CITY OF ST AUGUSTINE
EST. 1565

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

A G E N D A

TUESDAY, MAY 9, 2023 - 3:00 PM

ALCAZAR ROOM

1. Roll Call
2. Swearing in of Staff
3. Approval of Minutes
4. Disclosure of Ex-Parte Communications
5. General Public Comments for Items Not on the Agenda
6. Building Code Variances
   a) None

7. New Violation Hearing
   a) CE2023-0259
      Direct Home Buyer 1 Inc.
      118 Lincoln St
      Ch. 8 Sec. 8-608

   b) CE2023-0261
      Direct Home Buyer 1 Inc.
      118 Lincoln St
      Ch. 19 Sec. 19-4

   c) CE2023-0267
      Joseph A. Ortiz
      25 Sevlla St
      Ch. 19 Sec. 19-3

8. Fine Assignment Hearing
   a) None

9. Fine Reduction Hearing
   a) None

10. Lien Hearing
    a) CE2023-0234
       Philip R. Smith
       3912 N Ponce De Leon Blvd
       Ch. 25 Sec. 56

11. Compliance Hearing
    a) CE2022-0375
       Amanda Battell
       12 Newcomb St
       Ch. 19 Sec. 19-3

12. Previously Heard Cases Update
    a) None

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
April 11, 2023

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, April 11, 2023, in the Alcazar Room at City Hall. The meeting was called to order by Thomas Day, Vice Chairman, and the following were present:

1. **ROLL CALL**

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

Staff Present:

Isabelle Lopez City Attorney
Amy Skinner, Planning and Building Director
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. **APPROVAL OF MINUTES (March 14, 2023)**

Karen Valachovic motioned to approve the minutes, Marylin Garret seconded, the minutes were approved unanimously.

4. **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

BJ Kalaidi, West City of St. Augustine, requested the board follow up to the case regarding 12 Newcomb St. Ms. Kalaidi suggested that staff will ask the owner if they can look behind fence to ensure junk has not been moved to back of property. Thomas Day asked Barry Fox the procedure of what staff is allowed to view on a property. Barry Fox stated the next meeting will address the previous case at 12 Newcomb.

5. **DISCLOSURE OF EX-PARTE COMMUNICATIONS**
(None)

6. BUILDING CODE VARIANCES

(None)

7. REVIEW OF NEW CASES

a. CE2022-0281

Josh Kalb
57 Orange St
Ch 19 Sec 19-3
New Violation

Barry Fox relayed case information, this has been marked as new violation, but property has come into compliance prior to meeting. Inspector Van Mierop stated case opened July 2022, property in violation of Chapter 19 Section 19-3 unlawful conditions with 2 boats and unregistered SUV in yard and construction debris on the porch. Property fell into neglect when the owner passed. The Notice of Violation was issued to the owner's sons, both lived out of state, and given 30 days to come into compliance. Progress continued to clean up property. On March 30th a notice of hearing was issued due to a large boat still being in the yard. On April 10th the property had come into compliance. Karen Valachovic asked if anyone lived there, Robert Van Mierop said no, both sons are out of state.

Public comment: None

MOTION

Karen Valachovic motioned to close the case for compliance. Larry Weeks seconded, the motion passed unanimously, the case was closed.

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2022-0348

Carol Lee Corbitt
14 Myrtle Ave
Ch 18 Sec 19-3

Barry Fox relayed case information. On October 2022 staff observed over 20 garbage bags on property. The board heard the case on February 14, 2022, the board issued an order in violation, and gave 60 days to correct the violation. Robert Van Mierop relayed to the board that volunteers were arranged to help clean up the property and as of March 22, 2023 the property was in compliance.

Public comment: None

MOTION

Larry Weeks motioned to close the case for compliance, Karen Valachovic seconded, and the motion passed unanimously.

b. CE2023-0228
Oasis Equity Holdings, LLC
1 Palm Row
Ch 26 Sec 25-56

Barry Fox relayed case information, a palm tree removed without a permit. On March 14, 2023, the board found the property in violation and issued an order giving 30 days to replace the palm tree and pay the $400 "After the Fact" permit fee. Inspector Pratten relayed to the board that the property came in compliance on March 27, 2023, by replacing the palm tree and paying the $400 fee.

Public comment: None

MOTION

Karen Valachovic motioned to close the case for compliance; Marylin Garrett seconded, and the motion passed unanimously.

9. CITY ATTORNEY ITEMS

City Attorney Isabelle Lopez informed the board that public comment was not required for each item. In addition, that speakers do not need to be sworn in for general public comment.

10. OTHER BUSINESS

(None)

11. ADJOURNMENT

Meeting was adjourned at 3:20 P.M.

Jan Kelly, Chairperson

Emily Howington, Administrative Coordinator, Recording Secretary

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement, Adjustments and Appeals Board**

DATE: **May 9, 2023**

SUBJECT: **Case Number CE 2023-0259**

RESPONDENT: **Direct Home Buyer 1 Inc.**

LOCATIONS: **118 Lincoln Street**

VIOLATION: **Chapter 8, Sections 8-608 Permit Required.**

BACKGROUND INFORMATION:

On October 14, 2022, a complaint was filed by Pat Richardson of 113 Lincoln Street. I responded to 118 Lincoln and observed the structure/home without a roof and wood debris under carport. Some interior walls were bare and the floor in disrepair.

On February 23, 2023, contact was made with Mr. Anthony Guthery about removing debris and cutting the grass, as well as submitting Engineer Drawings to rehab structure, he elected not to demo.

On March 17, 2023, an "Official Notice of Violation" was mailed to the respondent directing him to submit required engineered plans, an application for remodel and to receive Planning and Building Department issued permit approval.

On April 20, 2023, mailed said Notice by certified U.S. Mail to the respondent, at the above listed address.

