



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

A G E N D A

TUESDAY, JUNE 13, 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) CE2023-0265
Patrick A. Golden
17 Sevilla Street
Ch. 22, Sec. 22-16
 - b) CE2023-0269
George W. Smith & Ollie M. Smith
97 M L King Ave
Ch.26 Sec. 26-51
 - c) CE2023-0290
Brian Scrone
Holistic Investments, LLC
14 Fancher Ct
Ch.25 Sec. 56

- d) CE2023-0307
Joseph Bebry
Twin Peaks Property Mgmt,
LLC
56 Carrera St
Ch.28 Sec.28-90
- 8. Fine Assignment Hearing
 - a) CE2022-0294
Russell Collins
Les Bons Temps Rouler LLC
52 Spring St
Ch.19 Sec. 4
- 9. Fine Reduction Hearing
 - a) CE2022-0375
Kelly Battell
12 Newcomb St
Ch. 19 Sec 3
- 10. Lien Hearing
 - a) CE2023-0234
Philip Smith
3912 N Ponce De Leon Blvd
Ch.25 Sec. 25-56
- 11. Compliance Hearing
 - a) CE2023-0261
Christa Jackson
Direct Home Buyer 1 Inc.
118 Lincoln St
Ch. 19 Sec. 19-4
- 12. Previously Heard Cases Update
- 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 May 9, 2023

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, May 9, 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,
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, 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. APPROVAL OF MINUTES (April 11, 2023)

Minutes were approved unanimously.

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

BJ Kalaidi, West St Augustine, commented on 12 Newcomb St, item 11a on the agenda. BJ Kalaidi showed staff photos of the property from previous agendas, comparing a photo from December to a current photo and the status of debris on property. BJ Kalaidi stated that the property should be fined for the 5,000 despite coming into compliance and that staff should obtain permission from a neighboring property to take a photo of the back of the property.

5. DISCLOSURE OF EX-PARTE COMMUNICATIONS

(None)

6. BUILDING CODE VARIANCES

(None)

7. REVIEW OF NEW CASES

a. CE2023-0259

Direct Home Buyer 1 Inc.
118 Lincoln St
Ch 8 Sec 8-608
New Violation

Barry Fox relayed case information on 118 Lincoln St, Krista Jackson is registered agent for Direct Home Buyer 1 Inc. Inspector Boles provided case details, on Oct 14, 2023, Code Enforcement received a complaint of a home without a roof and wood debris under carport. On Feb 23, 2023, staff contacted Anthony Guthrie about rehab structure. A Notice of Violation was mailed to respondent to submit required plans and application for remodel. On April 20, 2023, a Notice of Hearing was posted at the property. Barry Fox reminded the board that no permits were received or approved for demolition. Julie Courtney, historical preservation officer testified that this case was heard at the April 20, 2023, HARB meeting, provided information from that meeting's staff report. The building was built in 1958, listed as eligible for contributing structure status to Lincolnville historic district, but must be approved by the state. In Section 28-87 of the city code there are architectural guidelines and certain requirements for the removal of architectural features. On the overhead Julie Courtney provided text from the HARB requirements and stated the demolition caused irreparable harm to the historical aspects of the structure. Barry Fox advised the board it was their position to hold the property owner responsible. Larry Weeks asked for clarification of how the board would come to decide penalties. Marilyn Garrett asked Julie Courtney what determined it to be irreparable. Jan Kelly asked if HARB establishes fines, Barry Fox stated that CEAAB was responsible for the enforcement. Tom Day asked who determines if damage is irreparable and what determined it to be significant, Julie Courtney stated the way that the structure was built contributed to the historical aspect of Lincolnville. Julie Courtney showed images of the building before demolition occurred. Karen Valachovic spoke regarding the significance of the building from a historical point.

Public comment: None

MOTION

Karen Valachovic motioned to find the property in violation for irreparable damage and establish a fine of \$5,000, Jan Kelly seconded, motion passed unanimously.

b. CE2023-0261

Direct Home Buyer 1 Inc.
118 Lincoln St
Ch 19 Sec 19-4
New Violation

Barry Fox relayed case information, at 118 Lincoln St, Code Enforcement received a complaint for weeds and underbrush overgrown and debris stored under carport and downed branches. Inspector Boles communicated with the owner who agreed to cut grass in two weeks. The deadline for compliance passed and as of today the violation remains. Jan Kelly asked Barry Fox the board's options to establish fines.

Public comment: None

MOTION

Jan Kelly motioned to find the property in violation and give 10 days for compliance or a fine of up to \$250 per day would be established. Larry Weeks seconded; the motion passed unanimously.

c. CE2023-0267

Joseph A. Ortiz
25 Sevilla
Ch 19 Sec 19-3
New Violation

Barry Fox relayed case information, property violating code for unlawful conditions. Inspector Van Mierop testified on March 21, 2023 observed a vehicle up on blocks under temporary awning. A Notice of Violation was sent to the property owner allowing 10 days. On April 11, 2023 staff contacted the owner, as of April 18, 2023 the car was still inoperable but it was registered. The car was jumpstarted with staff present but still not operable. On May 8th the vehicle was no longer at residence. Karen Valachovic asked if the property had a vehicle violation before or if car moved before found in violation with the board. Owner spoke to board, Joseph Ortiz, 25 Sevilla St. was not aware of final determination of violation. The owner had made some repairs to vehicle, believed car was operable because it had been running before the water was pouring out from vehicle. The owner stated he had vehicle fixed and will be finished off site. Larry Weeks asked how the board can follow up the case even if found in compliance. Isabelle Lopez stated no, a new case. Barry Fox stated it could be a violation but then close case for compliance without issuing a fine.

Public comment: None

MOTION

Karen motioned that case was in violation and now closed for compliance with no fine issued. Marilyn Garret seconded, One nay by Jan Kelly. Motion passed.

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2023-0234

Philip R. Smith
3912 N Ponce De Leon Blvd
Ch 25 Sec 56
Lien Hearing

Tree removal and replacement, 6 trees without a permit. At the last meeting board found 1 violation, required tree replacement, and issued a fine total of 30,000. No appeal was filed on this case. Inspector Boles testified that the property had planted 5 magnolia and 1 live oak trees on same day of meeting and the trees meet the diameter requirements for replacement trees. The respondent was present. Karen Valachovic asked if staff recommended distance of planting. Inspector Boles stated staff does not direct where or how to replace trees, trees were obtained from a nursery planted by the property owner. Barry Fox stated the task at hand would be consideration of a lien because fine was not paid, and an appeal was not filed. The respondent Phillip Smith, for 3912 N Ponce de Leon Blvd., asked if he could leave paperwork, stated he did not receive paperwork and was out of the country during the initial hearing. Philip Smith stated he did not have the notice until April. Larry Weeks asked for clarifications on the board's order options. Barry Fox stated the board can either table it or one more month, or file as a lien and then Philip Smith can pay the amount as a lien rather than a fine.

Public comment: None

MOTION

Larry Weeks motioned to table to next month day seconded, motion carried.

b. CE2022-0375

Amanda Battell
12 Newcomb St
Ch 19 Sec 19-3
Compliance Hearing

Unlawful conditions, unsheltered debris on driveway and yard, respondent allowed 10 days by the board or fine up to 250 per day. April 5 property was in compliance, property was not in compliance for 11 days after order was issued. Jan Kelly referred to public comment Isabelle reminded that public comment is not considered testimony. Barry Fox stated officers are available if neighbors want to invite them to view from their property, but officers cannot do so if not invited. Barry Fox stated that staff does not solicit neighbors for that option. Karen Valachovic stated as of the photos, the property was in violation and was now in compliance. Barry Fox stated that it was out of compliance for 11 days. Larry Weeks asked for clarification on the fining process.

Public comment: BJ Kalaidi, of 8 Newcomb Street, referred to staff pictures of the case starting from December to April. Pointed out a wooden fence at the back of property and

expressed interest in staff taking pictures of the back of property. Expressed concern of property returning to the board for a repeat case.

MOTION

Larry Weeks motioned to fine for 100 days of not in compliance in the amount of \$1,100 and close for compliance.

9. CITY ATTORNEY ITEMS

Isabelle Lopez introduced Kelly Traynor, the new assistant city attorney.

10. OTHER BUSINESS

(None)

11. ADJOURNMENT

Meeting adjourned at 4:25 pm

Jan Kelly, Chairperson

Emily Howington, Administrative Coordinator, Recording Secretary

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: June 13, 2023

SUBJECT: Case Number: CE2023-0265

RESPONDENT: Patrick A. Golden

LOCATION: 17 Sevilla Street Parcel Number 2061800000

VIOLATION: Chapter 22, Section 22-16, Use of and/or construction in city rights of way

BACKGROUND INFORMATION:

On March 17, 2023, I noticed that four Palm trees, each approximately 14 inches in diameter, were being planted in the right of way in front of 17 Sevilla Street in St. Augustine. One of the residents, Jamie Krepsinger, was there and I advised him that the trees could not be planted in the City right of way, and if they were they would likely need to be removed at a later date.

On March 21, 2023, I returned to the location and saw that all four trees had been planted.

On April 12, 2023 an Official Notice of Violation was sent to the property owner and it was delivered on April 19, 2023. The Notice allowed ten days to bring this property into compliance, and that would require that all four trees be removed, the holes would be refilled, and the sod would be replaced.

As of May 26, 2023, the trees have not been removed, and the property owner advised me that he would like to challenge this Code Violation.

On May 26, 2023, an Official Notice of Hearing was posted at the property.

On May 31, 2023, an Official Notice of Hearing was posted at the City of St. Augustine clerk's office.

**Robert van Mierop
Code Enforcement Officer**

Sec. 22-16. - Use of and/or construction in city rights-of-way.

(a) *Definitions.* In this section:

- (1) *Construction* means any activity or installation, other than the placement of utilities governed by section 22-8 of this Code, performed within the boundaries of any city right-of-way, including, but not limited to, curb cuts; driveways; excavation activities; installation of pavers, poles, fencing, signage and sidewalks; structures or other improvements; and landscaping activities.
- (2) *Rights-of-way* means any opened or unopened city street, roadway or alleyway or any easement or any real property owned by the city.

