

Case #: 692

Case Date: 04/08/24

Case Type:

Complainant Name: Code Enforcement

Complainant Address: 1442 Jackson Ave

Complainant Phone: 18506386350

Description: Disrepair, Tree Debris

Status: Active

Assigned To: Tamara Donjuan

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
00000000-00-1490-0000	1324 COGGIN AVE	4 4 13 OR 86 P 113,OR 239 P	CHERRY E & AUBURN E HALL		Low Density Residential

Activities

Date	Activity Type	Description	Employee	Status
04/08/2024	Inspection	Shed in disrepair, dead tree with excessive vegetation	Tamara Donjuan	Completed
04/08/2024	Re-Inspection	2nd notice mailed out.	Tamara Donjuan	Completed
05/15/2024	Re-Inspection	Spoke to owner allowing additional time for compliance.	Tamara Donjuan	Completed
06/25/2024	Re-Inspection	No progress has been made.	Tamara Donjuan	Completed
08/26/2024	Posting for Hearing	CANCELLED DUE TO STORM	Tamara Donjuan	Completed
09/25/2024	Posting for Hearing		Tamara Donjuan	Assigned

Violations

Date	Violation	Description	Notes	Status
04/08/2024	22-2.n.1 NUISANCE - Definitions: Nuisance	Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.		Active
04/08/2024	22-2.n.5 NUISANCE - Definitions: Nuisance	Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.		Active
04/08/2024	22-3.1 NUISANCES - Conditions and Conduct	A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.		Active
04/08/2024	22-3.3 NUISANCES - Conditions and Conduct	Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.		Active
04/08/2024	22-3.6 NUISANCES - Conditions and Conduct	The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk,		Active

untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

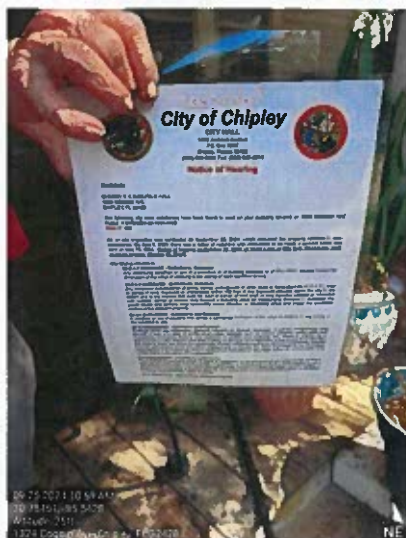
04/08/2024	22-4. NUISANCES - Maintenance of Private Property	No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.	Active
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Notes

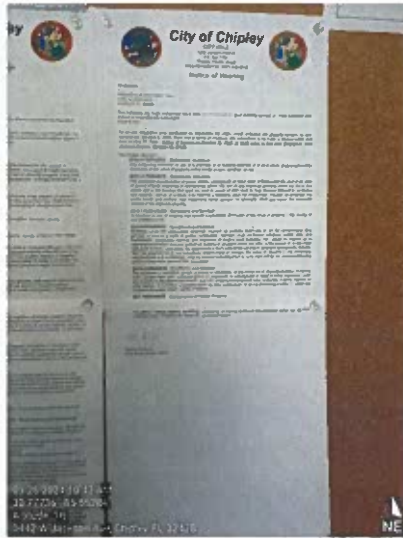
Date	Note	Created By:
2024-10-15	Rescheduled hearing certified mail signed. Unable to read signature.	Tamara Donjuan
2024-09-25	Rescheduled hearing for October 31, 2024, at 10:00 am. Posting property and city hall. Also, one sent by certified mail. Verbally told owner about the cancellation of the hearing.	Tamara Donjuan
2024-09-25	Yesterday I posted about the canceled hearing. I had the incorrect case information on the cancellation. Reposted with correct information with a new hearing date. Posted/hand delivered to the owner. She stated she way going to take legal action against me and the city.	Tamara Donjuan
2024-09-24	Posting property and city hall notice of hearing cancelled due to the storm located in the gulf of Mexico. Will reschedule at a later date.	Tamara Donjuan
2024-08-26	No progress has been made toward any of the violations. Posting property and city hall for hearing. I will cancel hearing if property becomes into compliance.	Tamara Donjuan
2024-08-16	Owner called and stated she is having someone dismantle the shed. I asked about the tree and she stated that she could not afford someone to remove it.	Tamara Donjuan
2024-07-31	Spoke to the owner she just made contact with someone about the shed removal. Extending 3 weeks.	Tamara Donjuan
2024-06-25	While trying to post property the owner came out and stated she spoke to someone last week and stated she was working on it . Extension given to the end of July. I gave her my card and told her to follow up with me moving forward. Hand delivered.	Tamara Donjuan
2024-05-15	Certified mail has been signed but not dated unable to read the signature. Certified mail sent second notice allowing 14 days for compliance. Next step will be set for a hearing if no contact has been made. No contact has been made to date.	Tamara Donjuan
2024-04-08	Certified mail sent to the owner with photo and violations allowing 21 days to comply.	Tamara Donjuan

