



CITY OF ST. AUGUSTINE CODE ENFORCEMENT, ADJUSTMENT AND APPEALS BOARD

A G E N D A

TUESDAY, JANUARY 10, 2023 - 3:00 PM

ALCAZAR ROOM

1. Roll Call
2. Swearing in of Staff
3. General Public Comments for Items Not on the Agenda
4. Approval of Minutes
5. Disclosure of Ex-Parte Communications
6. Building Code Variances
7. New Violation Hearing
 - a) CE2022-0348
Carol Lee Corbitt
14 Myrtle Ave, St. Augustine,
FL 32084
Chapter 19, Section 19-3
8. Fine Assignment Hearing
 - a) CE2022-0337
Barbara Teisan
47 Grove Ave, St Augustine,
32084
Chapter 25, Section 56
 - b) CE2022-0217
Valerie Lee Properties LLC
38 White St. E, St. Augustine
32080
Chapter 8, Section 8-608

9. Fine Reduction Hearing
 - a) CE2021-0227
Augustine Development
Group LLC,
215 Anastasia Blvd
Chapter 8, Section 8-608
10. Lien Hearing
11. Compliance Hearing
12. Previously Heard Cases Update
 - a) CE2022-0222
117 Colon Ave LLC
C/O Tammy Palmer
117 Colon Ave, St. Augustine, FL 32084
Chapter 8, Section 8-608
13. City Attorney Items
14. Other Business
15. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007 or 1-800-955-8771 (TDD).

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
December 13, 2022

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, December 13 2022, in the Alcazar Room at City Hall. The meeting was called to order by Larry Weeks, Chairman, and the following were present:

1. ROLL CALL

Larry Weeks, Chairman
Thomas Day, Vice Chairman
Jan Marie Kelly
Marilyn Meade Garrett
CeCe Reigle
Karen Valachovic

Staff Present:

Danyelle Alston, Assistant City Attorney
Amy Skinner, Director, Planning & Building Department
Richard "Buddy" Schauland, Building Official
Barry Fox, Code Enforcement Manager
Robert van Mierop, Code Enforcement Officer
Curtis Boles, Code Enforcement Officer
Morganne Pratten, Code Enforcement Officer
Emily Howington, Administrative Coordinator, Recording

2. SWEARING IN OF STAFF

**3. GENERAL PUBLIC COMMENTS
FOR ITEMS NOT ON AGENDA**

none

**4. APPROVAL OF MINUTES
(September 13, 2022)**

**5. DISCLOSURE OF EX-PARTE
COMMUNICATIONS**

(None)

6. BUILDING CODE VARIANCES

(none)

MOTION

7. REVIEW OF NEW CASES

a. CE2022-0294

LES BONS TEMPS ROULER LLC
52 Spring St
Violation Hearing

Barry Fox relayed cased information. Respondent Les Bons Temps Rouler LLC.

Chapter 19 sec 19-4 overgrown weeds and grass. Curtis Boles relayed staff report to the board, Sept 15 2022 the Code Enforcement Department received a complaint of overgrown property. Inspection was performed from the city right of way. Property posted with a violation notice and on 10/12/22 notice of violation was sent via certified mail to two separate locations. No response from owner as of date, mail was returned to sender. Curtis Boles showed the board pictures of the property with the violation demonstrated as overgrown weeds and grass. Curtis Boles went to property on 12/12/22 to verify it was still in violation.

Barry Fox relayed recommendation to the board. The property does have a current lien due to a property maintenance violation of the roof.

Karen Valachovic asked regarding the previous violation and if the fine was paid. Richard Schauland stated the fine was not paid. The board discussed the city's process regarding liens with Isabelle Lopez, Barry Fox, and Richard Schauland.

Barry Fox suggested give a corrective action notice and followed by an abatement by the city to clean the property. Isabelle Lopez stated she would do further research of the history of the property and present to the board at the next meeting.

CeCe Reigle and Larry Weeks discussed the options to find in violation.

Barry Fox stated the motion would be consisted with other motions, provide corrective action date and a fine up to. Larry Weeks continued with the board discussion.

CeCe asked about Land Title company and if related to current case.

Public comment: Bj Kalaidi

MOTION

CeCe Reigle motioned to find the property in violation and allow for ten days to correct, Thomas Day seconded, the motion passed unanimously.

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2022-0209

Vestry of Trinity Church
2 Artillery Lane
Update Review

Barry Fox relayed the case information and stated how case was found in violation and order was issued at November's meeting. Property has submitted required documents for review for a permit. Code Enforcement department suggested that at end of 60 day period the case be brought back to board to review the progress and adjust any order regarding the case. Karen Valachovic asked about the process when returned to the board if they have gotten permit. Richard Schauland relayed the application process with public works. Karen Valachovic asked how long a permit was active, Richard Schauland replied 1 year. Board agreed to continue to review the case.

Larry Weeks, Chairperson

Emily Howington, Administrative
Coordinator, Recording Secretary

9. CITY ATTORNEY ITEMS

Isabelle Lopez introduced Danyelle Alston the new assistant city attorney.

10. OTHER BUSINESS

(None) Larry Weeks closed his last meeting by addressing the board and staff with his thanks. Barry Fox read a letter from the department director to Larry Weeks thanking him for his service.

11. ADJOURNMENT

Meeting was adjourned at 3:37 P.M.