(b) *Activities in city rights-of-way without permits.*

- (1) The following construction and/or use activities are prohibited within the boundaries of all city rights-of-way unless permitted in accord with the provisions of this article:
 - a. Installation of mailboxes other than units prescribed by U.S. Postal Service Standards and Florida Department of Transportation Parking and Traffic Design Standards.
 - b. Decorative walls.
 - c. Retaining walls.
 - d. Buildings or structures of any kind.
 - e. Barriers or obstructions of any kind.
 - f. Basketball goals.
 - g. Skateboard ramps.
 - h. Recreational structures of any kind, whether temporary or permanent.
 - i. Fences.
 - j. Swimming pools.
 - k. Parking lots.
 - l. Landscaping of any kind.
 - m. Any other facility, object or item requiring a permanent foundation or which cannot be removed readily.
 - n. Any facility, object or item designed and intended for personal or private use and not for public use.
 - o. Security lights and street lights.
 - p. Driveways, new, modified or replaced.
 - q. Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way.
 - r. Trenchless construction activities.

(c) *Permits and revocable licenses required.*

- (1) Any person or entity desiring to install, place, construct or replace any improvement in a city public right-of-way shall obtain prior to commencement of any work a permit for such activity issued by the city manager or his or her designee on terms and conditions as defined below and, in certain instances, the issuance of a revocable license approved by the city commission.
- (2) Fees for permits and revocable licenses shall be determined by resolution of the city commission.
- (3) No use of or construction in a public right-of-way shall be permitted or licensed if that use or construction creates an obstruction, barrier or safety hazard as defined by generally accepted engineering practices.
- (4) All requested uses of or construction in a public right-of-way shall be evaluated for the benefit of said use or construction to the general public or for whether the benefit to and convenience gained by a private property owner conflicts with the benefit to the general public for the use of the right-of-way affected.
- (5) Revocable licenses are required for all improvements in the public right-of-way which are not accepted for maintenance by the city. Such improvements are for the benefit and pleasure of the property owner. License fees shall be adopted by resolution of the city commission.
- (6) All revocable license agreements shall include terms established by the city attorney and shall be approved by the city commission upon recommendation of the city manager or his or her designee.
- (7) The permit applicant shall be the owner or owners of the real property located adjacent to the affected right-of-way or a person designated by affidavit of said owner or owners.
- (8) Time limitations.
 - a. In no case shall construction commence on any improvement within any public right-of-way or easement before a permit is issued. A permit issued by the city shall be valid for a period of one hundred twenty (120) days from the date of issuance. If a period in excess of one hundred twenty (120) days is required because of the scope of work, approval shall be obtained in advance of the issuance of the permit and the permit validation period shall reflect such extension. A permit shall not be extended more than three (3) times or for more than one (1) year from the date of issuance.
 - b. After issuance of the permit, the permittee shall notify the city public works department a minimum of two (2) business days prior to commencing construction. This notification will allow for scheduling of inspections. If a road closure is required, the permittee shall submit with the permit application a maintenance of traffic (MOT) plan to include all proposed road closures and an expected time duration for each closing. Road closures

shall require separate approval by the public works department and a minimum of three (3) business days prior notification before the commencement or construction. Road closures of fewer than fifteen (15) minutes shall not require notification.

- (9) It shall be the duty and responsibility of each applicant for a permit under this article to:
- a. Make a written application for permit with the public works department on such forms as the city shall prescribe. No work shall commence until the engineer has approved the application and plan and the applicant has paid and provided all fees, deposits and certificates required by this article. The engineer shall review the application and issue a decision or comments for revision and will issue permit providing all conditions of the permit application have been met and all required fees, deposits and certificates from the applicant have been received.
 - b. Include in the application information stating the kind, character and purpose of the proposed excavation or opening and such other information which may be reasonably required to fulfill the requirements of this article.
 - c. Furnish in triplicate a detail plan with dimensions showing the location of the work to be performed under such permit. If approved by the engineer, one copy of such plan shall be returned to the applicant at the time the permit is granted.
 - d. Obtain a permit for each and every project.
 - e. Agree to save the city, its officers, employees and agents harmless from any and all costs, damages and liabilities which may accrue or be claimed to accrue by reason of any work performed under such permit. The acceptance of any permit under this article shall constitute such an agreement by the applicant whether such acceptance is expressed or not.
 - f. Pay a permit and engineering review fee and security deposit. Developers of major subdivisions may request to pledge assurances to the city in lieu of cash or check, and the city, in the sole exercise of the city's judgment and discretion, may accept or reject such assurances.
 - g. Furnish a certificate of insurance.
 - h. Keep the original copy of the permit and an approved copy of the plan in the possession of the party actually doing the work, and when required, exhibit such copy to the engineer, duly authorized inspectors or, in the instances of county and state roads, to the respective inspectors representing these authorities.
 - i. Agree to perform the work, in accord with the permit conditions, the regulations established under this article and such further conditions as may be imposed by the engineer.

(10)

Bond. A performance bond, or other financial security, in form, content and execution approved by the city attorney, may be required to protect the city in the event the specified work is incomplete and certificate of occupancy has been requested or when damages to the right-of-way or any public property have occurred and not repaired in accord with good engineering practices or when the work is nonconforming as determined by the public works department. In addition to paying the permit and inspection fees established by resolution of the city commission, a performance bond or other security approved by the city attorney shall be due in the amount of one hundred dollars (\$100.00) for a nonrefundable processing fee plus two thousand dollars (\$2,000.00) as a retainer refundable within thirty (30) days after completion of specified work. If the work in question exceeds a value of two thousand dollars (\$2,000.00), the bond amount shall be increased by the difference plus ten (10) percent of that difference. If said work remains incomplete after thirty (30) days, the bond will be forfeited. Such forms shall prescribe the manner in which noncompliance with the provisions of a permit or this subchapter shall be remedied and shall provide the necessary financial assurances to remedy any noncompliance.

(Ord. No. 11-18, § 1, 9-26-11)



03/17/2023 10:11



03/17/2023 10:15



03/17/2023 10:21



03/21/2023 13:32



04/05/2023 11:53



CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING



May 26, 2023

IN THE MATTER OF: Name: Patrick A. Golden
 Address: 17 Sevilla Street
 St. Augustine, FL 32084
 Case #: CE2023-0265

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 22, Sec. 22-16- Use of and/or construction in the city rights-of-way.

SITE OF VIOLATION: 17 Sevilla Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 1-121 MODEL LAND CO SUB CITY ANDERSON SUB
 OF LOT 1 BLK N N0FT OF LOT 1 OR1500/22

PARCEL NUMBER: 206180 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, June 13, 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:

The property owner has had four, 12 ft tall, 14-inch diameter Cabbage Palm trees planted in the City right of way in the front of property.

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
CE2023-0265

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 2410 0000 5657 9879**

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.



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



CODE ENFORCEMENT DIVISION

April 12, 2023

IN THE MATTER OF: Name: Patrick A. Golden
Address: 17 Sevilla Street
St. Augustine, FL 32084
Case #: CE2023-0265

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 22, Section 22-16- Use of and/or construction in city rights-of-way.

SITE OF VIOLATION: 17 Sevilla Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 1-121 MODEL LAND CO SUB CITY ANDERSON SUB OF
LOT 1 BLK N N0FT OF LOT 1 OR1500/22

PARCEL NUMBER: 206180 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 17, 2023 which revealed the following violations:

The property owner has had four, 12 foot tall, 14 inch in diameter Cabbage Palm trees planted in the City right of way in the front of his 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 all four of the trees, refill the holes, and replace the sod for each tree removed.

Notice of Violation
CE2023-0265

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.

A handwritten signature in black ink, appearing to read "R. van Mierop", written over a horizontal line.

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 3330 0001 2318 6766

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

Patrick A. Golden
17 Sevilla Street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0265

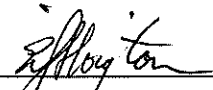
I, Robert van Mierop, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on May 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated June 13, 2023.
3. That on May 26, 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 _____.

FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF June, 2023.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Patrick A. Golden

17 Sevilla Street

St. Augustine, FL 32084

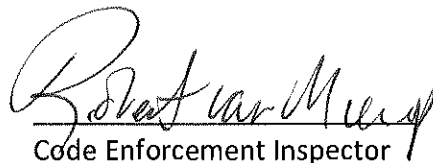
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0265

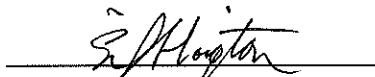
I, Robert van Mierop, being duly sworn and deposed say:

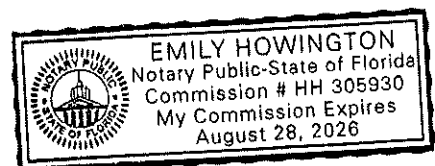
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on May 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated June 13, 2023.
3. That on May 26, 2023, I
☒ Posted said Notice on the property located at
17 Sevilla Street, St. Augustine, FL 32084.
4. That on May 31, 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.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF June, 2023.


Notary Public, State of Florida
My Commission Expires: 28 day of August, 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](#)



Parcel ID 2061800000
Location Address 17 SEVILLA ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Model Land/City (610.3)
Tax Description* 1-121 MODEL LAND CO SUB CITY ANDERSON SUB OF LOT 1 BLK N N60FT OF LOT 1 OR1500/422
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Anderson's Subdivision of Lot No.1 Block
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 18.9763
Acreage 0.070
Homestead Y

Owner Information

Owner Name Golden Patrick A 100%
Mailing Address 17 SEVILLA ST
 SAINT AUGUSTINE, FL 32084-3528

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$190,664
Extra Features Value	\$0
Total Land Value	\$151,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$341,864
Total Deferred	\$192,015
Assessed Value	\$149,849
Total Exemptions	\$50,000
Taxable Value	\$99,849

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	\$155,461	\$0	\$127,008	\$0	\$0	\$282,469	\$145,484	\$186,985	\$95,484
2021	\$109,886	\$0	\$107,730	\$0	\$0	\$217,616	\$141,247	\$126,369	\$91,247
2020	\$113,651	\$0	\$107,730	\$0	\$0	\$221,381	\$139,297	\$132,084	\$89,297
2019	\$90,545	\$0	\$107,730	\$0	\$0	\$198,275	\$136,165	\$112,110	\$86,165
2018	\$91,820	\$0	\$107,730	\$0	\$0	\$199,550	\$133,626	\$115,924	\$83,626
2017	\$94,370	\$0	\$107,730	\$0	\$0	\$202,100	\$130,878	\$121,222	\$80,878
2016	\$75,998	\$0	\$93,555	\$0	\$0	\$169,553	\$128,186	\$91,367	\$78,186
2015	\$70,155	\$0	\$85,050	\$0	\$0	\$155,205	\$127,295	\$77,910	\$77,295
2014	\$60,472	\$0	\$85,050	\$0	\$0	\$145,522	\$126,285	\$69,237	\$76,285
2013	\$62,305	\$0	\$85,050	\$0	\$0	\$147,355	\$124,419	\$72,936	\$74,419
2012	\$54,979	\$0	\$67,360	\$0	\$0	\$122,339	\$122,339	\$50,000	\$72,339
2011	\$56,573	\$0	\$74,844	\$0	\$0	\$131,417	\$131,417	\$50,000	\$81,417
2010	\$57,370	\$0	\$83,160	\$0	\$0	\$140,530	\$130,077	\$60,453	\$80,077

Building	1
Year Built	1920
Actual Area	1450
Conditioned Area	1061
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Sketch Information



Sale Information

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

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Version 3.1.11

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: June 13, 2023

SUBJECT: Case Number: CE2023-0269

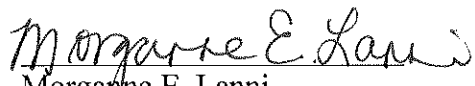
RESPONDENT: George W Smith and Ollie M Smith Revocable Trust Agreement

LOCATION: 97 Martin Luther King Avenue Parcel Number 2092900000

VIOLATION: Sec. 26-51. – Connection charges.