Uploaded Files

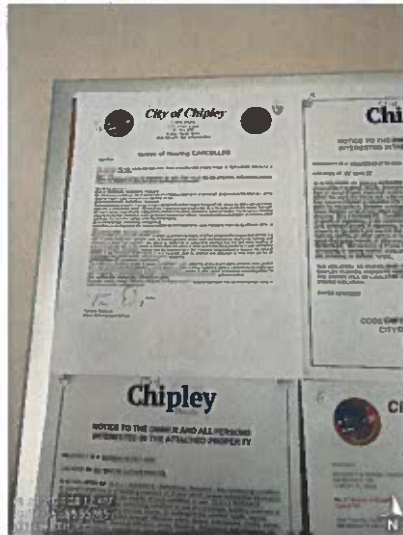
Date	File Name
09/25/2024	



09/25/2024

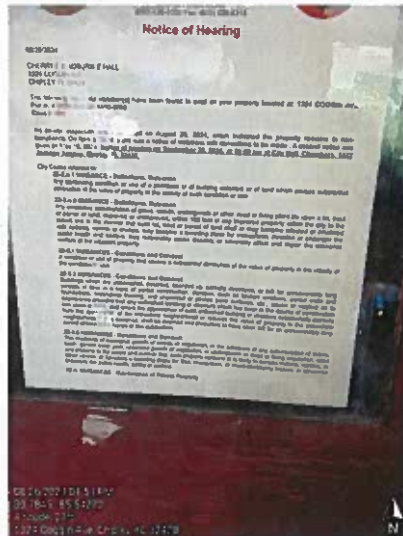


09/24/2024

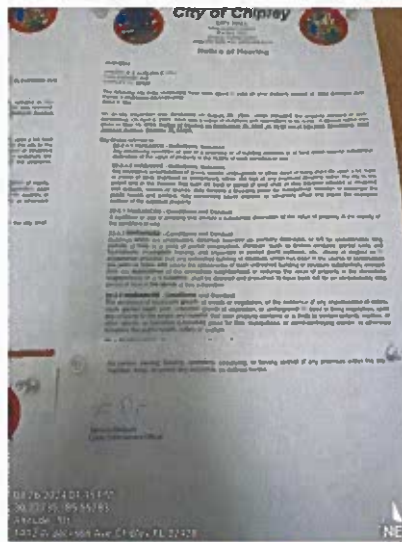


09/24/2024

08/26/2024



08/26/2024



04/08/2024



Washington County, FL

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is **NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION.** If you need address verification, please contact the E-911 Addressing Coordinator at (850) 638-6325.

Maps have been compiled from the most authentic information available and is to be used for assessment purposes only. Washington County Property Appraiser's Office assumes **NO** responsibility for the errors and/or omission contained herein. **THIS MAP IS NOT A SURVEY**

Parcel Summary

Parcel ID	00000000-00-1490-0000
Location Address	1324 COGGIN AVE CHIPLEY 32428
Brief Tax Description	4 4 13 OR 86 P 113, OR 239 P 242 BEG. 60' W. OF SEC OF LOT 2, BLK 6, RUN W. 120' N. 162' E. 120' S. 162' TO BEG. N 1/2 OF NW 1/4 ORB 238 P 1503, ORB 1051 P 330 (Note: Not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (0100)
Sec/Twp/Rng	4-4-13
Tax District	Chipley (2)
Millage Rate	20.6504
Acreage	0.532
Homestead	Y

[View Map](#)

*The Property Use code is a Department of Revenue code. For zoning information please contact the Planning and Zoning department at 850-415-5093.