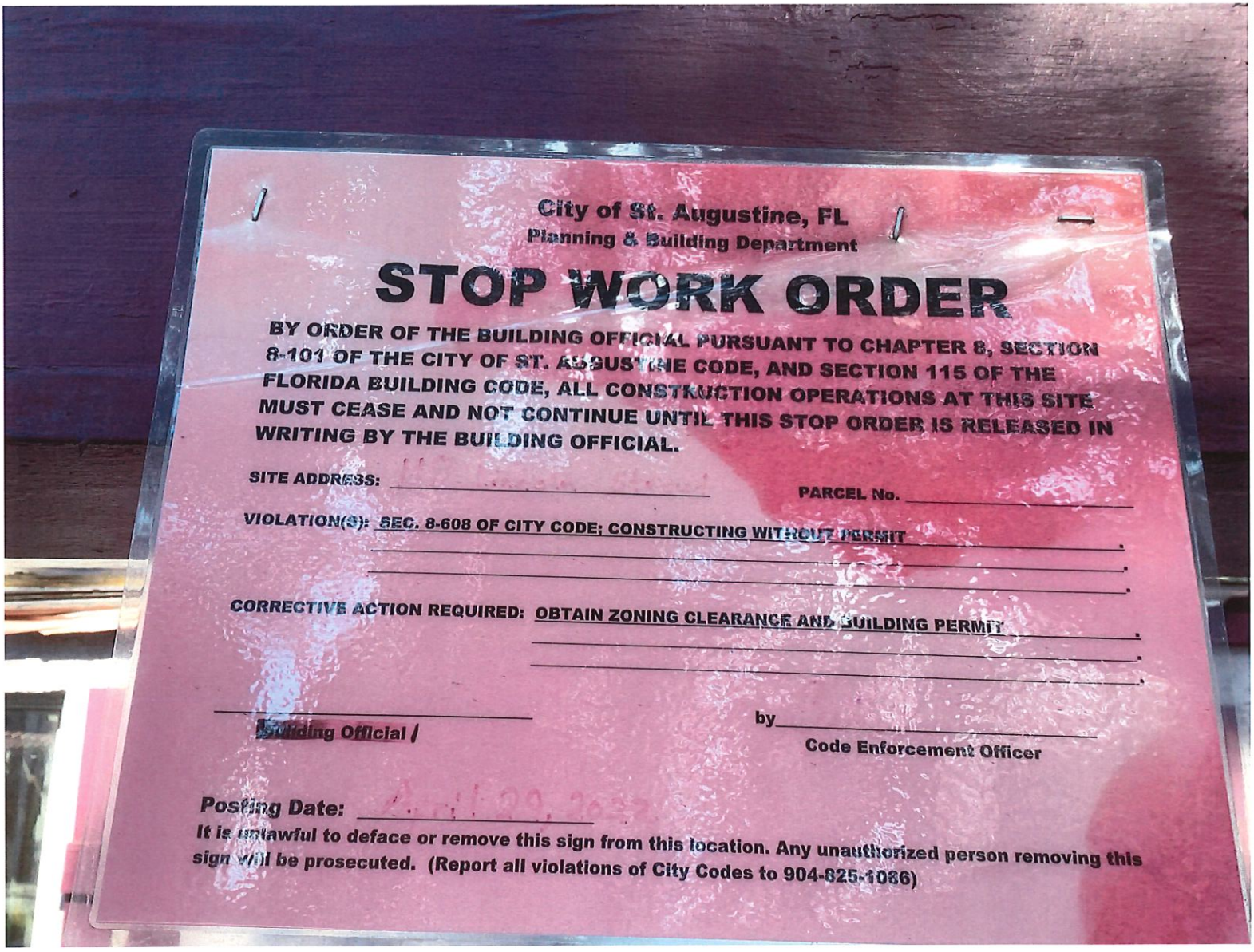
On April 20, 2023, I posted said Notice on the property located at 118 Lincoln Street and posted Notice at the City of St. Augustine Clerks Office located at 75 King Street, St. Augustine, FL.

Respectfully Submitted,

Curtis Boles

Curtis Boles
Code Enforcement Inspector

invision
construction



City of St. Augustine, FL
Planning & Building Department

STOP WORK ORDER

BY ORDER OF THE BUILDING OFFICIAL PURSUANT TO CHAPTER 8, SECTION 8-101 OF THE CITY OF ST. AUGUSTINE CODE, AND SECTION 115 OF THE FLORIDA BUILDING CODE, ALL CONSTRUCTION OPERATIONS AT THIS SITE MUST CEASE AND NOT CONTINUE UNTIL THIS STOP ORDER IS RELEASED IN WRITING BY THE BUILDING OFFICIAL.

SITE ADDRESS: _____ PARCEL No. _____

VIOLATION(S): SEC. 8-608 OF CITY CODE: CONSTRUCTING WITHOUT PERMIT

CORRECTIVE ACTION REQUIRED: OBTAIN ZONING CLEARANCE AND BUILDING PERMIT

_____ by _____

Building Official / Code Enforcement Officer

Posting Date: 4/1/2022

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1086)

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

CODE ENFORCEMENT DIVISION

March 17, 2023

IN THE MATTER OF: Name: Direct Home Buyer 1 Inc.
Address: 118 Lincoln Street
St. Augustine, 32084
Case #: CE2023-0259

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 8, Sec. 8-608 – Permit required.

SITE OF VIOLATION: 118 Lincoln Street, St. Augustine, FL 32080

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 13 BLK E OR5489/1941

PARCEL NUMBER: 209900 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on February 23, 2023 which revealed the following violations:

Interior of structure has been demolished without Building permit and wood debris located under carport.

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 **ten (10) 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:

Submit required engineered plans, application for remodel and receive Planning and Building Department issued approval.

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

Notice of Violation
CE2023-0259

Curtis Boles

Curtis Boles
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 3330 0001 2318 6445
7022 3330 0001 2318 6438

cc: John P. Regan, City Manager
CBAAB 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.

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

April 20, 2023

IN THE MATTER OF: Name: Direct Home Buyer 1 Inc.
Address: 118 Lincoln Street
St. Augustine, FL 32084
Case #: CE2023-0259

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 118 Lincoln Street, St. Augustine, FL 32080

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 13 BLK E OR5489/1941

PARCEL NUMBER: 209900 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, May 9, 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:

Interior of structure has been demolished without a Building permit and wood debris located under carport.

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."