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments & Appeals Board (CEAAB)

DATE: January 10, 2023

SUBJECT: Case Number: CE2022-0348

RESPONDENT: Carol Lee Corbitt

LOCATION: 14 Myrtle Avenue Parcel Number 190940 0000

VIOLATION: Sec. 19-3. - Unlawful conditions (Unsheltered storage of junk and debris)

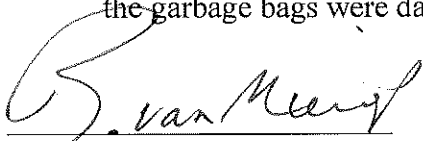
BACKGROUND INFORMATION:

On October 28, 2022, at the above property, I noticed that more than twenty garbage bags containing garbage, old clothes, household items and unidentifiable items had been placed in the front and side yards of the property, as well as on an open porch. Some of the garbage bags were damaged, allowing garbage to spill out onto the property.

On October 31, 2022, a Notice of Violation was sent to the owner of the above property.

Due to delays verified by the United States Postal Service, the Notice of Violation was delivered to the property owner on November 30, 2022, and it provided fifteen (15) days for the property to be in compliance.

On December 15, 2022, the deadline for this property to be in compliance, I verified that this property was still not in compliance. The south facing porch still had numerous garbage bags on it, and the yard in front of the porch had several more full garbage bags, all of which were exposed to the elements. As I noticed on October 28, 2022, some of the garbage bags were damaged, allowing the contents to spill out onto the property.



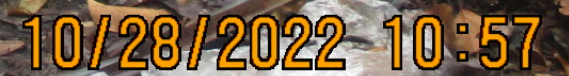
Robert van Mierop
Code Enforcement Officer

Sec. 19-3. - Unlawful conditions.

It shall be unlawful to deposit, keep, or maintain the unsheltered storage of any junk or refuse, including building materials or similar objects; household goods; inoperable machinery; stripped, junked, inoperable, or unlicensed motor vehicles or boats within the corporate limits of the city. A structure that is in violation of chapter 8, article IV, is a nuisance.

(Code 1964, § 12-19; Ord. No. 96-27, § 2, 6-10-96; Ord. No. 19-05, § 1, 4-22-19)







10/28/2022 10:57



10/28/2022 10:57



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

December 29, 2022

IN THE MATTER OF: Name: Carol Lee Corbitt
Address: 14 Myrtle Ave
Saint Augustine, FL 32084
Case #: CE2022-0348

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 19, Section 19-3, Unlawful Conditions

SITE OF VIOLATION: 14 Myrtle Ave, St. Augustine, FL 32080

LEGAL DESCRIPTION: WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22

PARCEL NUMBER: 190940 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, January 10, 2023, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

- **Unsheltered storage of junk and debris in violation of Chapter 19, Section 3. The front and side porches, drive way, and side yard are completely covered in unsheltered junk and debris which is exposed to the elements.**

This is your **“Official Notice”** for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective action and compliance by a specific date. Again, we believe it is important that you be present at the meeting to address the CEAAB. If the violation is corrected and then reoccurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the CEAAB.

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, the person will need a record of the proceedings and, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Notice of Hearing
CE2022-0348

If you have any questions concerning this correspondence, please contact the Code Enforcement Inspector indicated below.



Robert Van Mierop
Code Enforcement Officer

City of St. Augustine
Planning & Building Department
P.O. Box 210
St. Augustine, FL 32085-0210

Certified Mail Number: **7022 0410 0001 0217 2661**

cc: John P. Regan, City Manager
CEAAB File

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

AFFIDAVIT OF PRIMARY SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE

Carol Lee Corbitt
14 Myrtle Avenue
St. Augustine, FL 32084

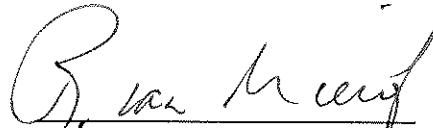
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2022-0348

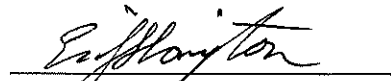
I, Robert van Mierop, being duly sworn and depose say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 3, 2023, I received a copy of the attached Notice of Hearing for the hearing dated January 10, 2023.
3. That on _____, 20__, I
☐ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on January 3, 2023, I
☒ Hand delivered said Notice to Carol Lee Corbitt at 14 Myrtle Avenue, St. Augustine, Florida 32084.

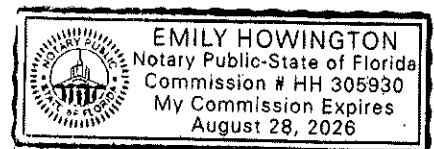
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF January, 2023.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE

Valerie Lee Properties, LLC

38 White Street East

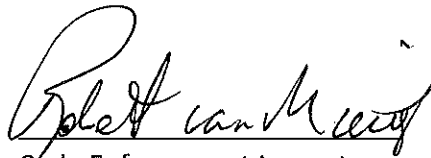
St. Augustine, FL 32080

Respondent

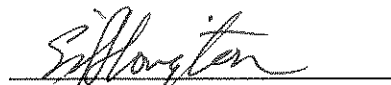
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2022-0217

I, Robert van Mierop, have personally examined the property described in the Code Enforcement Order dated September 13, 2022, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 8, Section 8-608 as of January 10, 2023.