Owner Information

Primary Owner
HALL CHERRY E
HALL AUBURN EUGENE
1324 COGGIN AVE
CHIPLEY, FL 32428

Valuation

	2023 Final Values
Building Value	\$93,080
Extra Features Value	\$900
Land Value	\$13,200
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$107,180
Assessed Value	\$53,940
Exempt Value	\$28,940
Taxable Value	\$25,000
Save Our Homes or AGL Amount	\$53,240

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000100 - SFR	110	FF	0	0

Building Information

Type SFR
Total Area 2,600
Heated Area 1,856
Exterior Walls VINYL SIDG
Roof Cover ENAMEL MTL
Interior Walls DRYWALL
Frame Type
Floor Cover VINYL TILE; HARDWOOD

Heat FORCED AIR DUCTED
Air Conditioning CENTRAL
Bathrooms 2
Bedrooms 0
Stories 0
Actual Year Built 1906

Extra Features

Code	Description	Length x Width	Units
1840	FIREPLACE RES	0 x 0 x	2

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
N	3/24/2016	\$100	WD	1051/330	Improved	HALL CHERRY FKA WILLIAMS & AUBURN E HALL	HALL CHERRY ELAINE & AUBURN EUGENE

Tax Collector Site

[Click here to view the Tax Collector website.](#)

Generate Owner List by Radius

Distance:

100

Feet



Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

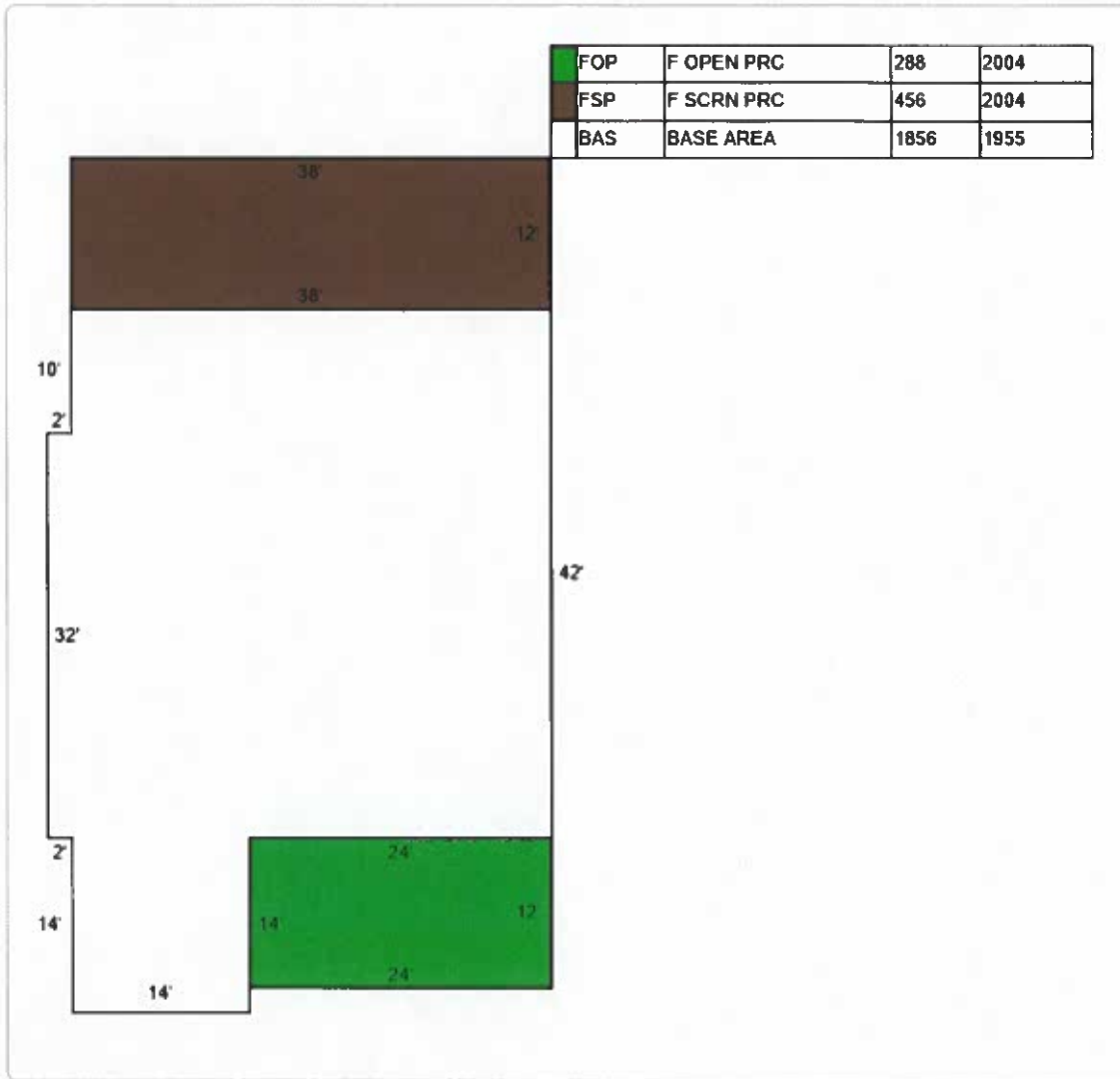
☒ Show All Owners☐ Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160).
For international addresses, please use the [xlsx](#), [csv](#) or [tab](#) download formats.