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

Curtis Boles
Code Enforcement Officer

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

Certified Mail Number: **7022 3330 0001 2318 7114**
7022 3330 0001 2318 7107

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

Direct Home Buyer 1, Inc.

1093 A1A Beach Blvd. # 544

Saint Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0259

I, Curtis Boles, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April 20, 2023, I received a copy of the attached Notice of Hearing for the hearing dated May 9, 2023.
3. That on April 20, 2023, I
   ☑ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20__, I
   ☐ Hand delivered said Notice to _____ at 118 Lincoln Street, St. Augustine, FL 32080.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF April, 2023.

Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

AFFIDAVIT OF SECONDARY SERVICE

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

Direct Home Buyer 1, Inc.
1093 A1A Beach Blvd. # 544
Saint Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0259

I, Curtis Boles, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April 20, 2023, I received a copy of the attached Notice of Hearing for the hearing dated May 9, 2023.
3. That on April 20, 2023, I
   ☑ Posted said Notice on the property located at
   118 Lincoln Street, St. Augustine, FL. 32080.
4. That on April 20, 2023, I
   ☑ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF April, 2023.

Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 306930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

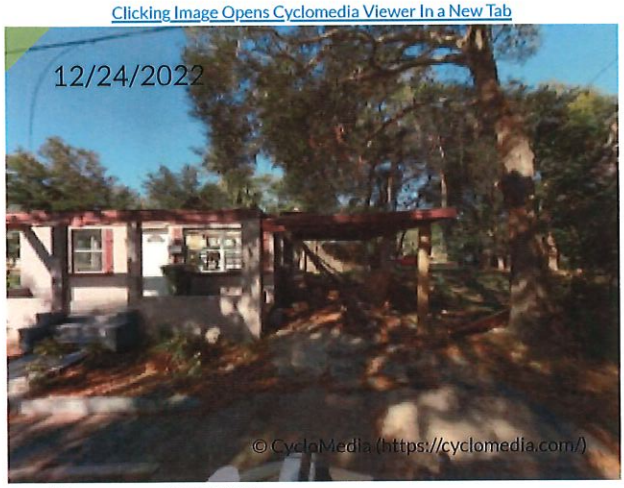
Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2099000000
Location Address	118 LINCOLN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOT 13 BLK E OR5489/1941 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Direct Home Buyer 1 Inc 100%
Mailing Address	1093 A1A BEACH BLVD #544 SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2023
Building Value	$9,675
Extra Features Value	$0
Total Land Value	$136,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$145,675**
Total Deferred	$0
Assessed Value	**$145,675**
Total Exemptions	$0
Taxable Value	**$145,675**

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	$115,603	$0	$129,472	$0	$0	$245,075	$245,075	$0	$245,075
2021	$72,598	$0	$102,000	$0	$0	$174,598	$130,628	$43,970	$130,628
2020	$62,352	$0	$88,400	$0	$0	$150,752	$118,753	$31,999	$118,753
2019	$55,591	$0	$88,400	$0	$0	$143,991	$107,957	$36,034	$107,957
2018	$56,296	$0	$81,600	$0	$0	$137,896	$98,143	$39,753	$98,143
2017	$57,204	$0	$73,440	$0	$0	$130,644	$89,221	$41,423	$89,221
2016	$36,320	$0	$63,750	$0	$0	$100,070	$81,110	$18,960	$81,110
2015	$36,320	$0	$51,000	$0	$0	$87,320	$73,736	$13,584	$73,736
2014	$28,604	$0	$40,800	$0	$0	$69,404	$67,033	$2,371	$67,033
2013	$29,319	$0	$31,620	$0	$0	$60,939	$60,939	$0	$60,939
2012	$30,749	$0	$27,540	$0	$0	$58,289	$58,289	$0	$58,289
2011	$32,179	$0	$30,600	$0	$0	$62,779	$62,779	$0	$62,779
2010	$32,894	$0	$34,000	$0	$0	$66,894	$66,894	$0	$66,894