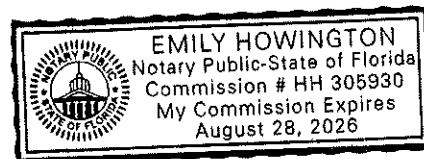
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4 DAY OF January, 2023.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





CITY OF ST. AUGUSTINE
CODE ENFORCEMENT DIVISION
75 King Street
St. Augustine, FL 32084
904-825-1065



CODE ENFORCEMENT DIVISION

October 31, 2022

IN THE MATTER OF: Name: Carol Lee Corbitt
Address: 14 Myrtle Avenue
St. Augustine, FL 32084
Case #: CE2022-0348

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 19 Section 19-3, Unlawful Conditions

SITE OF VIOLATION: 14 Myrtle Ave Street, St. Augustine, FL 32084
LEGAL DESCRIPTION: WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22
PARCEL NUMBER: 190940 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on October 28, 2022 which revealed the following violations:

**Unsheltered storage of junk and debris in Violation of Chapter 19, Section 3.
The front and side porches, as well as the driveway and side yard, are completely covered in unsheltered junk and debris which is exposed to the elements.**

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **fifteen (15) days** of the receipt of this Notice, or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

Remove and properly store all unsheltered junk and debris.

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter

Notice of Violation
CE2022-0348

is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.



Robert Van Mierop
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 7022 0410 0001 0217 2722

cc: John P. Regan, City Manager
CEAAB File

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID 1909400000
Location Address 14 MYRTLE AVE
 SAINT AUGUSTINE 32084-0000
Neighborhood Williams Addition (597)
Tax Description* WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Williams Addition
Sec/Twp/Rng 7-7-30
District City of St Augustine (District 452)
Millage Rate 18.9763
Acreage 0.150
Homestead Y

Owner Information

Owner Name Corbitt Carol Lee 100%
Mailing Address 14 MYRTLE AVE
 SAINT AUGUSTINE, FL 32084-2830

Exemption Information

Exemption Type	Status	Amount
Homestead		\$28,554

Map



Valuation Information

	2023
Building Value	\$129,995
Extra Features Value	\$4,400
Total Land Value	\$178,080
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$312,475
Total Deferred	\$258,921
Assessed Value	\$53,554
Total Exemptions	\$28,554
Taxable Value	\$25,000

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$115,886	\$3,903	\$178,080	\$0	\$0	\$297,869	\$51,994	\$272,869	\$25,000
2021	\$77,639	\$3,903	\$111,300	\$0	\$0	\$192,842	\$50,480	\$167,842	\$25,000
2020	\$82,707	\$3,903	\$84,800	\$0	\$0	\$171,410	\$49,783	\$146,627	\$24,783
2019	\$69,944	\$3,903	\$84,800	\$0	\$0	\$158,647	\$48,664	\$134,983	\$23,664
2018	\$73,356	\$3,903	\$82,680	\$0	\$0	\$159,939	\$47,757	\$137,182	\$22,757
2017	\$69,340	\$3,985	\$65,985	\$0	\$0	\$139,310	\$46,775	\$117,535	\$21,775
2016	\$62,021	\$3,985	\$59,890	\$0	\$0	\$125,896	\$45,813	\$105,083	\$20,813
2015	\$56,794	\$3,985	\$59,890	\$0	\$0	\$120,669	\$45,495	\$100,174	\$20,495
2014	\$52,022	\$3,985	\$54,325	\$0	\$0	\$110,332	\$45,134	\$90,198	\$20,134
2013	\$44,902	\$3,985	\$53,662	\$0	\$0	\$102,549	\$44,467	\$83,082	\$19,467
2012	\$46,662	\$3,985	\$53,662	\$0	\$0	\$104,309	\$43,724	\$85,585	\$18,724
2011	\$48,423	\$3,985	\$59,625	\$0	\$0	\$112,033	\$42,450	\$94,583	\$17,450
2010	\$50,184	\$3,985	\$66,250	\$0	\$0	\$120,419	\$41,823	\$103,596	\$16,823

Building Information

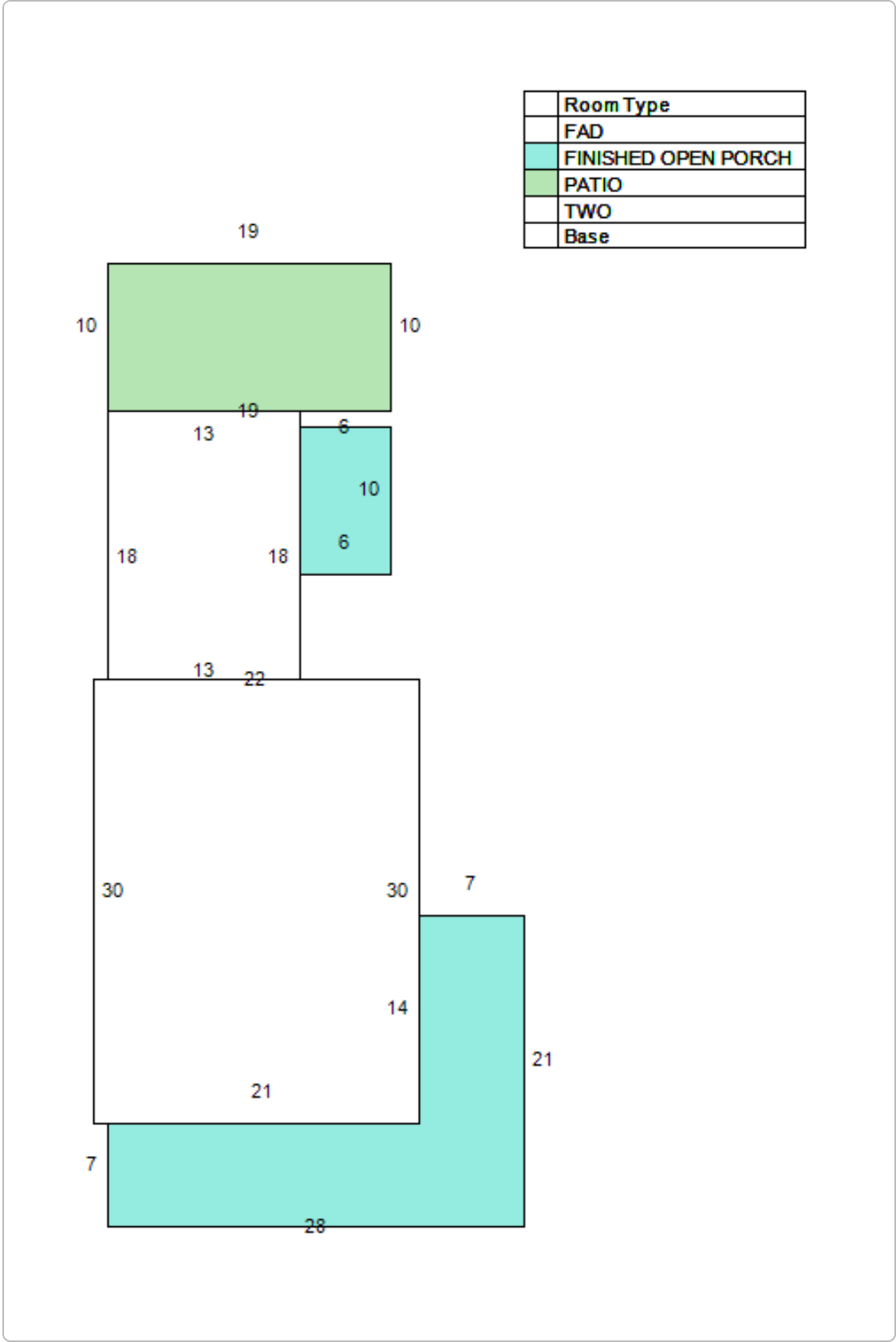
Building 1
Year Built 1900
Actual Area 1498
Conditioned Area 1614
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