BACKGROUND INFORMATION:

On March 24, 2023, I responded to the property located at 97 Martin Luther King Avenue regarding a complaint we received stating the business on-site, Roux Organics, was operating with more seats than they were currently approved for, related to their flow-based utility fees. Simply put, the number of seats allowed in either a single-service or full-service restaurant is dependent upon, amongst other things, the calculations for flow-based fees. Upon arrival March 24, 2023, I observed the business to be so busy that several people were waiting outside and approximately 32-40 seats were staged for patrons, utilizing dinnerware and silverware. March 24, 2023 an Official Notice of Violation was issued, giving twenty-four hours to remove the unauthorized, excess seating. The seating was removed within the given time period, however, on April 3, 2023, during a proactive patrol of the area, I again observed 32-40 seats staged for patrons. On April 11, 2023, I responded to the property and observed no changes had been made to the seating arrangements and I confirmed no payments had been made to their flow-based utility fees. On April 28, 2023, I observed the same excessive seating arrangements still available for patrons. The Official Notice of Hearing was posted to the property on May 31, 2023, and as of June 8, 2023, no payments have been made.


Morganne E. Lanni
Code Enforcement Officer

Sec. 26-51. - Connection charges.

- (a) *In general.* Connection charges, including backflow preventer fees and surcharges, may be established and adjusted from time to time by Resolution of the City Commission passed after public hearing. Charges must be paid prior to service being provided. Except as specifically addressed in subsection (e), below, connection charges run with the property. Customer is responsible for costs associated with making connection to the City utility, including but not limited to, materials, labor, permits, restoration, inspections of the actual connection and line extension as well as flow based fees related to treatment facility, transmission and distribution and collection system capital improvements.
- (b) *Backflow preventer fees.* All utility customers who are required to maintain a backflow preventer will be assessed a surcharge for the purpose of administration, compliance and enforcement of the cross connection control regulations.
- (c) *Water and sanitary sewer surcharge areas and fees.*
 - (1) The Northwest area forcemain surcharge, intended to cover capital improvements associated with the northwest area forcemain extension, shall be calculated on a gallons per day (gpd) of flow basis. The surcharge fees may be adjusted from time to time by resolution of the city commission.
 - (2) Upon the request and recommendation of the city manager, the city commission may create additional water and/or sanitary sewer surcharge areas and associated surcharge fees by adoption of a resolution after public hearing at a duly noticed public meeting. The surcharge fees, once adopted, may be adjusted from time to time by resolution of the city commission at a duly noticed public meeting.
- (d) *Consumer Price Index adjustment.* All connection charges for water and sewer service provided by this article may be adjusted annually by the city manager with the percentage change in the Consumer Price Index as published by the U.S. Department of Labor, CPI-U Class D south region Class D - no less than 50,000 population, from May 1 of the preceding calendar year until April 30 of the present calendar year. Such adjusted rates shall supersede the rates set forth in this article.
 - (1) The adjusted connection charges will be applied to all "Letters of Availability" dated on or after October 1 of each year or on or after the effective date of the adopting resolution.
 - (2) The percentage change in the Consumer Price Index will be applied to the flow proportional connection charges as follows:
 - a. Multiply the percentage change in the Consumer Price Index from May 1 of the preceding calendar year through April 30 of the present calendar year times the existing flow proportional connection charges.
 - b.

Add the product to the existing flow proportional connection charges and round to the nearest cent.

- (e) *Refund of connection charges.* Connection charges, as defined herein, paid prior to the installation of facilities to provide service to a property run with the real property benefitted by the services and facilities provided and will be refunded only to the owner of the property at the time of the refund request subject to all of the following conditions:
- (1) The facilities have not been installed;
 - (2) No flow capacity has been reserved with the Florida Department of Environmental Protection (FDEP), or any such agency exercising jurisdiction over the property benefitted by the services and facilities, and none of the flow capacity has been placed in service for the subject property;
 - (3) Costs incurred by the city related to such facilities are deducted prior to making the refund;
 - (4) The city shall not pay interest on the connection charges refunded;
 - (5) The refund is requested within five (5) years of the date of the original connection charges payment. This subsection (5) shall apply only to connection charges paid on or after October 1, 2012;
 - (6) The burden of proof for having paid connection charges rests with the person or entity seeking refund of the connection charges;
 - (7) The person or entity requesting the refund of the connection charges requests the refund in writing; and
 - (8) The request for refund of connection charges is approved by the city manager.
 - (9) If the property is under foreclosure proceedings or if the city is otherwise placed on notice of pending litigation relating to rights that run with the land, no final determination of a refund shall be executed pending the outcome of the litigation.
- (f) *Lease of increments to base flow rate fee to commercial users providing at least one hundred (100) full time equivalent jobs at the property benefitted by the water and sewer service.*
- (1) *Authority to lease.* The city manager is hereby authorized to lease for a designated term of time as determined by the city manager any increment to the minimum flow based fees created by section 26-51(e) of this Code, as amended from time to time. Such leases shall be made available only to commercial users of water and sewer utility services who create and maintain at least one hundred (100) full time equivalent jobs at the property benefitted by the water and sewer service.
 - (2) *Calculation of amounts due.* The city manager shall employ the following methodology to calculate the amounts due:
 - a. The city shall collect all connection charges described in sections 26-51(b), (c), (d), (e), (f), (g), (h) and (i) of this Code, as applicable and as amended from time to time.

- b. The city shall collect the lowest flow based fee for non-residential uses as established by section 26-51(e) of this Code, as amended from time to time.
- c. The city may lease any increment between the flow based fee for retail sales as provided in section 26-53(a)(17)(a) of this Code, as amended from time to time, and the flow based fee for the nonresidential use of the real property benefiting from the water and sewer service as provided in section 26-53(a) of this Code, as amended from time to time.
- d. The amount due for the incremental flow based fee lease shall be an amount of not less than two and one-half (2½) percent of the incremental amount for each year of the lease term.

- (3) *Payment due dates.* The first annual lease payment shall be due in advance and simultaneously with the payment of all other fees required by this section 26-51. Subsequent annual lease payments shall be due on the anniversary date of the first such payment.
- (4) *Failure of payment.* In the event any annual lease payment becomes delinquent for a period of thirty (30) days after the scheduled payment due date, the city may discontinue water and sewer service to the benefited property and seek relief through any available legal remedies.
- (5) *Written lease agreement.* The city and the owner of the benefited property shall memorialize the leasing of the incremental flow based fees by written instrument. The city manager is hereby authorized to execute such written instrument on behalf of the city.

(Ord. No. 02-04, § 5, 3-11-02; 03-26, § 3, 9-25-03; Ord. No. 04-14, § 1, 9-30-04; Ord. No. 05-30, § 2, 9-22-05; Ord. No. 06-26, § 1, 9-21-06; Ord. No. 08-19, § 1, 9-18-08; Ord. No. 09-31, § 3, 9-17-09; Ord. No. 2009-37, § 1, 10-26-09; Ord. No. 12-13, § 1, 9-20-12; Ord. No. 13-28, § 1, 10-14-13)











LOUISVILLE
Dr. Martin Luther King Jr. Ave

CORNER
MARKET
STOP

87



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

May 17, 2023

IN THE MATTER OF: Name: Smith George W And Smith Ollie M Revocable Trust
Agreement D:11/13/08
C/O George W Smith & Ollie M Smith
Address: 93 South Street
St. Augustine, FL 32084
Case #: CE2023-0269

HEREBY KNOWN AS RESPONDENT(S)

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

**Code Section: Chapter 26, Section 26-51, Connection
Charges; Subsection (F)(3).**

SITE OF VIOLATION: 97 Martin Luther King Avenue, St. Augustine, FL 32084

LEGAL DESCRIPTION: ATWOOD TRACT CITY N46.5FT OF LOTS 1 & 2 BLK
F OR1471/1383 & 3191/323

PARCEL NUMBER: 2092900000

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, June 13, 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:

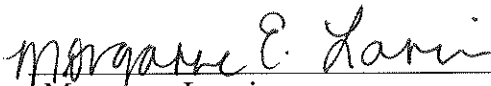
- **Failure to pay connection fees associated with restaurant seating.**

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
CE2023-0269

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


Morganne Lanni
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 7015**
7022 3330 0001 2318 7008

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.



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



CODE ENFORCEMENT DIVISION

March 24, 2023

IN THE MATTER OF: Name: Smith George W And Smith Ollie M Revocable Trust
Agreement D:11/13/08
C/O George W Smith & Ollie M Smith
Address: 93 South Street
St. Augustine, FL 32084
Case #: CE2023-0269

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 26, Section 26-51- Connection Charges; Subsection (F)(3).

SITE OF VIOLATION: 97 Martin Luther King Avenue, St. Augustine, FL 32084

LEGAL DESCRIPTION: ATWOOD TRACT CITY N46.5FT OF LOTS 1 & 2 BLK F
OR1471/1383 & 3191/323

PARCEL NUMBER: 2092900000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 24, 2023 which revealed the following violations:

Failure to pay connection fees associated with restaurant seating.

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 **twenty-four (24) hours** 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:

Removal of all unauthorized seating.

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
CE2023-0269

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



Morganne Pratten
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 6612
7022 3330 0001 2318 6629

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.

Hand Delivery Receipt of Notice of Violation

Patrick Jacobsen RECEIVED THIS OFFICIAL NOTICE OF
VIOLATION THIS 24 DAY OF March, 2023.

A TRUE COPY THEREOF TO THE NAMED BELOW.