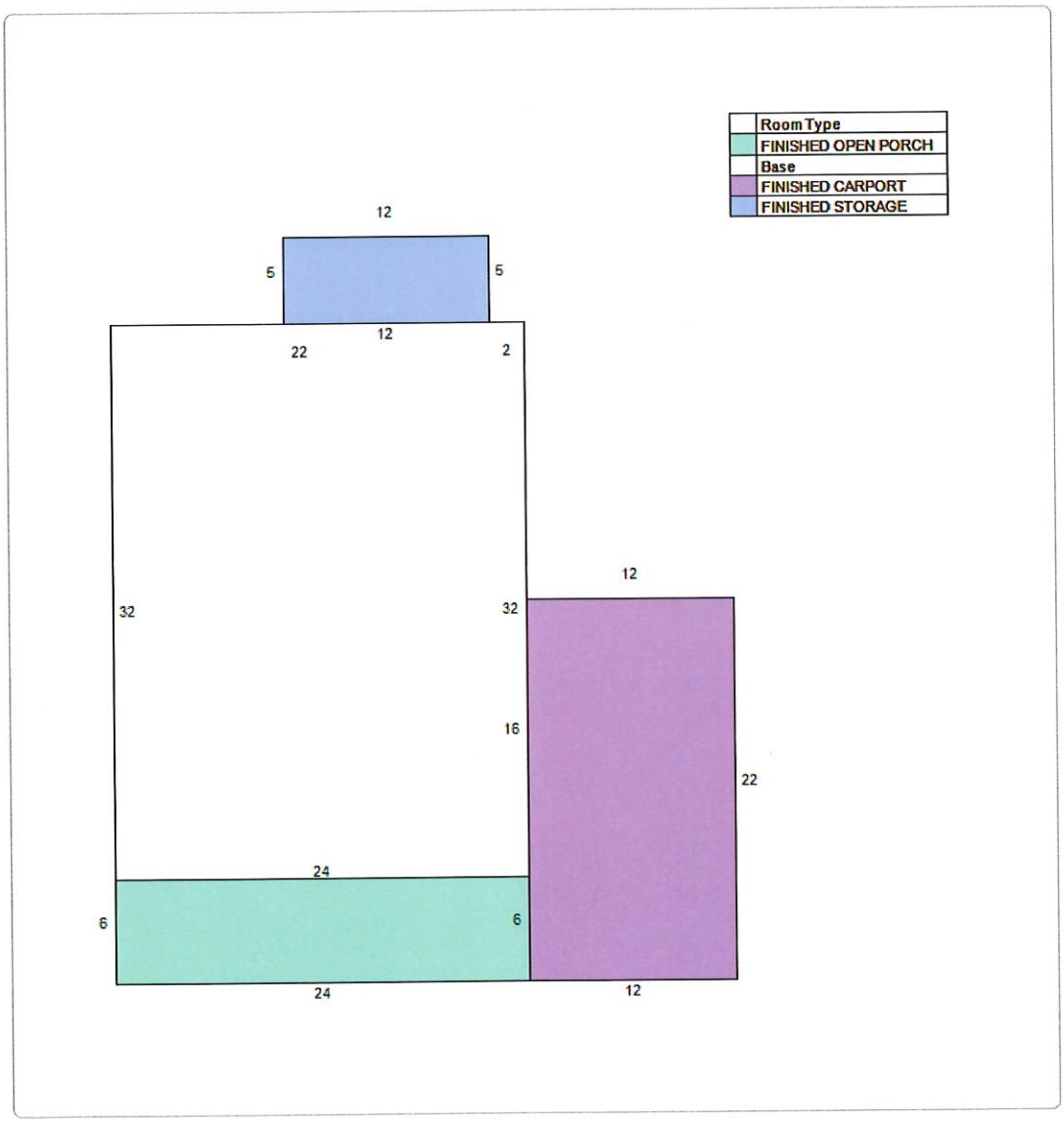
Building Information

Building	1
Year Built	1958
Actual Area	1236
Conditioned Area	768
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Convection
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	768
FINISHED STORAGE/UTILITY	60
FINISHED CARPORT	264
FINISHED OPEN PORCH	144
Total SqFt	1236

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	55	50	EF	$136,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/10/2022	2/7/2022	$134,100.00	WARRANTY DEED	5489	1941	U	I	FLOYD ELANDA	DIRECT HOME BUYER 1 INC
1/14/2022	1/14/2022	$0.00	SUMMARY ORDER ADMIN	5470	285	U	I	FLOYD KENNETH W ESTATE	FLOYD ELANDA
	12/14/1998	$0.00	QUIT CLAIM DEED	1370	1627	U	I	JOHNSON NELLIE	FLOYD KENNETH W
	12/10/1992	$10,000.00	QUIT CLAIM DEED	972	11	U	I	PUGH DINAH	JOHNSON NELLIE

No data available for the following modules: Exemption Information, Extra Feature Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/25/2023, 11:48:56 PM

Version 3.1.4

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement, Adjustments and Appeals Board**

DATE: **May 9, 2023**

SUBJECT: **Case Number CE 2023-0261**

RESPONDENT: **Direct Home Buyer 1 Inc.**

LOCATIONS: **118 Lincoln Street**

VIOLATION: **Chapter 19, Sections 19-4 Certain growth and conditions prohibited.**

BACKGROUND INFORMATION:

On October 14, 2022, a complaint was filed by Pat Richardson of 113 Lincoln Street. I responded to 118 Lincoln and observed the structure without a roof and wood debris under carport, And down branch with overgrown grass.

On February 23, 2023, contact was made with Anthony Guthery. The owner agreed to remove the downed branches and cut the grass within two weeks.

On March 17, 2023, an Official Notice of Violation was mailed to the above mentioned. And to date violation remains.

On April 20, 2023, I mailed said Notice by certified U.S. mail to the respondent, at the above listed address.

On April 20, 2023, I posted said Notice on the property located at 118 Lincoln Street and posted Notice at the City of St. Augustine Clerks Office located at 75 King Street, St. Augustine, FL.

Respectfully Submitted,

Curtis Boles

Curtis Boles
Code Enforcement Inspector

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

CODE ENFORCEMENT DIVISION

March 17, 2023

IN THE MATTER OF: Name: Direct Home Buyer 1 Inc.
Address: 118 Lincoln Street
St. Augustine, 32084
Case #: CE2023-0261

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, Sec. 19-4 – Certain growth and conditions prohibited.

SITE OF VIOLATION: 118 Lincoln Street, St. Augustine, FL 32080

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 13 BLK E OR5489/1941

PARCEL NUMBER: 209900 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on February 23, 2023 which revealed the following violations:

Grass is overgrown with downed tree branches.

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 **ten (10) 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:

Mow and remove tree branches and maintain in accordance with City Code.

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

Notice of Violation
CE2023-0261

Curtis Boles

Curtis Boles
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 3330 0001 2318 6421
7022 3330 0001 2318 6414

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.

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

April 20, 2023

IN THE MATTER OF: Name: Direct Home Buyer 1 Inc.
Address: 118 Lincoln Street
St. Augustine, FL 32084
Case #: CE2023-0261

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
City Code: Chapter 19 Section 4-Certain growth and conditions prohibited.

SITE OF VIOLATION: 118 Lincoln Street, St. Augustine, FL 32080

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 13 BLK E OR5489/1941

PARCEL NUMBER: 209900 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, May 9, 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:

Overgrown grass with downed tree branches.

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."

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

Curtis Boles

Curtis Boles
Code Enforcement Officer

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

Certified Mail Number: **7022 3330 0001 2318 6902**
7022 3330 0001 2318 6896

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

Direct Home Buyer 1, Inc.

1093 A1A Beach Blvd. # 544

Saint Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0261

I, Curtis Boles, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April 20, 2023, I received a copy of the attached Notice of Hearing for the hearing dated May 9, 2023.
3. That on April 20, 2023, I
   ☑ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20__, I
   ☐ Hand delivered said Notice to _____ at 118 Lincoln Street, St. Augustine, FL 32080.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF April, 2023.

Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

AFFIDAVIT OF SECONDARY SERVICE

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

Direct Home Buyer 1, Inc.
1093 A1A Beach Blvd. # 544
Saint Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0261

I, Curtis Boles, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April 20, 2023, I received a copy of the attached Notice of Hearing for the hearing dated May 9, 2023.
3. That on April 20, 2023, I
   ☑ Posted said Notice on the property located at
   118 Lincoln Street, St. Augustine, FL. 32080.
4. That on April 20, 2023, I
   ☑ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF April, 2023.

Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

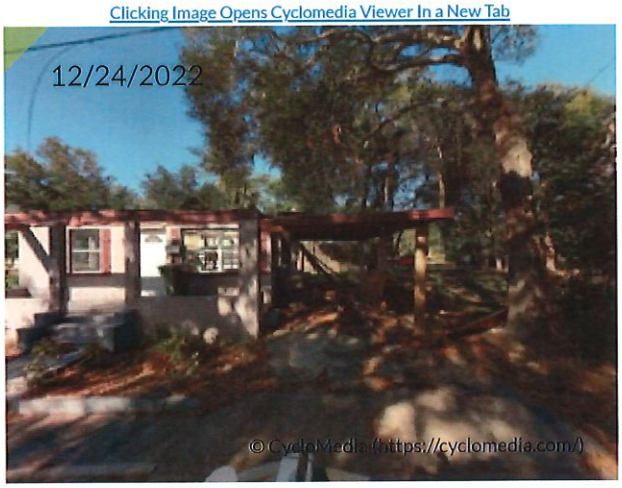
Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2099000000
Location Address	118 LINCOLN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOT 13 BLK E OR5489/1941 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Direct Home Buyer 1 Inc 100%
Mailing Address	1093 A1A BEACH BLVD #544 SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2023
Building Value	$9,675
Extra Features Value	$0
Total Land Value	$136,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$145,675**
Total Deferred	$0
Assessed Value	**$145,675**
Total Exemptions	$0
Taxable Value	**$145,675**

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

Historical Assessment Information

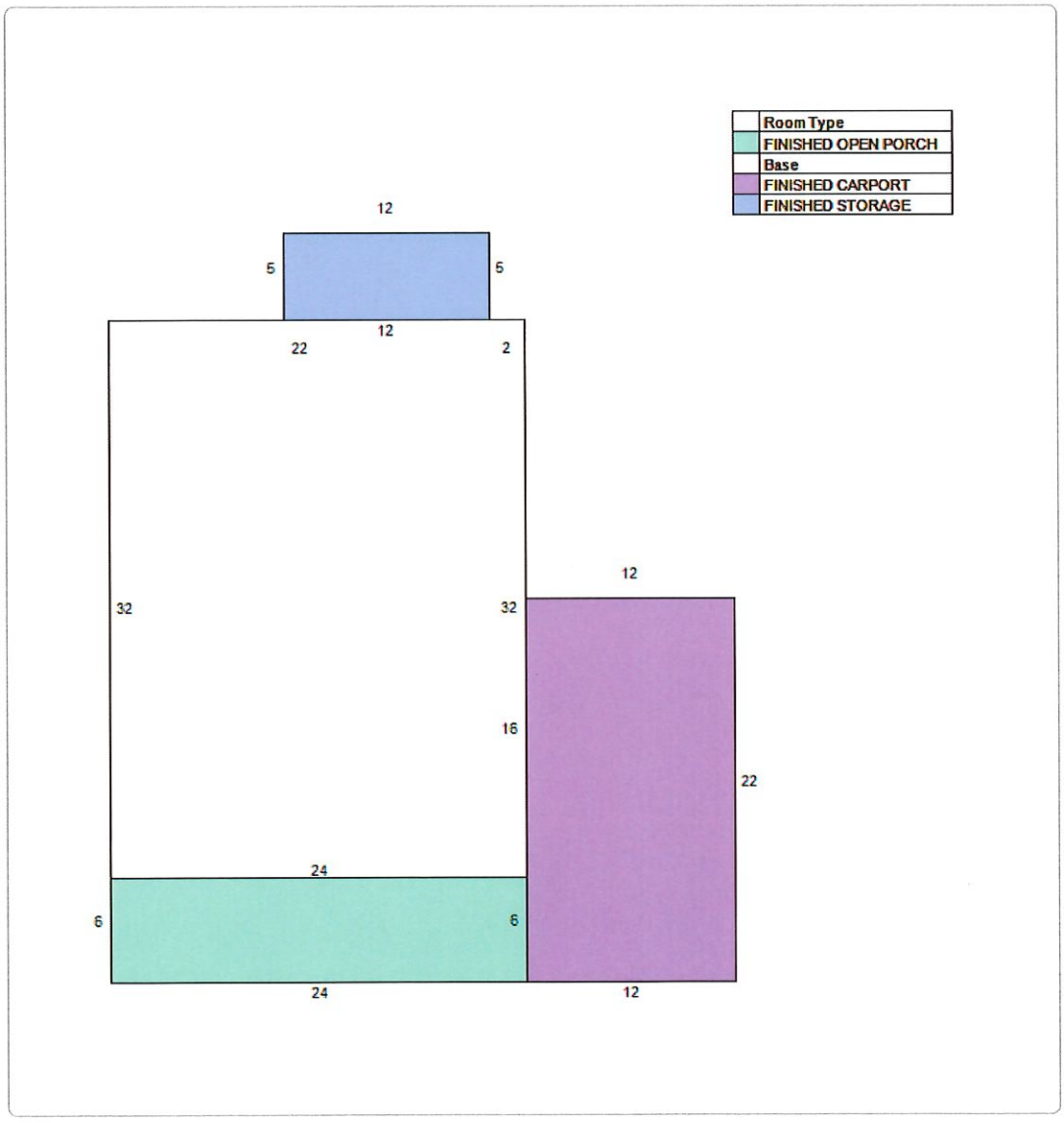
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$115,603	$0	$129,472	$0	$0	$245,075	$245,075	$0	$245,075
2021	$72,598	$0	$102,000	$0	$0	$174,598	$130,628	$43,970	$130,628
2020	$62,352	$0	$88,400	$0	$0	$150,752	$118,753	$31,999	$118,753
2019	$55,591	$0	$88,400	$0	$0	$143,991	$107,957	$36,034	$107,957
2018	$56,296	$0	$81,600	$0	$0	$137,896	$98,143	$39,753	$98,143
2017	$57,204	$0	$73,440	$0	$0	$130,644	$89,221	$41,423	$89,221
2016	$36,320	$0	$63,750	$0	$0	$100,070	$81,110	$18,960	$81,110
2015	$36,320	$0	$51,000	$0	$0	$87,320	$73,736	$13,584	$73,736
2014	$28,604	$0	$40,800	$0	$0	$69,404	$67,033	$2,371	$67,033
2013	$29,319	$0	$31,620	$0	$0	$60,939	$60,939	$0	$60,939
2012	$30,749	$0	$27,540	$0	$0	$58,289	$58,289	$0	$58,289
2011	$32,179	$0	$30,600	$0	$0	$62,779	$62,779	$0	$62,779
2010	$32,894	$0	$34,000	$0	$0	$66,894	$66,894	$0	$66,894