Roof Cover Cement Fiber Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Pine Wood
Interior Wall Plaster
Heating Type Convection
Air Conditioning None
Bedrooms 0
Baths

Description	Square Footage
BASE AREA	234
2 STORY	660
PATIO	190
FINISHED OPEN PORCH	294

Description	Square Footage
FINISHED OPEN PORCH	60
FRAME ADDITION	60
Total SqFt	1498

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		4400

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	53	127	53	FF	\$178,080

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/1/1981	\$36,000.00		511	22	U	I		CORBITT CAROL LEE

No data available for the following modules: Sales Questionnaire Form.

The St. Johns County Property Appraiser's Office 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.
[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: [1/4/2023, 1:35:30 AM](#)

Version 2.3.236

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 47 Grove Ave / CE 2022-0337:

- On September 1, 2022, a member of staff observed that a Southern Red Cedar tree, measured 23" dbh had removed from the residential property without a permit or arborist report recommending removal.
- On November 8, 2022, the CEAAB heard this case and issued an "Order Finding Violation" and established a \$2,500.00 fine to be paid and two replacement southern red cedar trees be planted within 90 days.
- As of January 9th, 2022, the fine has not been paid and the code enforcement officer has not been informed of replacement trees planted.

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2022-0337

IN THE MATTER OF:

**Barbara Teisan
47 GROVE AVE
ST. AUGUSTINE, FL 32084
(Hereinafter referred to as Respondent)**

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 25, Section 56

VIOLATION SITE: **47 GROVE AVENUE**

LEGAL DESCRIPTION: **CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E
30FT LOT 22 OR394/38 & 763/857 & 1116/30**

PARCEL NUMBER: **194020 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **NOVEMBER 8, 2022**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on November 8, 2022, in accordance with Chapter 162 F.S.

The respondent and/or representative was not present.

2. During a routine code enforcement inspection, the staff observed the following code violation on September 1, 2022:

A Southern Red Cedar tree, measured at 23" dbh, had been cut down and the tree debris was piled up in front of the above residence and beside the house on the lawn. There was no tree removal permit for this tree and there was no Arborist report recommending the tree's removal.

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

City Code, Chapter 25, Section 25-56- Removal of a tree without a permit.

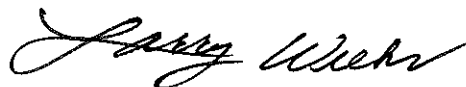
4. On October 10, 2022, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail. The notice stated it was the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent has caused irreparable and irreversible damage to the tree as outlined above.
5. On October 18, 2022, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of CEAAB Hearing"** for November 8, 2022 AND was

placed at the property and with the City Clerk's office on October 25, 2022 for the CEAAB Hearing for November 8, 2022.

6. On October 18, 2022, the Planning and Building Department delivered certified by U. S. Mail an **"Official Notice of CEAAB Hearing"** for November 8, 2022 to Barbara Teisan, homeowner of 47 Grove Ave.
7. **On November 8, 2022, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" and the Board stipulated that a fine of \$2,500 be issued and two replacement southern red cedar trees be planted.**
8. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, January 10, 2022** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
9. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS 8TH DAY OF NOVEMBER, 2022. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

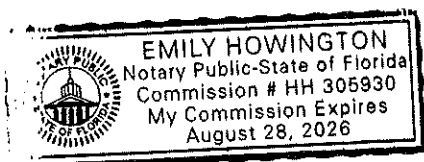


Larry Weeks, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Larry Weeks, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 18 day of November, A.D., 2022.



Emily Howington

Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 38 White Street East / CE 2022-0217:

- On June 6, 2022, a member of staff observed that a on the west side of the building, an external staircase and a second floor deck was under construction without obtaining proper permits.
- On September 13, 2022, the CEAAB heard this case and issued an “Order Finding Violation” which allowed the respondent 90 days from the date of the order to correct the violation by obtaining proper permits or the Board stipulated a fine up to \$250 per day would be imposed for each day the violation continued.
- As of January 9th, 2022, the permits have not been obtained.

