trailers. In a response posed by the Special Magistrate, he attested that the property is still in violation today; however, he noted that the Code Enforcement Officer does not have access to the back of the property to determine if tires, trailers, and trash, liter, and debris remained.

Special Magistrate Poole inquired if the property owner representative had any questions for the staff. Mr. Groover stated that he hauled 60 tires to Fernandina and

would do anything to bring the property into compliance. Mr. Lettsome requested access to the property.

Respondent's Presentation: Mr. Grover stated that there was an arson fire on the property and he is willing to do the work required to correct the violations but needs additional time. He indicated that the trash, litter, and debris have been removed; however, fifty tires need to be hauled away. He pointed out that four unserviceable vehicles have been removed, noting that three unserviceable vehicles remain, and trailers remain. He requested for two months to bring the property into compliance. Ms. Jorandby inquired if Mr. Groover understood that once the property is compliant, the Code Enforcement Department would need access to the property for reinspection. Mr. Groover agreed; however, he noted that this would be a violation of his rights.

Final Comments: Ms. Jorandby advised that pursuant to the Code Officer's testimony, the violations were initiated back in December 2023. She pointed out that the property owner had already been granted an extension in January 2024. She clarified that the case was brought forward due to the Code Enforcement Officer not having access to the property to verify if the property had been brought into compliance. Ms. Jorandby requested that this case be set for a fine assessment hearing date of May 14, 2024, with a compliance date of May 7, 2024, and to establish the \$100.00 fine per day to be accessed.

Mr. Grover noted that there is a privacy fence around the property and inquired how many trailers he can have that are not in sight. Mr. Lettsome clarified that operational trailers used for work are not against code violations.

Findings of Facts/Conclusion of Law regarding Case No. 23-7974, Linda S. Groover Estate: Special Magistrate Poole finds that based on the facts and evidence presented at the hearing today, the property is in violation of Ordinance 97-19, Article 28, Section 28.06; Chapter 18 1/4, Section 18 1/4 through 5(3) and (8); and Chapter 18 1/4, Section 18 1/4 through 4; enter the compliance date of May 7, 2024; impose a daily fine of \$100.00 per day, and that fine will commence beginning on May 7, 2024; and set a fine hearing on May 14, 2024.

Special Magistrate Poole closed the public hearing.

General Public Comments for items not on the Agenda: None.

Next Hearing Date: May 14, 2024.

**Adjournment at 2:00 p.m.**

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Harrison Poole, Special Magistrate