97 Martin Luther King Ave.
St. Augustine, FL 32084

Patrick Jacobsen
RECEIVER'S SIGNATURE

Morgan E. Prou
WITNESSED BY DELIVERER

AFFIDAVIT OF PRIMARY SERVICE

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

George W. Smith & Ollie M. Smith
97 Martin Luther King Avenue
Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0269

I, Morganne E. Lanni, 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 May 17, 2023, I received a copy of the attached Notice of Hearing for the hearing dated June 13, 2023.
3. That on May 25, 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 _____.

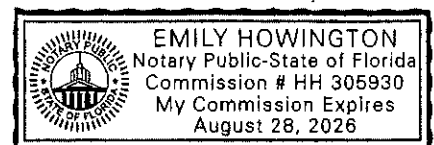
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF June, 2023.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

George W. Smith & Ollie M. Smith
97 Martin Luther King Avenue
Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0269

I, Morganne E. Lanni, 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 May 17, 2023, I received a copy of the attached Notice of Hearing for the hearing dated June 13, 2023.
3. That on May 31, 2023, I
☒ Posted said Notice on the property located at
97 Martin Luther King Avenue.
4. That on June 8, 2023, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

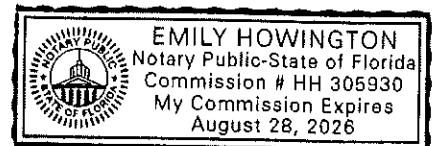
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

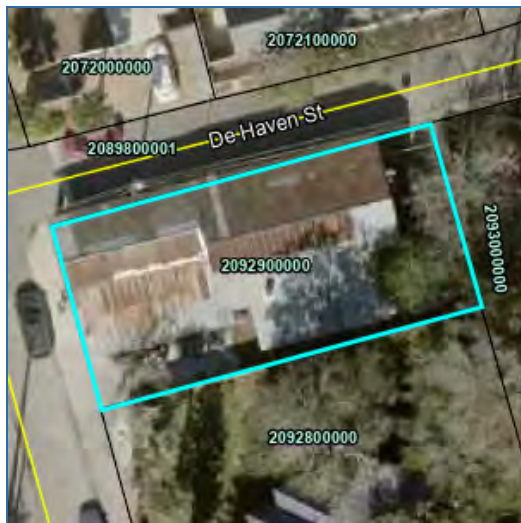
SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF June, 2023.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



Map



Valuation Information

	2023
Building Value	\$86,712
Extra Features Value	\$2,028
Total Land Value	\$157,920
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$246,660
Total Deferred	\$91,597
Assessed Value	\$155,063
Total Exemptions	\$0
Taxable Value	\$155,063

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	\$77,111	\$796	\$90,240	\$0	\$0	\$168,147	\$140,966	\$27,181	\$140,966
2021	\$54,709	\$828	\$90,240	\$0	\$0	\$145,777	\$128,151	\$17,626	\$128,151
2020	\$58,776	\$828	\$90,240	\$0	\$0	\$149,844	\$116,501	\$33,343	\$116,501
2019	\$55,168	\$828	\$90,240	\$0	\$0	\$146,236	\$105,910	\$40,326	\$105,910
2018	\$55,168	\$828	\$59,107	\$0	\$0	\$115,103	\$96,282	\$18,821	\$96,282
2017	\$27,584	\$838	\$59,107	\$0	\$0	\$87,529	\$87,529	\$0	\$87,529
2016	\$27,584	\$849	\$59,107	\$0	\$0	\$87,540	\$87,540	\$0	\$87,540
2015	\$27,584	\$859	\$59,107	\$0	\$0	\$87,550	\$87,550	\$0	\$87,550
2014	\$25,962	\$859	\$59,107	\$0	\$0	\$85,928	\$85,928	\$0	\$85,928
2013	\$25,962	\$870	\$59,107	\$0	\$0	\$85,939	\$85,939	\$0	\$85,939
2012	\$25,962	\$880	\$59,107	\$0	\$0	\$85,949	\$85,949	\$0	\$85,949
2011	\$25,962	\$891	\$67,363	\$0	\$0	\$94,216	\$94,216	\$0	\$94,216
2010	\$28,558	\$901	\$74,848	\$0	\$0	\$104,307	\$104,307	\$0	\$104,307

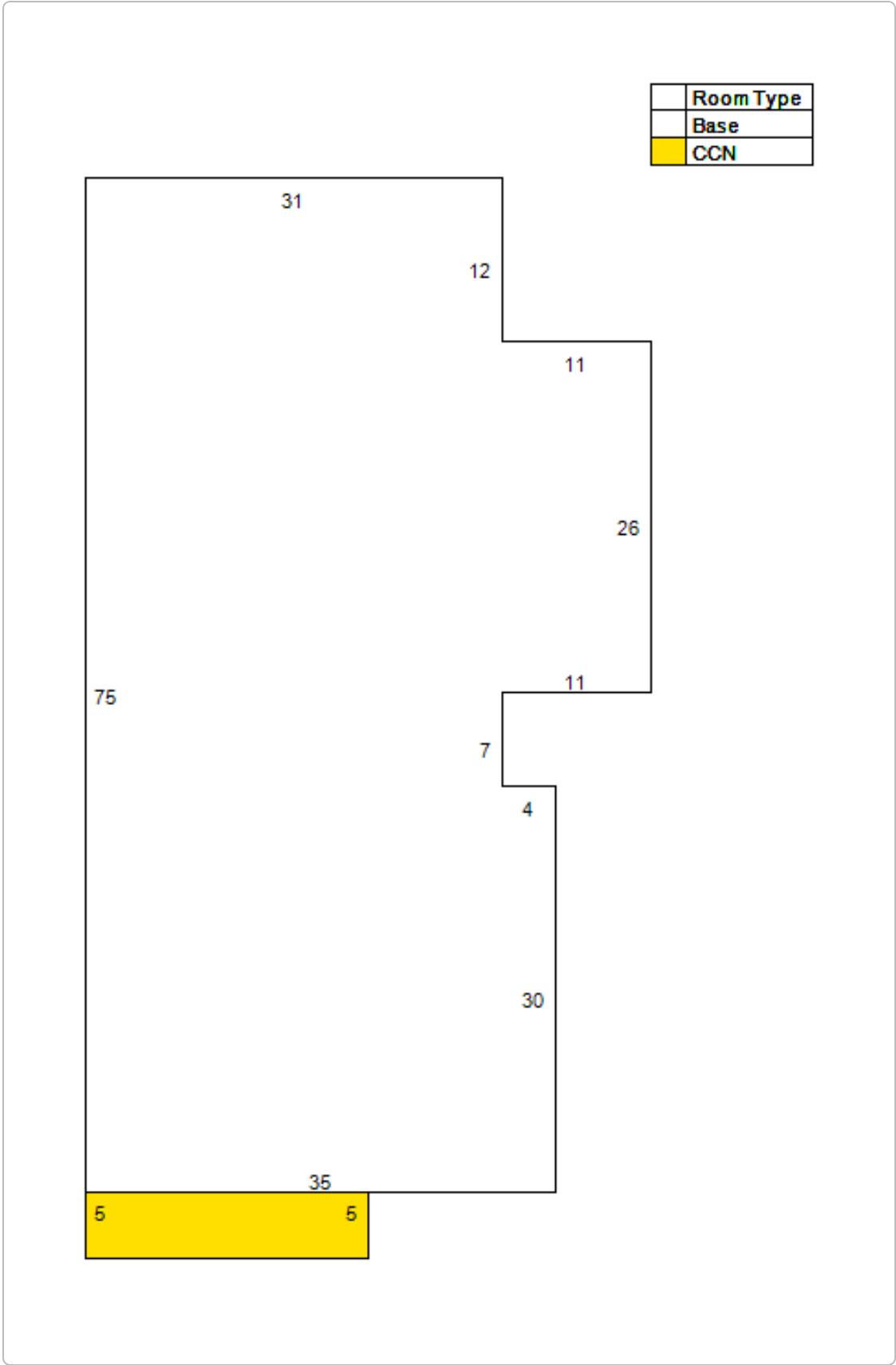
Building Information

Building 1
Year Built 1920
Actual Area 2836
Conditioned Area 2731
Use Stores (Retail)
Style 04
Class N
Exterior Wall Concrete Block, Concrete Stucco

Roof Cover Corrugated Steel
Roof Structure Wood Truss
Interior Flooring Pine Wood
Interior Wall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
FINISHED CANOPY	105
BASE AREA	2731
Total SqFt	2836

Sketch Information



Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		2028

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	47	96	4512	SF	\$157,920

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/30/2009	\$100.00	WARRANTY DEED	3191	323	U	I	SMITH GEORGE W, OLLIE M	SMITH GEORGE W AND SMITH OLLIE M REVOCABLE TRUST AGREEMENT D:11/13/08
	2/1/2000	\$60,000.00	WARRANTY DEED	1471	1383	Q	I	JAMES ROOSEVELT(DECED) & HAZEL	SMITH GEORGE W & OLLIE M
	3/1/1985	\$0.00		668	1402	U	I		JAMES ROOSEVELT, HAZEL
	6/1/1982	\$0.00		543	108	U	I		

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

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Version 3.1.13

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: June 13, 2023

SUBJECT: Case Number: CE2023-0290

RESPONDENT: Holistic Investments, LLC (Brian Scrone, Registered Agent)
501 Boating Club Road
St. Augustine, FL 32084

LOCATION: 14 Fancher Court Parcel Number : 1606800000

VIOLATION: Chapter 25, Section 25-56 (a)
Tree removal without a permit

BACKGROUND INFORMATION:

On April 24, 2023, I received information that a Southern Red Cedar had been removed from this property. There were no tree removal permits as of that date, and the property owner had not consulted an Arborist prior to the removal of the tree.

On April 25, 2023, I found that this property was purchased by the current owner on September 22, 2022. In a photo dated December 14, 2022, there is a Southern Red Cedar in the front of the residence. In a photo dated March 30, 2023, there is only a tree stump where the Cedar tree previously stood, and in a photo dated April 25, 2023, there is no longer a tree stump. At no time, from September 22, 2022 until March 30, 2023 did ownership of this property change.

On May 17, 2023, I met with the property owner at the property, and I posted the Notice of Violation.

On May 26, 2023, an Official Notice of Hearing was posted at the property.

On May 31, 2023, an Official Notice of Hearing was posted at the City of St. Augustine clerk's office.

**Robert van Mierop
Code Enforcement Officer**

Sec. 25-56. - Tree removal and replacement.