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2022-0217

IN THE MATTER OF:

**Valerie Lee Properties LLC
C/O Valerie Lee
38 White Street East
Saint Augustine, FL 32080**

(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 8, Section 8-608

VIOLATION SITE: **38 White Street E**

LEGAL DESCRIPTION: **3-58 KILLINGSWORTH SUB OF BLK 9 CARVERS SUB
ANASTASIA LOT 7 OR4384/1791**

PARCEL NUMBER: **158230 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **SEPTEMBER 13, 2022**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on September 13, 2022, in accordance with Chapter 162 F.S.

The respondent and/or representative was present.

2. During a routine code enforcement inspection, the staff observed the following code violations on June 6, 2021:

On the west side of the building, an external staircase and a second floor deck was under construction without obtaining proper permits.

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

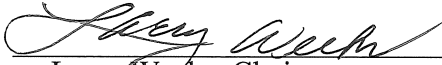
City Code, Chapter 8, Section 8-608

4. On July 26, 2022, the Planning and Building Department sent an “**Official Notice of Violation**” to formally advise the respondent of the violation, via certified mail. The notice gave the respondent ten (10) days from the receipt of the letter to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.

5. On August 29, 2022, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of CEAAB Hearing”** for September 13, 2022. **AND** a Posting Affidavit was placed at the property and with the City Clerk’s office on August 29, 2022 for the CEAAB Hearing for September 13, 2022.
6. **On September 13, 2022, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an “Order Finding Violation” which allowed the Respondent ninety (90) days from the date of the “Order” to correct the violation, or the Board stipulated that a fine up to \$250 per day would be imposed for each day the violation continued.**
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, January 10, 2023** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this **“Order Finding Violation,”** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine up to \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS **13TH DAY OF SEPTEMBER, 2022**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

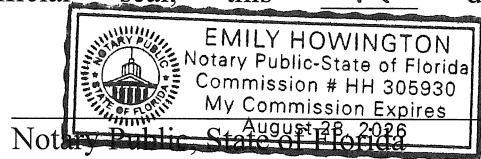


Larry Weeks, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Larry Weeks, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 16 day of September, A.D., 2022.



You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 215 Anastasia Blvd / CE 2022-0227:

- On August 31, 2021, a member of staff observed that a full bar, including plumbing and electrical were constructed without building permits.
- On March 8, 2022, the CEAAB heard this case and issued an "Order Finding Violation" which allowed the respondent 15 days from the date of the order to correct the violation by obtaining proper permits or the Board stipulated a fine up to \$250 per day would be imposed for each day the violation continued.
- On August 26, 2022 all completed documents were received by the City for issuance of proper permits. An affidavit of compliance was filed by staff.
- On November 8, 2022 the CEAAB found the property in violation for 160 days from March 19 2022 through August 25, 2022 and issued an "Order Imposing a Fine" in the amount of \$40,000.00. The respondent had 30 days from the order to pay the fine in full.
- On December 5, 2022 the respondent filed an application to appear before CEAAB to request a reduction in fines.

RECEIVED

DEC 05 2022

Planning/Building Dept.

CITY OF ST. AUGUSTINE

A15-APPLICATION TO BOARD OF ADJUSTMENTS AND APPEALS

Application Fee _____

BDAC No. _____

Receipt No. _____

Meeting Date _____

Deadline Date _____

PLEASE PRINT OR TYPE

1. ACTION REQUESTED:

☐ Floodplain Variance ☐ Appeal of Staff Determination ☒ Application for Reduction of Fines or Fees

2. NAME OF APPLICANT Augustine Development Group Daytime Telephone (904) 347-8331

Address 215 Anastasia Blvd City St. Augustine State FL Zip 32080

3. NAME OF PROPERTY OWNER SAME Telephone _____

Address _____ City _____ State _____ Zip _____

4. PROJECT STREET ADDRESS 215 Anastasia Blvd

5. TYPE OF CONSTRUCTION Existing ☒ Proposed _____

6. BUILDING USE Existing ☒ Hotel Proposed _____

7. REASON FOR ACTION REQUESTED:

Justification:

Plans submitted in November of 2021. Permit issued on September 20th 2022. Please see the Attached Documentation

Hardship:

Locally owned small business cant afford a 40,000 fine Owner has paid \$180,000 in fees to date

AGREEMENT: In filing this application, I understand that it becomes a part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge. Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where authorized agent signs in lieu of either property owner or applicant. Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF PROPERTY OWNER

DATE

MISCELLANEOUS PAYMENT RECPT#: 2519679
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 12/07/22 TIME: 14:57:44
CLERK: 1596pcoun DEPT: Planning
CUSTOMER#: 0

COMMENT: CEAAB

CHG: BDFEE BOARD APP & APP 50.00

AMOUNT PAID: 50.00

PAID BY: Augustine Developmen
PAYMENT METH: CHECK
2392

REFERENCE:

AMT TENDERED: 50.00
AMT APPLIED: 50.00
CHANGE: .00
VA

MISCELLANEOUS PAYMENT RECPT#: 2519676
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 12/07/22 TIME: 14:55:17
CLERK: 1596pcoun DEPT: Planning
CUSTOMER#: 0

COMMENT: CEAAB

CHG: BDFEE BOARD APP & APP 50.00

AMOUNT PAID: 50.00

PAID BY: Augustine Developmen
PAYMENT METH: CHECK
2391

REFERENCE:

AMT TENDERED: 50.00
AMT APPLIED: 50.00
CHANGE: .00
VA

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: CE2021-0227

IN THE MATTER OF:

**AUGUSTINE DEVELOPMENT
GROUP LLC**
215 ANASTASIA BLVD
St. Augustine, FL 32080
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
City Code, Chapter 8, Section 8-608

VIOLATION SITE: **215 ANASTASIA BOULEVARD**

LEGAL DESCRIPTION: **3-99 DAVIS SHORES LOTS 1 THRU 7 BLK 38 OR3859/472
& 3881/205 (RE-REC) &3896/1081 (C/D)**

PARCEL NUMBER: **219090 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON **OCTOBER 12, 2021 AND NOVEMBER 9, 2021** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearings held on March 3, 2022 and November 8, 2022, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was not present.