[Download](#)**Sketches**



Map



Washington County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 4/8/2024, 7:10:19 AM

[Contact Us](#)

Developed by
 **Schneider**
 GEOSPATIAL



City of Chipley

CITY HALL

1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6318



Notice of Violation

04/08/2024

CHERRY E & AUBURN E HALL
1324 COGGIN AVE
CHIPLEY, FL 32428

Re: 1st Notice of Violation:
Case # 692

Dear Property Owner: The following city code violation(s) have been found to exist on your property located at:
1324 COGGIN AVE Parcel. # 00000000-00-1490-0000

Items of City Code violations:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4. NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

Corrective action:

Remove or repair the structure/shed in the rear of the property. Remove dead tree with excessive vegetation and continue to maintain the property.

The City of Chipley strives to obtain compliance through the voluntary process. Violation(s) must be brought into compliance within 21 days from date of this letter. **Please be advised that non-compliance at the end of this period may result in fines and other penalties. Once compliance is met the alleged violator must contact City of Chipley Code Enforcement so an inspection can be completed. The Code Officer will not verify compliance unless called by the alleged violator.**

Your prompt cooperation in this matter is appreciated. **If you have any questions or need additional information, please contact me at (850) 638-6350.**

T. Donjuan

Tamara Donjuan
Code Enforcement Officer





04.08.2024 09:27 AM
30.78448, -85.54308
Altitude: 19ft
1325 Coggin Ave, Chipley, FL 32428



NE

7020 1810 0000 1147 4370

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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$
 Total Postage and Fees
 \$



Sent To
 Cherry & Auburn Hall
 Street and Apt. No. & PO Box No.
 1324 Lossin Ave
 City, State, ZIP+4
 Chipley FL 32428

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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:
 Cherry & Auburn Hall
 1324 Lossin Ave
 Chipley FL 32428



9590 9402 7618 2122 8454 60

2. Article Number (Transfer from service label)

7020 1810 0000 1147 4370

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X ☐ Agent
☐ Address
 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 checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt



City of Chipley

CITY HALL

1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6318



Second Notice of Violation

05/15/2024

CHERRY E & AUBURN E HALL
1324 COGGIN AVE
CHIPLEY, FL 32428

Re: 2nd Notice of Violation:
Case # 692

Dear Property Owner: The following city code violation(s) have been found to exist on your property located at:
1324 COGGIN AVE Parcel. # 00000000-00-1490-0000

An on-site inspection was conducted on 05/15/2024, which indicated the property remains in non-compliance. On 04/08/2024, there was a first notice of violation allowing 21 days to comply. This second notice of violation allows 14 days from receiving this letter to comply or fines or other penalties may apply.

Items of City Code violations:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4. NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

Corrective action:

Remove or repair damaged structure/shed in the rear of the property and remove dead tree with excessive vegetation and continue to maintain the property.

The City of Chipley strives to obtain compliance through the voluntary process. Violation(s) must be brought into compliance within 14 days from date of this letter. **Please be advised that non-compliance at the end of this period may result in fines and other penalties. Once compliance is met the alleged violator must contact City of Chipley Code Enforcement so an inspection can be completed. The Code Officer will not verify compliance unless called by the alleged violator.**

Your prompt cooperation in this matter is appreciated. **If you have any questions or need additional information, please contact me at (850) 638-6350.**



Tamara Donjuan
Code Enforcement Officer

9589 0710 5270 2065 1753 86

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees \$

Sent To

Street and Apt. No. or PO Box No.