- (a) *Permits required.* It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (*juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (*juniperus silicicola*) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.
- (b) *Permit applications and application fees.*
- (1) Permits for removal or relocation of trees shall be obtained by making application for permit to the city planning and building division. The application shall indicate the number, species and diameter breast height (dbh.) of each tree to be removed or relocated and the reasons for the removal or relocation. Such applications for permits for removal or relocation of trees shall be accompanied by a fee of twenty dollars (\$20.00). Such fees are hereby declared to be necessary for the purpose of processing the application and making the necessary inspection for administration and enforcement of this section.
 - (2) Permits for removal or relocation of trees associated with a site plan for a development shall be obtained by making application for permit for the development to the city planning and building division. The application shall be accompanied by a site plan. When the permit for the development is issued it will include tree removal, relocation and replacement as indicated on the approved site plan for the development.
- (c) *Application review.* Upon receipt of a complete application, which may include a site plan for a development, the city planning and building division shall review such application which may include a field check of the site and referral of the application to other departments or agencies as necessary to determine any adverse effect upon the general public welfare, adjacent properties or city services and facilities.
- (1) The planning and building division may issue a tree removal permit for trees which are not considered preserved trees.
 - (2) To remove a preserved tree anywhere on site, approval shall first be given by the code enforcement, adjustments and appeals board, or by the planning and zoning board, if such approval is related to the review of a site plan.
 - (3) In determining whether or not a permit required by this section should be issued, the city planning and building division shall consider and base all decisions on the following:
 - a.



12/14/2022 10:46



03/30/2023 13:29



05/17/2023 10:06



CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING



May 26, 2023

IN THE MATTER OF: Name: Holistic Investments, LLC
 Address: 14 Fancher Court
 St. Augustine, FL 32080
 Case #: CE2023-0290

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 25, Sec. 25-56- Tree Removal and replacement.

SITE OF VIOLATION: 14 Fancher Court, St. Augustine, FL 32080

LEGAL DESCRIPTION: 8-9 HIGHLAND MANOR LOT 14 OR5640/812

PARCEL NUMBER: 160680 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, June 13, 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:

A Southern Red Cedar tree had been removed from the property with no tree removal permit issued and no Arborist report recommending removal of the tree.

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.



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 2410 0000 5657 9862**
7022 2410 0000 5657 9855
7022 2410 0000 5657 9957

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.



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



CODE ENFORCEMENT DIVISION

May 10, 2023

IN THE MATTER OF: Name: Holistic Investments, LLC
Address: 501 Boating Club Road
St. Augustine, FL 32084
Case #: CE2023-0290

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 25, Sec. 56. – Tree Removal and Replacement.
Removal of a tree without a permit.**

SITE OF VIOLATION: 14 Fancher Court, St. Augustine, FL 32080
LEGAL DESCRIPTION: 8-9 HIGHLAND MANOR LOT 14 OR5640/812
PARCEL NUMBER: 160680 0000

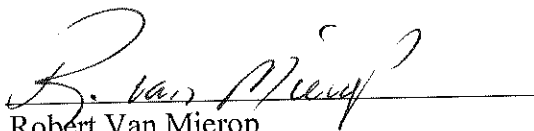
The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 25, 2023 which revealed the following violations:

A Southern Red Cedar tree had been removed from the property with no tree removal permit issued for its removal and no Arborist Report recommending the removal of the tree.

It is 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.

Notice of Violation
CE2023-0290

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.



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 3330 0001 2318 6964
7022 3330 0001 2318 6957
7022 3330 0001 2318 6940

cc: John P. Regan, City Manager
CEAAB File

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AFFIDAVIT OF PRIMARY SERVICE

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

Holistic Investments, LLC
14 Fancher Court
St. Augustine, FL 32080

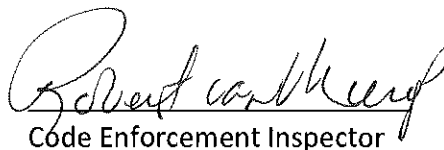
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0290

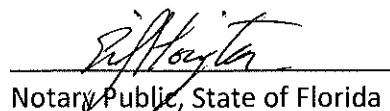
I, Robert van Mierop, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on May 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated June 13, 2023.
3. That on May 26, 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 _____.

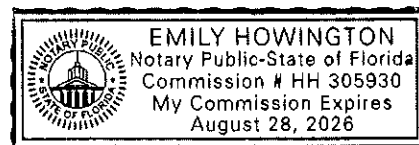
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF June, 2023.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Holistics Investments, LLC
14 Fancher Court
St. Augustine, FL 32080

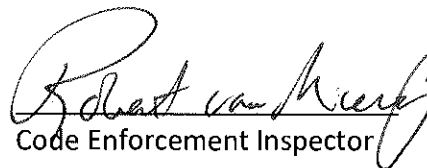
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CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0290

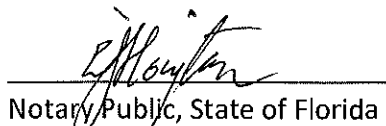
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St. Augustine, FL.

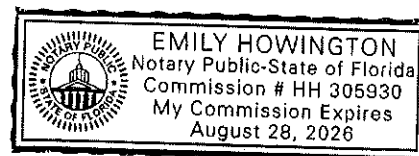
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Notary Public, State of Florida

My Commission Expires: 28 day of August, 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	1606800000
Location Address	14 FANCHER CT SAINT AUGUSTINE 32080-0000
Neighborhood	Highland Manor (635)
Tax Description*	8-9 HIGHLAND MANOR LOT 14 OR5640/812 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Highland Manor Unit #1
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.200
Homestead	N

Owner Information

Owner Name	Holistic Investments LLC 100%
Mailing Address	PO BOX 3892 SAINT AUGUSTINE, FL 32085-0000

Map



Valuation Information

	2023
Building Value	\$442,643
Extra Features Value	\$0
Total Land Value	\$131,040
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$573,683
Total Deferred	\$0
Assessed Value	\$573,683
Total Exemptions	\$0
Taxable Value	\$573,683

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	\$410,283	\$0	\$88,059	\$0	\$0	\$498,342	\$133,128	\$415,214	\$83,128
2021	\$191,248	\$0	\$78,624	\$0	\$0	\$269,872	\$129,250	\$190,622	\$79,250
2020	\$168,478	\$0	\$78,624	\$0	\$0	\$247,102	\$127,465	\$169,637	\$77,465
2019	\$153,583	\$0	\$78,624	\$0	\$0	\$232,207	\$124,599	\$157,608	\$74,599
2018	\$156,186	\$0	\$48,048	\$0	\$0	\$204,234	\$122,276	\$131,958	\$72,276
2017	\$137,331	\$0	\$43,680	\$0	\$0	\$181,011	\$119,761	\$111,250	\$69,761
2016	\$142,514	\$0	\$43,680	\$0	\$0	\$186,194	\$117,298	\$118,896	\$67,298
2015	\$128,419	\$0	\$33,488	\$0	\$0	\$161,907	\$116,483	\$95,424	\$66,483
2014	\$106,341	\$0	\$27,664	\$0	\$0	\$134,005	\$115,559	\$68,446	\$65,559
2013	\$108,143	\$0	\$27,664	\$0	\$0	\$135,807	\$113,851	\$71,956	\$63,851
2012	\$111,748	\$0	\$27,664	\$0	\$0	\$139,412	\$111,948	\$77,464	\$61,948
2011	\$113,550	\$0	\$31,450	\$0	\$0	\$145,000	\$108,687	\$86,313	\$58,687
2010	\$117,155	\$0	\$34,944	\$0	\$0	\$152,099	\$107,081	\$95,018	\$57,081

Building Information

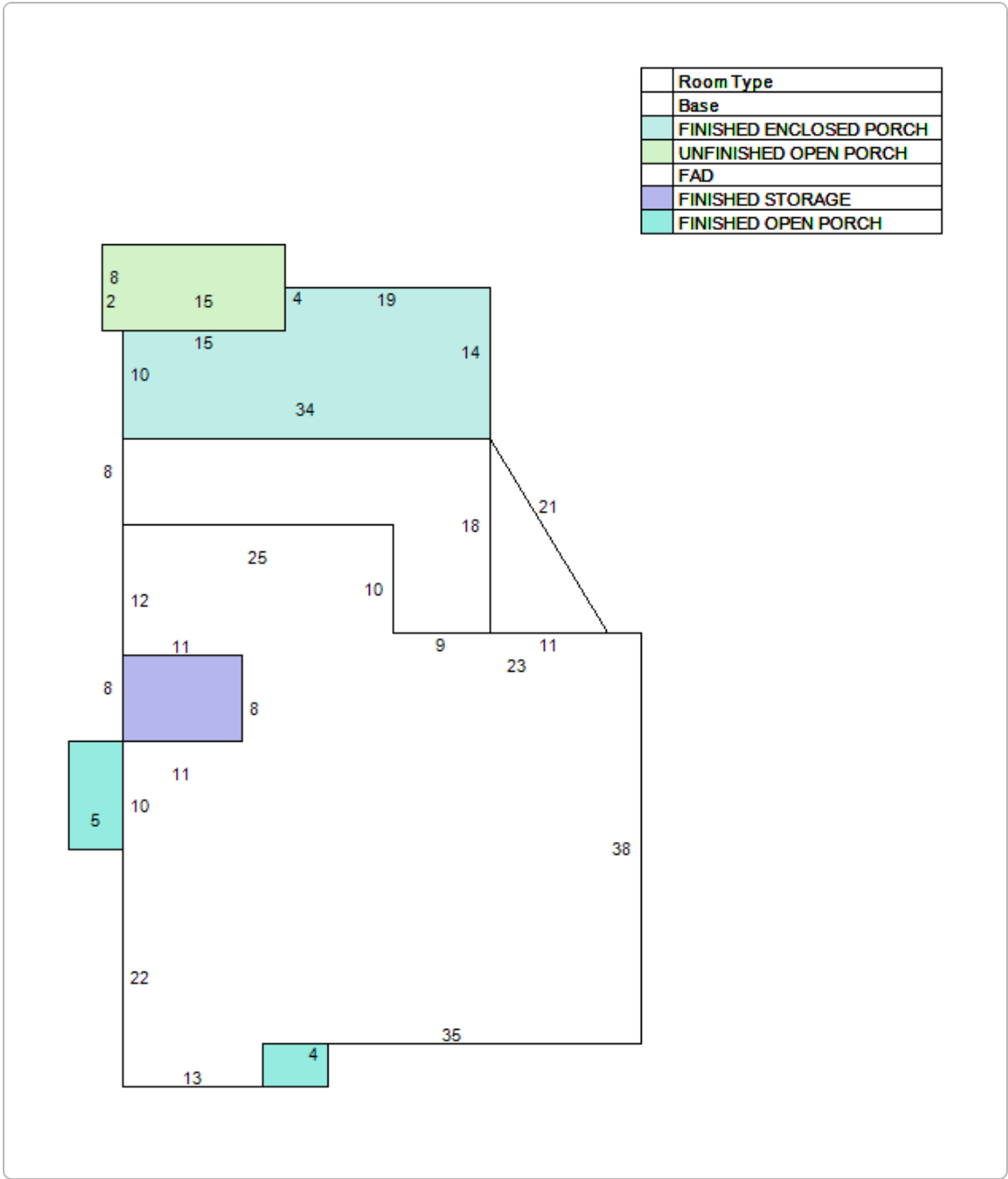
Building	1
Year Built	1962
Actual Area	3213
Conditioned Area	2832
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Brick