2. The City of St. Augustine conducted an inspection/review of city records and, the staff observed the following code violations on August 31, 2021:

- **Full bar, including plumbing and electrical, constructed without building permits.**

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

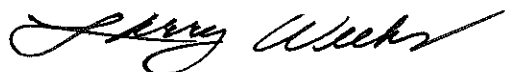
Chapter 8, Section 8-608- Permit required.

4. On January 5, 2022, the Planning and Building Department sent an **“Official Notice of Violation”**, via certified mail, to formally advise the respondent of the violation. The notice gave the respondent ten (10) days from the receipt of the letter to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.

5. On February 22, 2022, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Hearing"** for March 8, 2022. AND was placed with the City Clerk's office on February 22, 2022 for the CEAAB Hearing for March 8, 2022.
6. On March 8, 2022, the Code Enforcement, Adjustments and Appeals Board found the property in violation and issued an **"Order Finding Violation"** which allowed the Respondent fifteen (15) days from the date of the "Order" to correct the violation, or the Board stipulated that a fine of \$250 per day would be imposed for each day the violation continued.
7. On August 26, 2022 all completed documents were received by the City of St. Augustine for the issuance of the proper permit. An affidavit of compliance was filed and submitted by staff.
8. On November 8, 2022, the Code Enforcement, Adjustments and Appeals Board found the property in violation for 160 days from March 19, 2022 through August 25, 2022 and moved to continue the existing order of a fine in the amount of \$250 per day for the time the property was not in compliance ending on the date of compliance being August 26, 2022.
9. **On November 8, 2022, the Code Enforcement, Adjustments and Appeals Board issued an "Order Imposing a Fine" in the amount of \$40,000.00. The Respondent has thirty (30) days from the date of this order to pay the fine in full, in the amount of \$40,000.00.**
10. In the event of a repeat violation of this **"Order Imposing a Fine,"** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY.

DONE AND ORDERED THIS 8TH DAY OF NOVEMBER, 2022 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

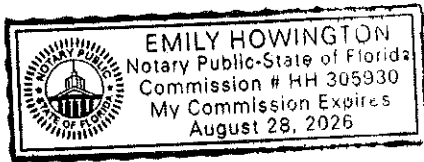


LARRY WEEKS, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Larry Weeks, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 18 day of November, A.D., 2022.





Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 117 Colon Ave / CE 2022-0222:

- On September 23, 2021, a member of staff observed that the property owner converted a shed into habitable space without obtaining the proper permits.
- On September 13, 2022, the CEAAB heard this case and issued an “Order Finding Violation” which allowed the respondent 90 days from the date of the order to correct the violation by converting the shed back to non habitable space or the Board stipulated a fine up to \$250 per day would be imposed for each day the violation continued.
- On December 1, 2022 a building permit application was submitted with proper plans.

BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION
CEAAB CASE NUMBER: CE2021-0222

IN THE MATTER OF:

**117 Colon Ave LLC
C/O Tammy Palmer
117 Colon Ave
Saint Augustine, FL 32084**

(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:

City Code, Chapter 8, Section 8-608

VIOLATION SITE: 117 Colon Avenue, St. Augustine, FL 32084

LEGAL DESCRIPTION: 3-136 SARATOGA LAKE LOTS 17 & 18 BLK 1 OR4816/1869

PARCEL NUMBER: 1500200000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **SEPTEMBER 13, 2022**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on September 13, 2022, in accordance with Chapter 162 F.S.

The respondent and/or representative was not present.

2. During a routine code enforcement inspection, the staff observed the following code violations on September 23, 2021:

Owner converted a shed into habitable space without obtaining proper permits.

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

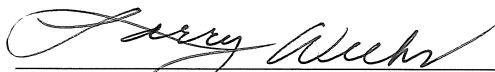
City Code, Chapter 8, Section 8-608

4. On July 19, 2022, the Planning and Building Department sent an **“Official Notice of Violation”** to formally advise the respondent of the violation, via certified mail. The notice gave the respondent fifteen (15) days from the receipt of the letter to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On August 29, 2022, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of CEAAB Hearing”** for September 13, 2022. **AND** a Posting Affidavit was placed at the property and with the City Clerk’s office on August 29, 2022 for the CEAAB Hearing for September 13, 2022.

6. **On September 13, 2022, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent ninety (90) days from the date of the "Order" to correct the violation, or the Board stipulated that a fine up to \$250 per day would be imposed for each day the violation continued.**
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, January 10, 2023** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine up to \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS **13TH DAY OF SEPTEMBER, 2022**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

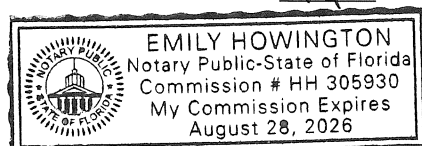


Larry Weeks, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Larry Weeks, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 16 day of September, A.D., 2022.



Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.