City, State, ZIP+4®



PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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:

Cherry E & Auburn E Hall
1324 Cossin Ave
Chipley FL 32428



9590 9402 8876 4005 7350 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee

B. Received by (Printed Name) **C. Date of Delivery**

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

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery

red Mail
red Mail Restricted Delivery
(over \$500)

9589 0710 5270 2065 1753 86

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



City of Chipley

CITY HALL

1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6318



Notice of Hearing

06/25/2024

CHEERY E & AUBURN E HALL
1324 COGGIN AVE
CHIPLEY, FL 32428

The following city code violation(s) have been found to exist on your property located at: 1324 COGGIN AVE
Parcel # 00000000-00-1490-0000
Case #: 692

An on-site inspection was conducted on 06/25/2024, which indicated the property remains in non-compliance. On 04/08/2024, there was a notice of violations with corrections to be made and a second notice on 05/15/2024 allowing additional time to bring property into compliance. Notice of hearing on July 25, 2024 at 10:00 am at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428.

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

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22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

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22-4. NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

Tamara Donjuan
Code Enforcement Officer

Cancelled

Spoke to owner
when I went to
post property

06.25.2024 02:41 PM
30.77332, -85.55172
Altitude: -7ft





City of Chipley

CITY HALL

1442 Jackson Avenue

P.O. Box 1007

Chipley, Florida 32428

(850) 638-6350 Fax: (850) 638-6318



Notice of Hearing

08/26/2024

CHERRY E & AUBURN E HALL
1324 COGGIN AVE
CHIPLEY, FL 32428

The following city code violation(s) have been found to exist on your property located at: **1324 COGGIN AVE**
Parcel. # 00000000-00-1490-0000

Case #: 692

An on-site inspection was conducted on August 26, 2024, which indicated the property remains in non-compliance. On April 8, 2024, there was a notice of violations with corrections to be made. A second notice was given on May 15, 2024. **Notice of hearing on September 26, 2024, at 10:00 am at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428.**

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

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22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

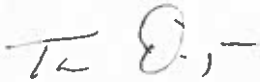
Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4. NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

A handwritten signature in black ink, appearing to read 'T. Donjuan'.

Tamara Donjuan
Code Enforcement Officer

City of Chipley

CITY HALL
1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(904) 638-6360 Fax (904) 638-6316

Notice of Hearing

08/26/2024

CHERRY E & AUBURN E HALL
1324 COGGIN AVE
CHIPLEY, FL 32428

The following city code violation(s) have been found to exist on your property located at **1324 COGGIN AVE**
Parcel # 00000000-00-1480-0000
Case #: 692

An on-site inspection was conducted on August 26, 2024, which indicated the property remains in non-compliance. On April 8, 2024, there was a notice of violations with corrections to be made. A second notice was given on May 15, 2024. **Notice of hearing on September 28, 2024, at 10:00 am at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428.**

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes, threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

Tamara Donjuan
Code Enforcement Officer

08.26.2024 01:45 PM

30.77735, -85.55283

Altitude: -8ft

1442 W Jackson Ave Chipley FL 32428



Notice of Hearing

08/26/2024

CHERRY E & AUBURN E HALL
1324 COGGIN AVE
CHIPLEY, FL 32428

The following city code violation(s) have been found to exist on your property located at: 1324 COGGIN AVE
Parcel. # 00000000-00-1490-0000
Case #: 692

An on-site inspection was conducted on August 26, 2024, which indicated the property remains in non-compliance. On April 8, 2024, there was a notice of violations with corrections to be made. A second notice was given on May 15, 2024. Notice of hearing on September 26, 2024, at 10:00 am at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428.

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood, is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4. NUISANCES - Maintenance of Private Property

08.26.2024 01:54 PM

30.7845, -85.54272

Altitude: 23ft

1324 Coggin Ave, Chipley, FL 32428





City of Chipley

CITY HALL

1442 Jackson Avenue

P.O. Box 1007

Chipley, Florida 32428

(850) 638-6350 Fax: (850) 638-6318



Notice of Hearing CANCELLED

09/24/2024

The following city code violation(s) have been found to exist on your property located at: **1324 COGGIN AVE** Parcel. # 00000000-00-1490-0000

Case #: 692

Notice of hearing scheduled for September 26, 2024, 10:00 a.m. at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428 is cancelled and will be rescheduled to a later date.