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
BASE AREA	2038
FINISHED OPEN PORCH	50
FINISHED STORAGE/UTILITY	88
ADDITION	362

Description	Square Footage
ADDITION	99
FINISHED ENCLOSED PORCH	416
UNFINISHED OPEN PORCH	136
FINISHED OPEN PORCH	24
Total SqFt	3213

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	64	100	64	EF	\$131,040

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/27/2022	9/22/2022	\$282,000.00	WARRANTY DEED	5640	812	U	I	PINELLAS EQUITIES LLC	HOLISTIC INVESTMENTS LLC
9/23/2022	9/22/2022	\$260,000.00	WARRANTY DEED	5639	389	U	I	HOLTBY ROBERT F ET AL	PINELLAS EQUITIES LLC
7/6/2022	7/6/2022	\$0.00	DISSOLUTION OF MARRIAGE	5592	392	U	I	HOLTBY ROBERT F & SUSAN N	HOLTBY ROBERT F ET AL
	8/1/1996	\$97,000.00	WARRANTY DEED	1189	588	Q	I	MICHAEL BERNARD L,KATHLEEN M	HOLTBY ROBERT F & SUSAN N

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](#)

[Last Data Upload: 5/29/2023, 11:45:56 PM](#)

Developed by



Version 3.1.11

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: June 13, 2023

SUBJECT: Case Number: CE2023-0307

RESPONDENT: Twin Peaks Property MGMT, LLC
(Joseph Scott Bebry, Registered Agent)

LOCATION: 56 Carrera Street Parcel Number 2040700000

VIOLATION: Sec. 28-90. - Administration and records
(Building or demolition with no certificate of appropriateness)

BACKGROUND INFORMATION:

On May 19, 2023, I was advised by Historical Preservation Planner Candice Seymour that the property owner of 56 Carrera Street in St. Augustine had recently replaced windows and doors on the structure, which is considered a historic structure, and that the work had been done without the property owner first obtaining a Certificate of Appropriateness from the Historical Architecture Review Board (HARB). I went to the property and saw that nineteen exterior windows and two exterior doors had been replaced, and I was able to verify that the work was done without HARB approval.

On May 25, 2023, I spoke with the property owner, Joseph Scott Bebry, and I advised him what needed to be done in order to bring this property into compliance. Specifically, he would need to make application to meet with HARB, obtain a Certificate of Appropriateness, and move forward to obtain the necessary building permits.

On May 26, 2023, an Official Notice of Hearing was posted at the property.

On May 31, 2023, an Official Notice of Hearing was posted at the City of St. Augustine clerk's office.

On June 1, 2023, an Official Notice of Violation was delivered to the property owner, allowing for seven days within which to begin the process of bringing the property into compliance. This will be achieved by submitting an application to go before the Historic Architectural Review Board (HARB) and obtain the appropriate building or demolition permits.

Robert van Mierop
Code Enforcement Officer

Sec. 28-90. - Administration and records.

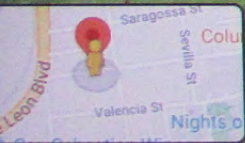
- (a) Any necessary building or demolition permit and/or certificate of occupancy shall not be issued unless the building official and/or the planning director and/or the historic architectural review board approves the application for a certificate of appropriateness. Such permit shall be subject to the terms of such approval as well as other necessary provisions of this Code.
- (b) Applications for certificates of appropriateness shall be submitted through the office of the building official and/or planning director and shall include, in duplicate, all plans, elevations and other information necessary to determine the appropriateness of the features to be passed upon.
- (c) Prior to issuance or denial of a certificate of appropriateness required by the board, the board shall take such action as may reasonably be required to inform the owners of any property likely to be materially affected by the application and shall give the applicant and such owners an opportunity to be heard. The board shall hold a public hearing concerning each application.
- (d) Every decision of the board and/or building official and/or planning director in passing upon plans for structures or signs located or to be located in the district shall be in the form of a written order stating the finding of the board, its decisions and reasons therefor.
- (e) The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.
- (f) An appeal may, within thirty (30) days thereafter, be taken by any aggrieved person to the city commission from the board's action in granting or denying a certificate of appropriateness or demolition. The appeal shall be as prescribed in section 28-29(g). Any appeal from the decision of the city commission shall be heard by the circuit court of the county, on writ of certiorari, as in the case of any other zoning decision from the city commission. All orders to approve certificates of demolition shall become effective on the 31st day following the date of the rendered order, unless this waiting period is specifically granted a written waiver by the city commission or city manager. The owner-applicant of an order to approve a demolition certificate may request a hardship waiver to the city manager for emergency humanitarian reasons including the health and safety of the occupants of a structure in need of immediate emergency repairs, renovation or reconstruction. In the alternative, the owner-applicant of an order to approve a demolition certificate may request a waiver from the city commission if the delay in demolishing the structure would create an undue burden on the owner-applicant that would be greater than the public interest served in preserving the thirty-day waiting period. All decisions to grant or deny

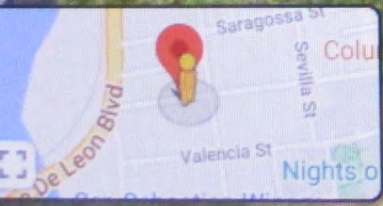
the waiver shall be rendered in writing within five days of the decision, mailed by standard U.S. mail to the owner-applicant and posted on the city's website. The decision of the city manager or city commission shall serve as the final administrative appeal of the waiting period.

- (g) Any decision of the historic architectural review board certified by the planning director to be in conflict with a determination or decision of the planning and zoning board or of the board of adjustments and appeals; shall be reviewed by the city commission in the same manner as an appeal and the commission shall review the determination of the historic architectural review board, and the decision of the planning and zoning board or board of adjustments and appeals as to which it is certified to be in conflict and shall determine whether the decision of the historic architectural review board should be affirmed, modified or reversed and the decision of the commission shall supersede the decision reviewed. All affected persons shall be notified of the hearing by the city commission in the same manner as that provided for appeals from decisions of the planning and zoning board. The hearing before the commission shall be de novo.

(Code 1964, § 33-191; Ord. No. 05-22, § 3, 8-8-05; Ord. No. 15-21, § 1, 8-10-15)

56 Carerra St
St. Augustine, Florida
Google Street View
Mar 2021 See more dates





05/22/2023 08:44

Google



05/19/2023 15:28



05/19/2023 15:28



STOP WORK ORDER
The following work is prohibited until the work is approved by the City of St. Petersburg, Florida. The work is prohibited until the work is approved by the City of St. Petersburg, Florida. The work is prohibited until the work is approved by the City of St. Petersburg, Florida.

05/19/2023 15:31

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: 56 Carroca

PARCEL No. 2040700000

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

CORRECTIVE ACTION REQUIRED: OBTAIN ZONING CLEARANCE AND BUILDING PERMIT

601
R. Schauland
Building Official

NEED H.A.B. APPROVAL / PERMITS

by R. van Meirhof
Code Enforcement Officer

Posting Date: 5/19/23

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 904-825-1066)

05/19/2023 15:31



CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING



May 22, 2023

IN THE MATTER OF: Name: Twin Peaks Property Mgmt., LLC
 Address: 56 Carrera Street
 St. Augustine, FL 32084
 Case #: CE2023-0307

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
City Code: Chapter 28 Section 28-90- Administration and records.

SITE OF VIOLATION: 56 Carrera Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY LOT 7 BLK E
 OR5594/163

PARCEL NUMBER: 204070 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, June 13, 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:

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Notice of Hearing
CE2023-0307

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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 2410 0000 5657 9978**
7022 2410 0000 5657 9961

cc: John P. Regan, City Manager
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STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE

Twin Peaks Property Mgmt., LLC
56 Carrera Street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0307

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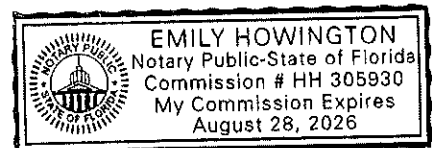
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Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



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

Twin Peaks Property Mgmt., LLC
56 Carrera Street
St. Augustine, FL 32084

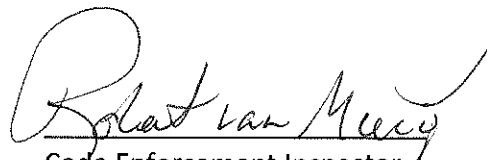
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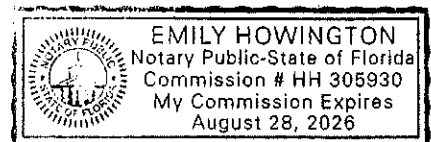
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St. Augustine, FL.

FURTHER, Affiant saith not.


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SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF June, 2023.