CITY OF
ST. AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

Building Permit - Shed

CITY OF ST. AUGUSTINE

Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: BP2022-1620

Contractor: VNS BUILDERS, (904) 797-5278

Owner: 117 Colon Avenue LLC

Parcel: 1500200000

Project Address: 117 Colon Ave, Saint Augustine, Florida, 32084

Proposed Work: Convert shed back into non-habitable space with a/c & sink

Job Cost: \$2,000.00

Permit Fees: \$91.50

ALL INSPECTIONS MUST BE SCHEDULED THROUGH THE CITY OF ST. AUGUSTINE'S WEBSITE WWW.CITYSTAUG.COM

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

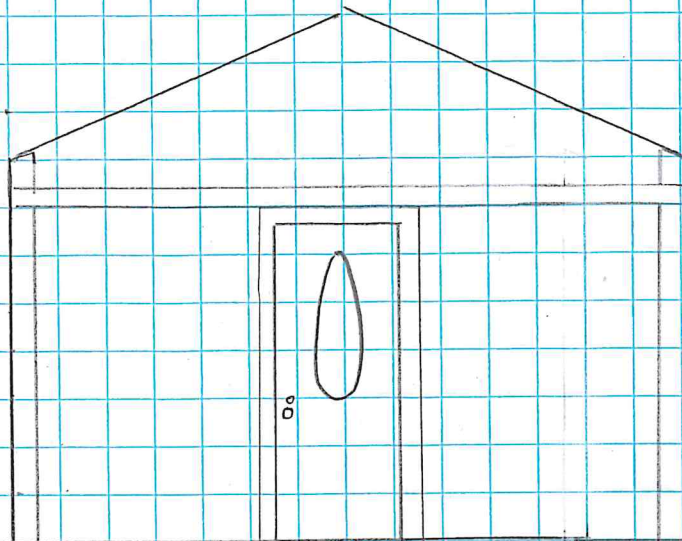
STAFF USE ONLY

AUTHORIZED SIGNATURE

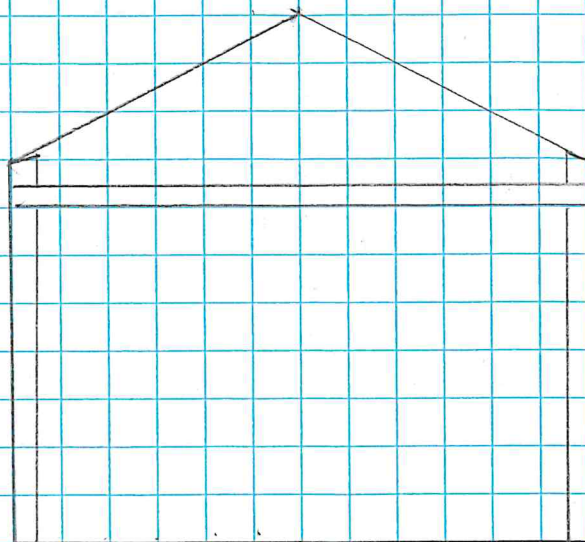
Shelley Clayton

DATE ISSUED

December 01, 2022

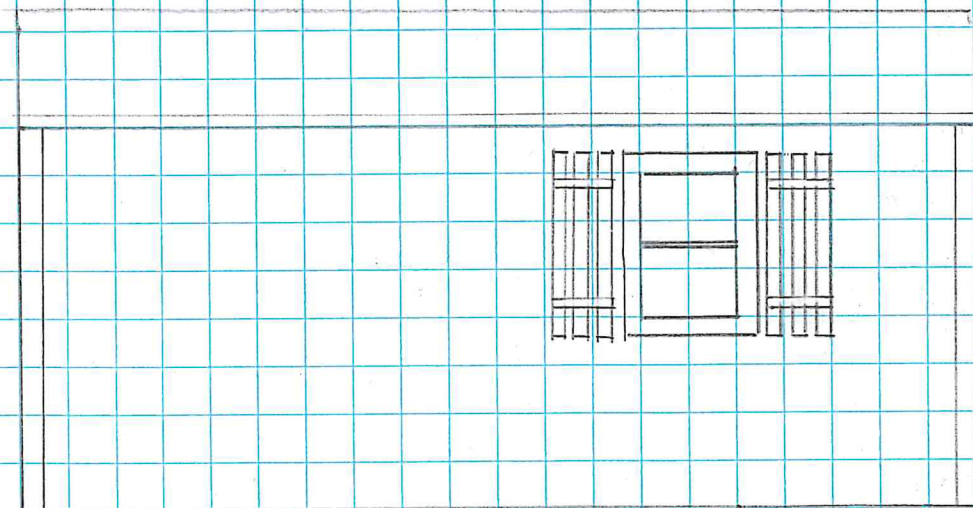


EAST
ELEVATION

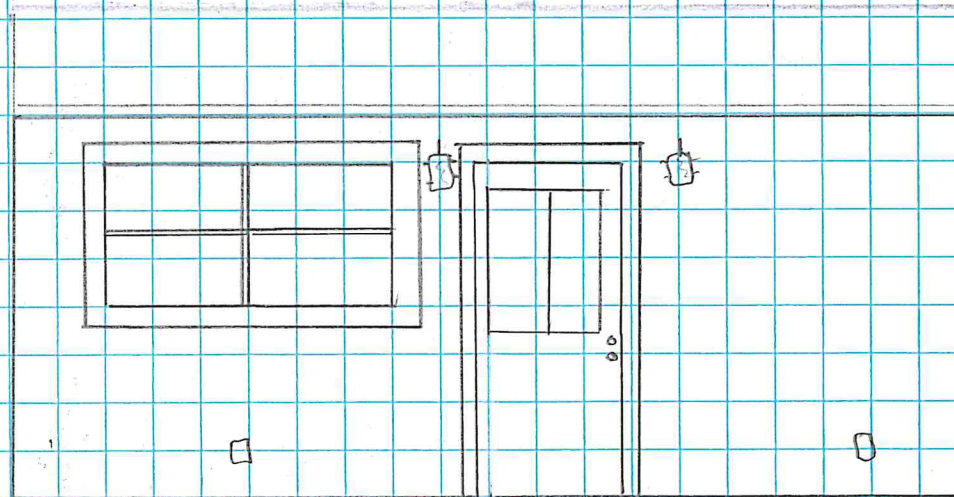


WEST
ELEVATION