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4. NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

Tamara Donjuan
Code Enforcement Officer



City of Chipley

CITY HALL
1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(904) 638-6350 Fax: (904) 638-6318



Notice of Hearing CANCELLED

09/24/2024

The following city code violation(s) have been found to exist on your property located at: 1324 COOGAN AVE Parcel # 00000000-00-1480-0000
Case #: 692
Notice of hearing scheduled for September 28, 2024, 10:00 a.m. at City Hall Chambers, 1442 Jackson Avenue, Chipley, FL 32428 is cancelled and will be rescheduled to a later date.

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes, threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeling paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4. NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

Tamara Donjuan
Code Enforcement Officer

City of Chipley

NOTICE TO THE OWNER INTERESTED IN THE

PROPERTY ID #: 00000000-00-2752-0000

LOCATED AT: 657 MAIN ST

IS IN VIOLATION OF: 22-2.n.5 NUISANCE - Accumulation of grass, weeds, undergrowth on tract or parcel of land, improved or unimproved within the city to the extent and in the manner that such lot, tract or parcel of land may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property. 22-3.6 NUISANCES - Conditions and Conduct of weeds or vegetation, or the existence of junk, untended growth of vegetation, or undergrowth on property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare. 22-4. NUISANCES - Maintenance of Private Property occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

THE VIOLATION, AS STATED, MUST BE REMEDIED BY THE OWNER OF THE PROPERTY. THE OWNER WILL BE LIABLE FOR ALL COSTS OF THE VIOLATION.

DATED 08/26/2024

CODE ENFORCEMENT
CITY OF CHIPLEY
(904) 638-6318

City of Chipley Florida

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE ATTACHED PROPERTY

PROPERTY ID #: 00000000-00-2677-0000

LOCATED AT: 569 MARTIN LUTHER KING DR

IS IN VIOLATION OF: 22-2.n.1 NUISANCE - Definitions: Nuisance - Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use. 22-2.n.2 NUISANCE - Definitions: Nuisance - Any continuing condition or use of a premises, building exteriors or of land which unreasonably annoys, injures, or endangers the comfort, health, repose, or safety of the public through offensive odors, noises, substances, smoke, ashes, dirt, dust, gas fumes, chemical diffusion, smog, flooding, disturbance of air, or structures.



City of Chipley

08/20/2024

RICHARD P & DENNIS J WRIGHT
594 BENNETT DR
CHIPLEY, FL 32428

Re: 2nd Notice of Violation
Case # 794

Dear Property Owner:
594 BENNETT DR Parcel # 00000000-00-2677-0000

09.24.2024 08:17 AM

30.77736, 85.55285

Altitude: -8ft





City of Chipley

CITY HALL

1442 Jackson Avenue

P.O. Box 1007

Chipley, Florida 32428

(850) 638-6350 Fax: (850) 638-6318



Notice of Hearing CANCELLED

09/24/2024

The following city code violation(s) have been found to exist on your property located at: 1324 COGGIN AVE Parcel. # 00000000-00-1490-0000

Case #: 692

Notice of hearing scheduled for September 26, 2024, 10:00 a.m. at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428 is cancelled and will be rescheduled to a later date.

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or on lots which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, unintended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4. NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

Tamara Donjuan
Code Enforcement Officer

Posted to wrong house
DID tell owner verbally
Of cancelled hearing

09.24.2024 09:28 AM

30.78966, -85.53347

Altitude: 20ft

550 Bennett Dr. Chipley FL 32428





Rescheduled

City of Chipley

CITY HALL

1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6318



Notice of Hearing

09/25/2024

CHERRY E & AUBURN E HALL
1324 COGGIN AVE
CHIPLEY, FL 32428

The following city code violation(s) have been found to exist on your property located at: **1324 COGGIN AVE**
Parcel. # 00000000-00-1490-0000

Case #: 692

An on-site inspection was conducted on September 25, 2024, which indicated the property remains in non-compliance. On April 8, 2024, there was a notice of violations with corrections to be made a second notice was sent on May 15, 2024.. **Notice of hearing on October 31, 2024, at 10:00 a.m. at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428.**

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

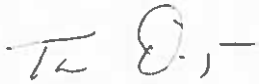
Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4. NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

A handwritten signature in black ink, appearing to read "T. Donjuan", with a horizontal line extending from the end of the signature.