Notary Public, State of Florida
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St. Johns County, FL

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Sales Questionnaire Form

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Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

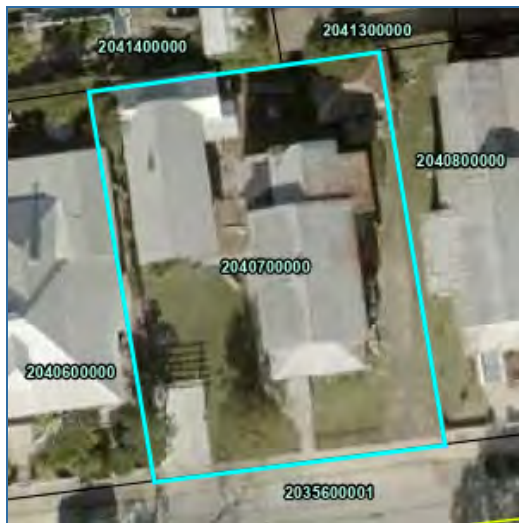


Parcel ID	2040700000
Location Address	56 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 7 BLK E OR5594/163 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co.'s Subdivision Of Blocks E
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Twin Peaks Property Mgmt LLC 100%
Mailing Address	57 MARINE ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	\$196,284
Extra Features Value	\$930
Total Land Value	\$249,200
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$446,414
Total Deferred	\$0
Assessed Value	\$446,414
Total Exemptions	\$0
Taxable Value	\$446,414

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	\$209,589	\$1,814	\$209,328	\$0	\$0	\$420,731	\$420,731	\$0	\$420,731
2021	\$173,207	\$1,814	\$177,556	\$0	\$0	\$352,577	\$352,577	\$0	\$352,577
2020	\$188,870	\$1,814	\$177,556	\$0	\$0	\$368,240	\$368,240	\$0	\$368,240
2019	\$172,617	\$991	\$177,556	\$0	\$0	\$351,164	\$351,164	\$0	\$351,164
2018	\$162,463	\$991	\$177,556	\$0	\$0	\$341,010	\$341,010	\$0	\$341,010
2017	\$166,884	\$991	\$177,556	\$0	\$0	\$345,431	\$343,572	\$1,859	\$343,572
2016	\$157,155	\$991	\$154,192	\$0	\$0	\$312,338	\$312,338	\$0	\$312,338
2015	\$146,125	\$991	\$140,176	\$0	\$0	\$287,292	\$287,292	\$0	\$287,292
2014	\$128,734	\$991	\$140,176	\$0	\$0	\$269,901	\$269,901	\$0	\$269,901
2013	\$133,415	\$991	\$140,176	\$0	\$0	\$274,582	\$255,304	\$19,278	\$255,304
2012	\$120,086	\$991	\$111,018	\$0	\$0	\$232,095	\$232,095	\$0	\$232,095
2011	\$122,122	\$991	\$123,354	\$0	\$0	\$246,467	\$246,467	\$0	\$246,467
2010	\$126,193	\$991	\$137,060	\$0	\$0	\$264,244	\$264,244	\$0	\$264,244

Building Information

Building 1
Year Built 1912
Actual Area 2532
Conditioned Area 2238
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

Roof Cover Metal
Roof Structure Gable Hip
Interior Flooring Pine Wood, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 5
Baths 3

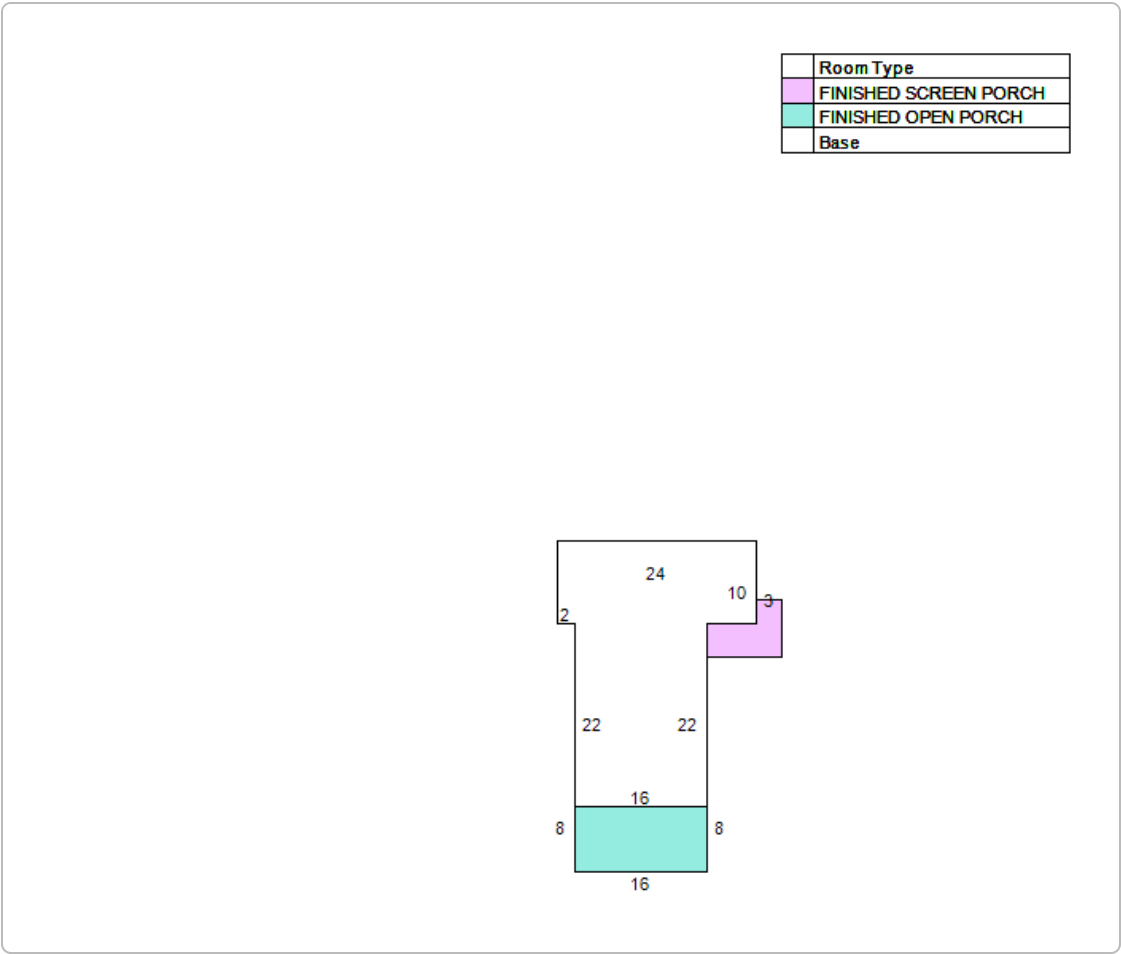
Description	Square Footage
FINISHED UPPER STORY	1108
BASE AREA	1108
BASE AREA	22
FINISHED SCREEN PORCH	147

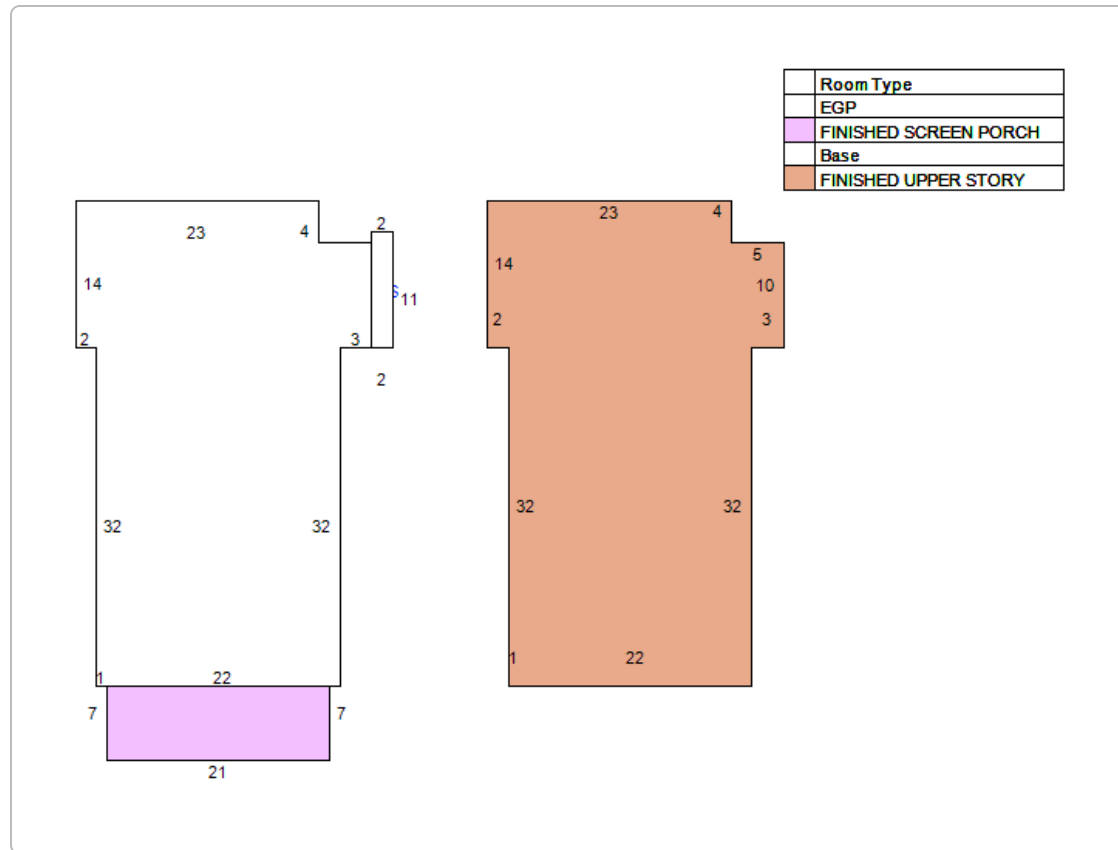
Description	Square Footage
UNFINISHED ENCLOSED PORCH	147
Total SqFt	2532

Building	2	Roof Cover	Metal
Year Built	1920	Roof Structure	Gable Hip
Actual Area	765	Interior Flooring	Pine Wood, Sheet Vinyl
Conditioned Area	592	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Wood, Wood Shingle	Baths	

Description	Square Footage
BASE AREA	592
FINISHED OPEN PORCH	128
FINISHED SCREEN PORCH	45
Total SqFt	765

Sketch Information





Extra Feature Information

Code Description	Status	Value
Carport (Mix)		930

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	70	94	70	EF	\$249,200

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/11/2022	7/8/2022	\$100.00	WARRANTY DEED	5594	163	U	I	BEBRY JOSEPH SCOTT	TWIN PEAKS PROPERTY MGMT LLC
11/9/2021	11/9/2021	\$320,400.00	WARRANTY DEED	5416	784	U	I	CROCKETTS PROPERTIES LLC	BEBRY JOSEPH SCOTT
6/1/2021	6/1/2021	\$435,000.00	WARRANTY DEED	5279	1358	Q	I	GALLAGHER JAMES CANNON	CROCKETTS PROPERTIES LLC
4/8/2013	1/21/2013	\$45,000.00	WARRANTY DEED	3712	232	U	I	GALLAGHER ANGIE M	GALLAGHER JAMES CANNON
	7/30/2007	\$325,000.00	WARRANTY DEED	2959	1951	U	I	GALLAGHER MICHAEL F	GALLAGHER JAMES CANNON,ANGIE MARIE
	9/9/2004	\$290,000.00	WARRANTY DEED	2280	1955	Q	I	GAster LEONARD S	GALLAGHER MICHAEL F
	6/8/2004	\$100.00	PERSONAL REP	2221	683	U	I	PITTMAN ELIZABETH S ESTATE BY PERS REP	GAster LEONARD S
	2/27/2004	\$0.00	LETTERS OF ADMN	2157	1593	U	I	PITTMAN ELIZABETH S ESTATE	PITTMAN ELIZABETH S ESTATE (LETT OF ADMIN)
	1/14/1998	\$100.00	WARRANTY DEED	1290	370	U	I	PITTMAN ELIZABETH S TRUSTEE	PITTMAN ELIZABETH S
	6/3/1997	\$100.00	OTHER INSTRUMENT	1245	1835	U	I	PITTMAN ELIZABETH S	PITTMAN ELIZABETH S TRUSTEE
	2/22/1991	\$100.00	WARRANTY DEED	888	31	U	I	HELDERMAN RUSSELL,ALICE TRUSTEES	PITTMAN ELIZABETH S
	7/1/1990	\$0.00		862	937	U	I		HELDERMAN RUSSELL,ALICE TRUSTEES

No data available for the following modules: Exemption 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.