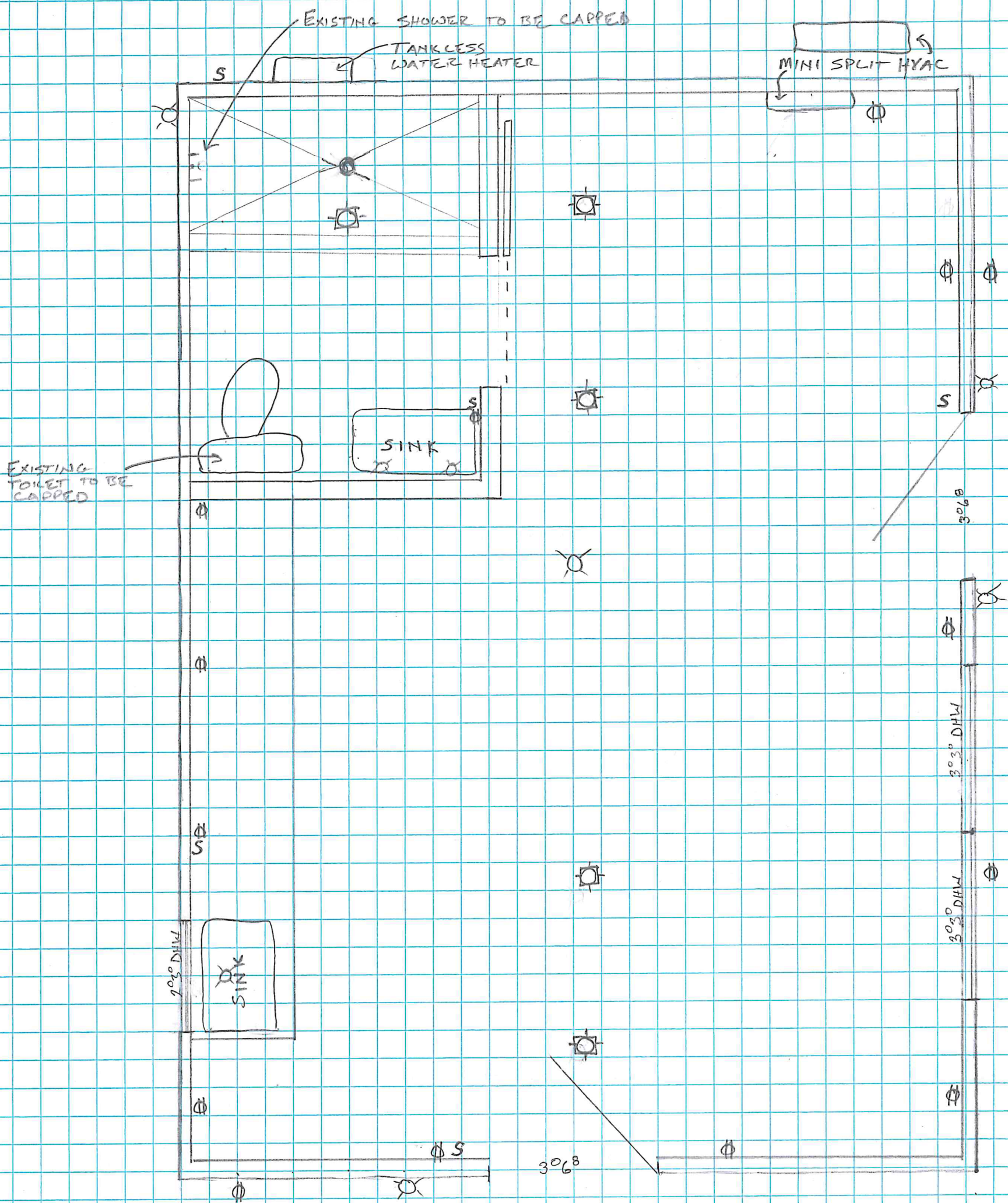
Approved
These plans have been reviewed and found to be in substantial compliance with the provisions of the 2010 Florida Building Code and the City of St. Augustine building ordinances. Any deviations or revisions to these plans must be approved by the City of St. Augustine Building Official.
R. "Buddy" Schauland CBO, CFM 11/23/2022



SOUTH
ELEVATION



1" = 1'



1 $\square$ = 6"



City of St Augustine
Planning & Building Dept.
75 King St
St Augustine, FL 32084
904-825-1065

PLANNING AND BUILDING

Date: 12/01/2022 04:28:59 PM

CREDIT CARD SALE

VISA
CARD NUMBER: *****0481 K

TOTAL AMOUNT: \$91.50

APPROVAL CD: 511082
RECORD #: 000
CLERK ID: SClayton
INVOICE #: 117 Colon / 2022-1620

X _____
Scott DiGregorio - VNS Builders, Inc

I AGREE TO PAY THE ABOVE TOTAL AMOUNT
ACCORDING TO THE CARD ISSUER AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)

Merchant Copy