Tamara Donjuan
Code Enforcement Officer

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Postmark Here
 SEP 25 2024
 CHIPLEY FL 32428

Sent to
 Cherry & Auburn Hall
 1324 Loggin Ave
 Chipley FL 32428

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>[Signature]</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Cherry & Auburn Hall 1324 Loggin Ave Chipley FL 32428</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from sorting label)</p> <p>9589 0710 5270 1176 5247 62</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

ey

on



City of Chipley

CITY HALL

1442 Jackson Avenue

Chipley, Florida 32428

(904) 886-4000 Fax: (904) 886-4003

Notice of Hearing

09/25/2024

CHERRY E & AUBURN E HALL

1324 COGGAN AVE

CHIPLEY, FL 32428

The following city code violation(s) have been found to exist on your property located at: 1324 COGGAN AVE, Parcel # 00000000-00-1407-0000, Case #: 692

An on-site inspection was conducted on September 25, 2024, which indicated the property remains in non-compliance. On April 8, 2024, there was a notice of violation with correspondence to the owner's email address sent on May 15, 2024. Notice of hearing on October 31, 2024, at 10:00 a.m. at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428.

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exterior or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living stuff like upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or infested with rodents, vermin or snakes, may become a breeding place for mosquitoes, fleas or other insects, or endanger the public health and welfare, may substantially cause disease, or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, peeling paint and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc. shall be deemed as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, unattended growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4 NUISANCES - Maintenance of Private Property

No person owning, leasing, operating, occupying, or having control of any premises within the city shall maintain, keep, or permit any nuisance, as defined herein.

T. E. T.

Tamara Donigan
Code Enforcement Officer

09.25.2024 10:42 AM

30.77736, -85.55284

Altitude: 1 ft

1442 W Jackson Ave, Chipley, FL 32428





City of Chipley

CITY HALL
1442 Jackson Avenue
P.O. Box 1007
Chipley, Florida 32428
(850) 638-6350 Fax: (850) 638-6318



Notice of Hearing

09/25/2024

CHERRY E & AUBURN E HALL
1324 COGGIN AVE
CHIPLEY, FL 32428

The following city code violation(s) have been found to exist on your property located at: **1324 COGGIN AVE**
Parcel. # 00000000-00-1490-0000
Case #: 692

An on-site inspection was conducted on September 25, 2024, which indicated the property remains in non-compliance. On April 8, 2024, there was a notice of violations with corrections to be made a second notice was sent on May 15, 2024. Notice of hearing on October 31, 2024, at 10:00 a.m. at City Hall, Chambers, 1442 Jackson Avenue, Chipley, FL 32428.

City Codes referred to:

22-2.n.1 NUISANCE - Definitions: Nuisance

Any continuing condition or use of a premises or of building exteriors or of land which causes substantial diminution of the value of property in the vicinity of such condition or use.

22-2.n.5 NUISANCE - Definitions: Nuisance

Any excessive accumulation of grass, weeds, undergrowth or other dead or living plant life upon a lot, tract or parcel of land, improved or unimproved, within 100 feet of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land shall or may become infested or inhabited with rodents, vermin or snakes; may become a breeding place for mosquitoes; threaten or endanger the public health and welfare; may reasonably cause disease; or adversely affect and impair the economic welfare of the adjacent property.

22-3.1 NUISANCES - Conditions and Conduct

A condition or use of property that causes a substantial diminution of the value of property in the vicinity of the condition or use.

22-3.3 NUISANCES - Conditions and Conduct

Buildings which are unoccupied, deserted, boarded up, partially destroyed, or left for unreasonably long periods of time in a state of partial construction, disrepair, such as broken windows, partial walls and foundations, incomplete framing, and unpainted or peeled paint surfaces, etc., abuse or neglect as to appearance provided that any unfinished building or structure which has been in the course of construction two years or more, and where the appearance of such unfinished building or structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood or is a nuisance, shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

22-3.6 NUISANCES - Conditions and Conduct

The existence of excessive growth of weeds or vegetation, or the existence of any accumulation of debris, trash, garden trash, junk, unlanded growth of vegetation, or undergrowth or dead or living vegetation, upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

22-4 NUISANCES - Maintenance of Private Property

09.25.2024 10:59 AM

30.78461, -85.5428

Altitude: 25ft

1324 Coggin Ave, Chipley, FL 32428