Building Information

Building	1	Roof Cover	Metal
Year Built	1958	Roof Structure	Gable Hip
Actual Area	1236	Interior Flooring	Pine Wood
Conditioned Area	768	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Convection
Style	01	Air Conditioning	Window
Class	N	Bedrooms	0
Exterior Wall	Concrete Stucco	Baths	

Description	Square Footage
BASE AREA	768
FINISHED STORAGE/UTILITY	60
FINISHED CARPORT	264
FINISHED OPEN PORCH	144
Total SqFt	1236

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	55	50	EF	$136,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/10/2022	2/7/2022	$134,100.00	WARRANTY DEED	5489	1941	U	I	FLOYD ELANDA	DIRECT HOME BUYER 1 INC
1/14/2022	1/14/2022	$0.00	SUMMARY ORDER ADMIN	5470	285	U	I	FLOYD KENNETH W ESTATE	FLOYD ELANDA
	12/14/1998	$0.00	QUIT CLAIM DEED	1370	1627	U	I	JOHNSON NELLIE	FLOYD KENNETH W
	12/10/1992	$10,000.00	QUIT CLAIM DEED	972	11	U	I	PUGH DINAH	JOHNSON NELLIE

No data available for the following modules: Exemption Information, Extra Feature Information.

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Version 3.1.4

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: May 9, 2023

SUBJECT: Case Number: CE2023-0267

RESPONDENT: Joseph A. Ortiz

LOCATION: 25 Sevilla Street Parcel Number 2056100000

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

BACKGROUND INFORMATION:

On March 21, 2023, I noticed a disabled vehicle that was up on blocks and parked under a temporary canvas awning. The property owner was not home at the time.

On March 22, 2023, a Notice of Violation was sent to the property owner and it was delivered on March 27, 2023. The Notice allowed for 10 days to bring this property into compliance. (No later than April 6, 2023)

On April 10, 2023, the car was still on blocks in the backyard of the property.

On April 11, 2023, I contacted the property owner at this residence and he advised that the car would be operable soon.

On April 18, 2023, I inspected the car at the property and noticed that there were no spark plugs in the engine and that the car was still not operable. As of this date the car was registered.

On April 21, 2023, the property owner called me and advised that the car had been repaired and that is in running condition. I went to the property and saw the car, with no hood on it, hooked up to another vehicle by jumper cables. When the car was started by the other vehicle's power, water came pouring out of the car's radiator, and a man got in the car and drove it away. Several blocks later the car overheated and had to be pushed back to the residence.

On April 27, 2023, the car was still parked in the back yard of this property and there was no indication from the owner that it was repaired.

R. van Mierop

Robert van Mierop
Code Enforcement Officer

03/21/2023 13:35

04/10/2023 09:57

04/18/2023 12:29

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

CODE ENFORCEMENT DIVISION

March 22, 2023

IN THE MATTER OF: Name: Joseph A. Ortiz
Address: 25 Sevilla Street
St. Augustine, FL 32084
Case #: CE2023-0267

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

SITE OF VIOLATION: 25 Sevilla Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY LOT 23 BLK K
OR133/152 & 443/137 & 4523/644(H/R)

PARCEL NUMBER: 2056100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 21, 2023 which revealed the following violations:

Inoperable unsheltered motor vehicle on the property.

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 ten (10) 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 or properly repair/register and store motor vehicle on the property.

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

Notice of Violation
CE2023-0267

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 7019 2280 0000 6192 9178

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

Joseph A. Ortiz

25 Sevilla Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2023-0267

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated May 9, 2023.
3. That on April 26, 2023, I
   ☑ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on April 26, 2023, I
   ☑ Hand delivered said Notice to Joseph A. Ortiz at 25 Sevilla Street, St. Augustine, FL 32084.

FURTHER, Affiant saith not.

R. van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF April, 2023.

Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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

1/14/2023

© CycloMedia (https://cyclomedia.com/)

Parcel ID	2056100000
Location Address	25 SEVILLA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (MF) (610.33)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 23 BLK K OR133/152 & 443/137 & 4523/644(H/R) *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Company Subdivision
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.230
Homestead	Y

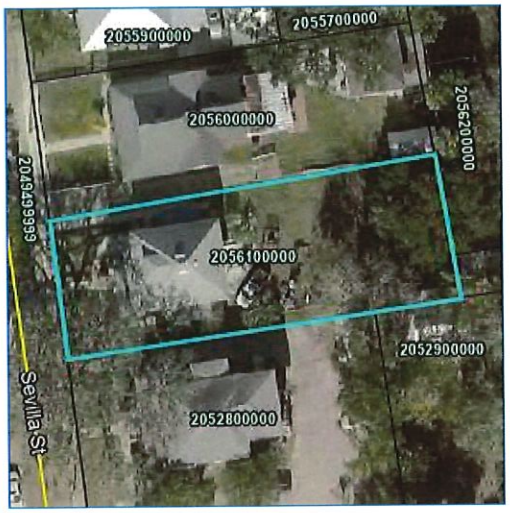
Owner Information

Owner Name	Ortiz Joseph A Et AL 33.33% Bunch John L 33.33% Ortiz Joseph V 33.33%
Mailing Address	25 SEVILLA ST SAINT AUGUSTINE, FL 32084-3550

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map



Valuation Information

	2023
Building Value	$245,888
Extra Features Value	$0
Total Land Value	$242,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$487,888**
Total Deferred	$112,213
Assessed Value	**$375,675**
Total Exemptions	$50,000
Taxable Value	**$325,675**

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	$215,971	$536	$203,280	$0	$0	$419,787	$348,388	$121,399	$298,388
2021	$154,972	$536	$172,425	$0	$0	$327,933	$323,383	$54,550	$273,383
2020	$141,894	$536	$172,425	$0	$0	$314,855	$313,218	$51,637	$263,218
2019	$130,012	$536	$172,425	$0	$0	$302,973	$302,973	$50,000	$252,973
2018	$119,178	$536	$172,425	$0	$0	$292,139	$292,139	$0	$292,139
2017	$124,100	$536	$172,425	$0	$0	$297,061	$212,729	$152,674	$144,387
2016	$116,220	$536	$149,738	$0	$0	$266,494	$198,197	$135,233	$131,261
2015	$105,747	$536	$136,125	$0	$0	$242,408	$185,799	$123,080	$119,328
2014	$92,760	$536	$136,125	$0	$0	$229,421	$174,423	$120,941	$108,480
2013	$86,066	$536	$136,125	$0	$0	$222,727	$163,586	$124,109	$98,618
2012	$71,888	$536	$107,811	$0	$0	$180,235	$153,535	$90,582	$89,653
2011	$72,995	$536	$119,790	$0	$0	$193,321	$158,120	$97,222	$96,099
2010	$75,205	$536	$133,100	$0	$0	$208,841	$164,866	$143,975	$64,866

Building Information

Building	1
Year Built	1915
Actual Area	1139
Conditioned Area	960
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

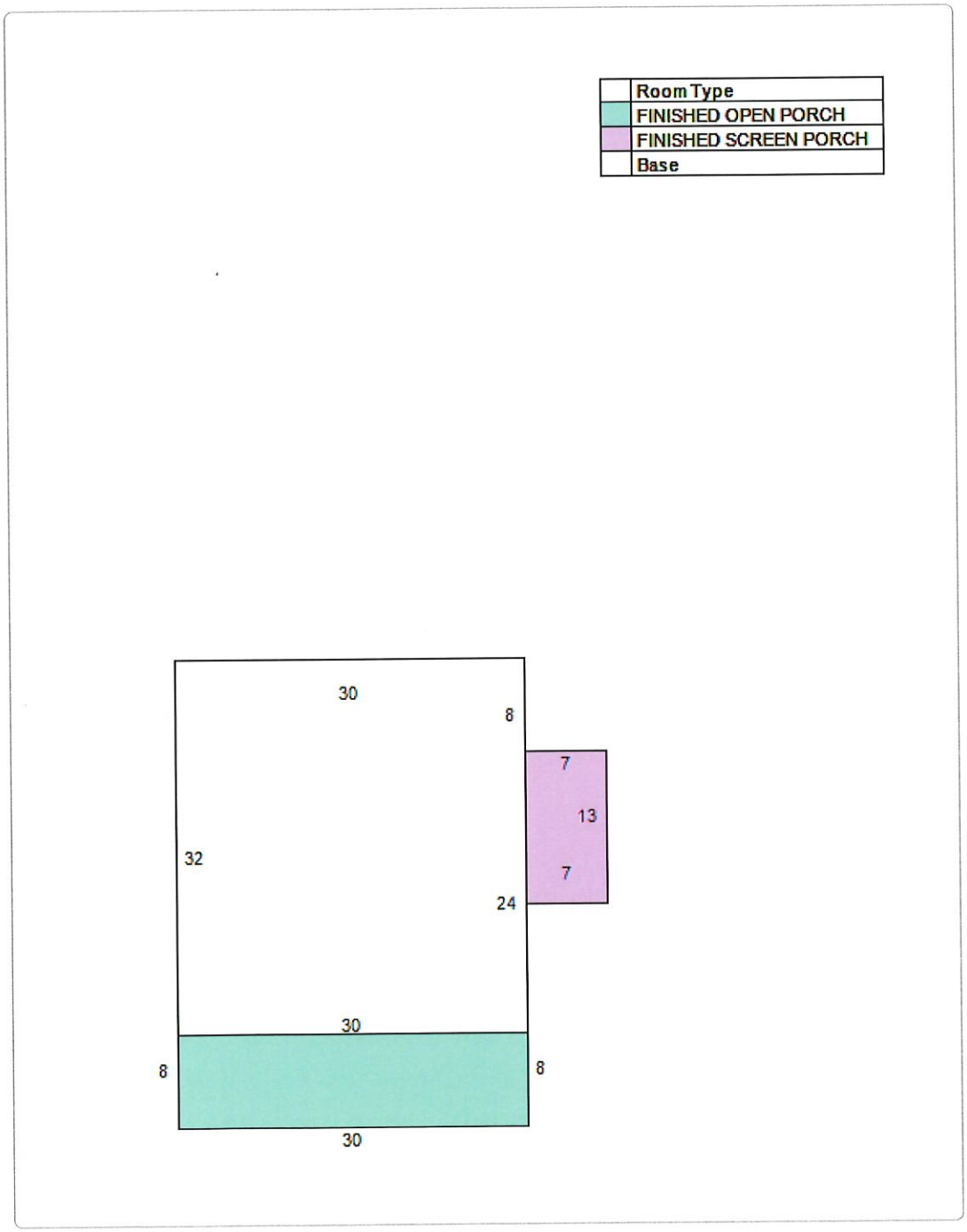
Description	Square Footage
FINISHED UPPER STORY	960
FINISHED SCREEN PORCH	91
FINISHED OPEN PORCH	88
Total SqFt	1139

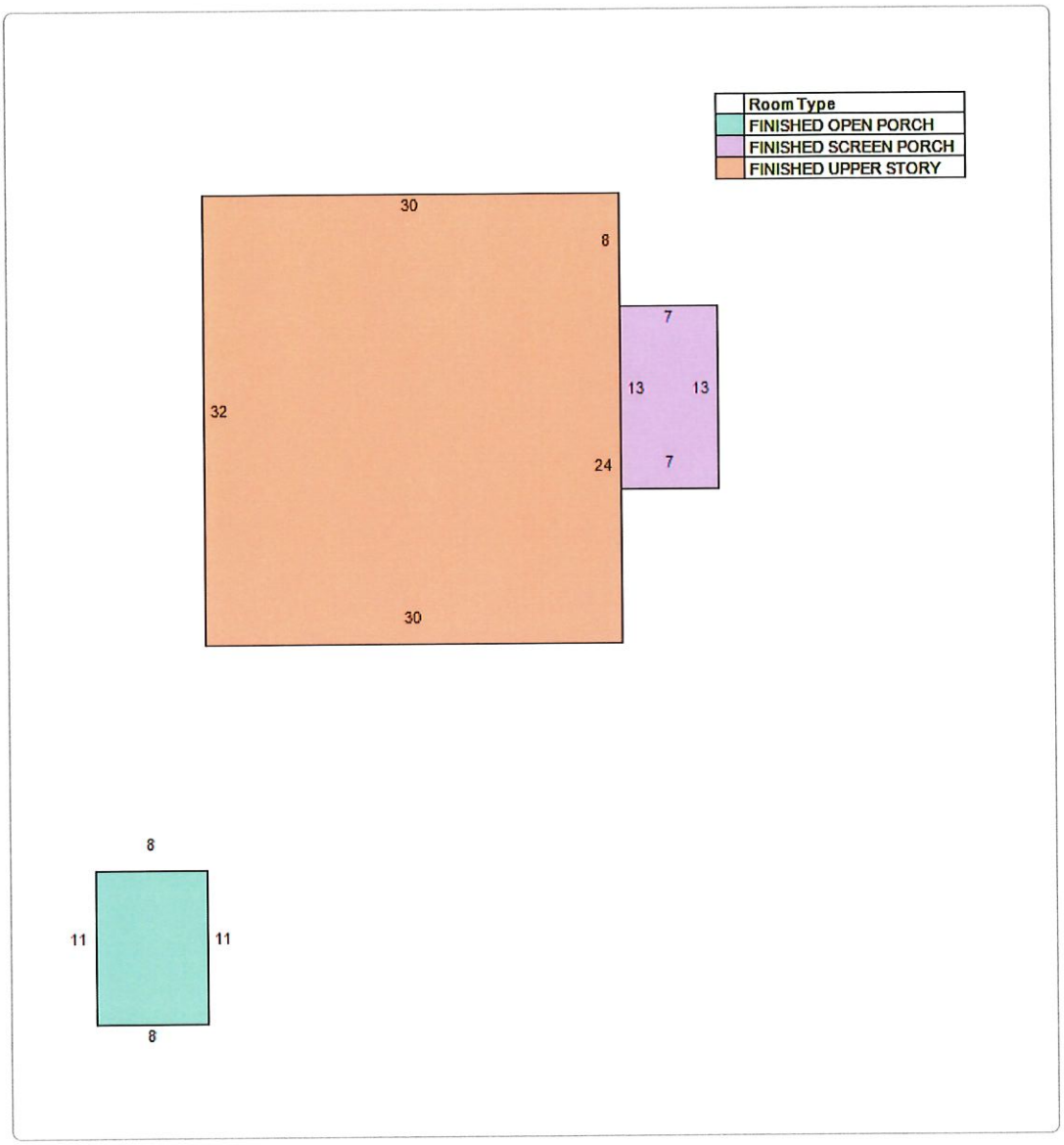
Building	2
Year Built	1915
Actual Area	1291
Conditioned Area	960
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	960
FINISHED SCREEN PORCH	91
FINISHED OPEN PORCH	240
Total SqFt	1291

Sketch Information





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	55	160	55	EF	$242,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/29/2018	3/29/2018	$0.00	ORDER DET HX REAL P	4523	644	U	I	ORTIZ MARY BRYANT ESTATE	BUNCH JOHN L ET AL
2/25/1980	2/25/1980	$0.00	WARRANTY DEED	443	137	U	I	ORTIZ JOSEPH V	ORTIZ MARY
9/24/1968	9/16/1968	$0.00	WARRANTY DEED	133	152	U	I	POTERE INC	ORTIZ JOSEPH V,MARY

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

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Version 3.1.4

CITY OF ST. AUGUSTINE

Code Enforcement Department

In the matter pertaining to 3912 N Ponce De Leon / CE 2023-0234: Ch 25 Sec 25-56

- On January 31, 2023 staff observed the removal of six trees without a permit. The trees removed included one Rain Tree 19" in diameter, five Water Oaks 17", 22", 14", 13", 15" in diameter and one Live Oak 49" in diameter.

- On March 14, 2023, the Code Enforcement, Adjustment and Appeals Board found the case in violation and issued an "Order Finding in Violation" which allowed the Respondent 30 days to correct the violation by replacing the 6 trees and pay the fine of $5,000 for each tree totaling $30,000.

- As of the April 14th deadline the fine has not been paid, the trees not replaced, and the property is not in compliance.

AFFIDAVIT OF NON-COMPLIANCE

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

Phillip Smith
3912 N Ponce De Leon
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0234

I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated March 14, 2023, 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 25, Section 25-56 as of April 26, 2023.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF April, 2023.

E Howington
Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

CITY OF ST. AUGUSTINE

Code Enforcement Department

In the matter pertaining to 12 Newcomb / CE 2022-0375: Ch.19 Sec. 19-3

- On January 20 2023, a member of staff observed unsheltered debris of several kinds littered throughout the property, on the front porch, and covering the driveway.

- On March 14, 2023 the CEAAB issued an "Order Finding in Violation" which allowed the respondent 10 days to correct the violation by clearing the debris, unsheltered junk, and household items or a fine of $500 per day would be imposed for each day the violation continued.

- As of April 5, 2023 the property is in compliance.

AFFIDAVIT OF COMPLIANCE

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

Amanda N Battell

12 Newcomb Street

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2022-0375

I, Morganne Pratten, have personally examined the property described in the Code Enforcement Order dated March 14, 2023, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 19, Section 3 as of April 5, 2023.

FURTHER, Affiant saith not.

Morganne E. Pratten
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF April, 2023.

E. Howington
Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026