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Developed by



Version 3.1.11

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 52 Spring St / CE 2022-03294:

- On August 2, 2022, a member of staff observed the property was over grown in violation of Chapter 19 Section 4- Certain growth and conditions prohibited.
- On December 13, 2022, the CEAAB heard this case and issued an “Order Finding Violation” and gave the respondent ten (10) days beginning December 14th to comply or be issued a fine of up to \$250 per day.
- On December 28, 2022 the department received an update from the city attorney's office stated that a lien had been placed upon the property.
- On February 14, 2023 the CEAAB made an Order Approving Abatement for the staff to clean the property in compliance with city code.
- As of May 19, 2023 the property has come into compliance.

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

ORDER APPROVING ABATEMENT
CEAAB CASE NUMBER: CE2022-0294

IN THE MATTER OF:

**LES BONS TEMPS ROULER
LLC
C/O RUSSEL J. COLLINS
52 SPRING STREET
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 19, Section 4, Certain growth and conditions prohibited.

VIOLATION SITE: **52 Spring Street**

LEGAL DESCRIPTION: **RAVENSWOOD SUB LOTS 11 & ALL LOT 12 (EX N80 Of
E80FT) BLK 11 OR4115/287**

PARCEL NUMBER: **106830 0000**

THIS MATTER came before the Board for public hearing on **FEBRUARY 14, 2023** after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. Based on the evidence and testimony presented at the hearing, the Board finds that the required corrective action **has not** been taken as ordered and that Respondent has not addressed the overgrowth, which constitutes violation of City Code, Chapter 19, Section 4.

IT IS HEREBY ORDERED that the City of St. Augustine is authorized to abate 52 Spring Street for the violation of Chapter 19 Section 4.

DONE AND ORDERED THIS **14TH DAY OF FEBRUARY 2023**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



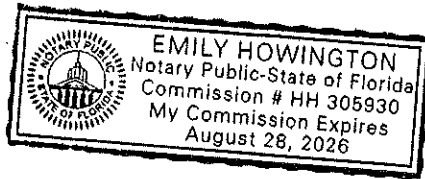
JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

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, Jan Kelly, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 1 day of March, A.D., 2023.

Emily Howington
Notary Public, State of Florida



AFFIDAVIT OF COMPLIANCE

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

Les Bons Temps Rouler LLC

52 Spring Street

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2022-0294

I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated February 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 4 as of May 19, 2023.

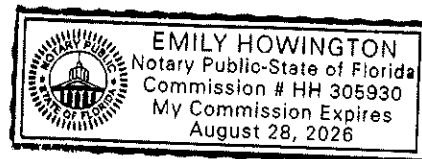
FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2023.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 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.
- On May 9, 2023 the CEAAB found the property in compliance and issued an "Order Imposing a Fine" in the amount of \$100 for the 11 days out of compliance for a total of \$1,100.
- On June 2, 2023 Kelly Battell submitted an Owner's Authorization for Agent and Application to Appear on behalf of the owner Amanda Battell to appear before the CEAAB to request a reduction of fines.



CITY OF ST. AUGUSTINE
A15-APPLICATION TO BOARD OF ADJUSTMENTS AND APPEALS

Application Fee \$ 100.00

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 Kelly Battell Daytime Telephone 904 669-3818

Address 3021 Mac Road City St. Augustine State FL Zip 32086

3. NAME OF PROPERTY OWNER Amanda Battell Telephone 904 770-0745

mailing Address 3021 Mac Road City St. Augustine State FL Zip 32086

4. PROJECT STREET ADDRESS 12 Newcomb St.

5. TYPE OF CONSTRUCTION Existing ☒ Proposed ☐

6. BUILDING USE Existing ☐ Proposed ☐

7. REASON FOR ACTION REQUESTED:

Justification:

Amanda was in hospital Jan & Feb 2023. She rented house to a woman who wouldn't leave. She paid someone to clean up yard but he took advantage, too. She was not able to get mail and was unaware of hearing. Currently in a South FL Rehab.

Hardship:

my husband & I are working with Ginn & Patrou PA to obtain ownership. We will remodel and sell property. A reduction in fines will help Amanda restart.

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.

K Battell

SIGNATURE OF APPLICANT

6-2-2023

DATE

SIGNATURE OF PROPERTY OWNER

DATE

OWNER'S AUTHORIZATION FOR AGENT

Nelly Battell is/are hereby authorized TO ACT ON BEHALF

OF the owner(s) of those lands described within the attached application, and as described in

The attached deed or other such proof of ownership as may be required, in applying the City of

St. Augustine's:

- ☐ Historic Architectural Review Board
- ☐ Planning and Zoning Board
- ☒ Code Enforcement, Adjustments and Appeals Board
- ☐ Other: _____

For property located at: 12 Newcomb St. St. Aug, FL 32084

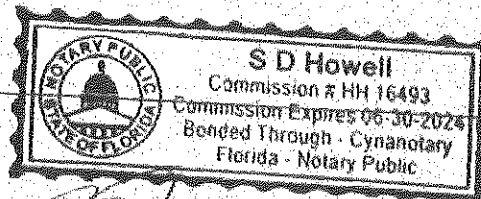
BY: Amanda Battell
Signature of Owner

Amanda Battell
Print Name of Owner

(904) 770-0745
Telephone

Sworn to and subscribed before me on this 01 day of June, 202023

Notary Public: _____



[Signature] 06/01/2023

MISCELLANEOUS PAYMENT RECPT#: 2641420
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 06/05/23 TIME: 07:48:09
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT:

CHG: BDFEE BOARD APP & APP 100.00

AMOUNT PAID: 100.00

PAID BY: KELLY BATTELL
PAYMENT METH: CREDIT CARD
8388

REFERENCE:

AMT TENDERED: 100.00
AMT APPLIED: 100.00
CHANGE: .00
VA

CITY OF ST. AUGUSTINE
Code Enforcement Department

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

- 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.
- On May 9, 2023 the Code Enforcement, Adjustment, and Appeals Board observed that 6 replacement trees had been planted. The board gave the respondent an additional 30 days to pay the \$30,000 fine.
- As of June 6th, the respondent has not made any payments towards the \$30,000 fine.

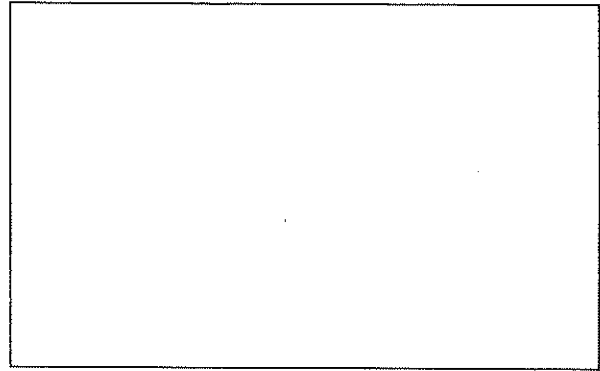
BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2023-0234

IN THE MATTER OF:

**PHILIP SMITH
3912 N PONCE DE LEON
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 25-56, Tree removal and replacement.

VIOLATION SITE: 3912 N Ponce De Leon Blvd, 32084

LEGAL DESCRIPTION: 4-34 FORT MOOSA GARDENS LOTS 1 THRU 6 BL B (EX
W44.1FT IN R/W OF RD #5) OR5637/141

PARCEL NUMBER: 149760 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD
TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MARCH 14,
2023**, 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 March 14, 2023, 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 January 31, 2023:

Removal of six trees without a permit.

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

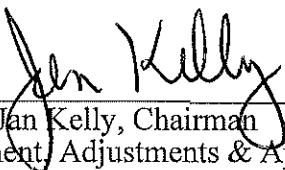
City Code, Chapter 25, Section 25-56, Tree removal and replacement.

4. On February 8, 2023, 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 stated the respondent had caused irreparable and irreversible damage to the trees.
5. On February 28, 2023, the Planning and Building Department sent the respondent, via certified mail, an “**Official Notice of CEAAB Hearing**” for March 14, 2023. **AND** a Posting Affidavit was placed at the property and with the City Clerk’s office on March 2, 2023 for the CEAAB Hearing for March 14, 2023.

6. On March 14, 2023, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent thirty (30) days from the date of the "Order" to correct the violation by replacing the 6 trees and paying the \$5,000 fine for each tree violation totaling \$30,000.
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, May 9, 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 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 14TH DAY OF MARCH, 2023. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

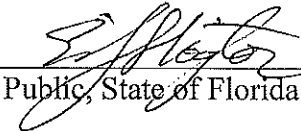


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

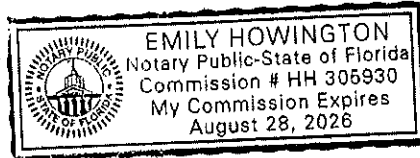
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jan Kelly, 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 29 day of March, A.D., 2023.



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 \$500 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 118 Lincoln St. / CE 2023-0261: Ch. 19 Sec. 19-4

- On February 23, 2023, a member of staff observed that a the property had grass overgrown with downed tree branches.
- On May 9, 2023, the CEAAB heard this case and issued an “Order Finding Violation” which allowed the respondent ten (10) days to correct the violation by cutting the grass and removing downed branches.
- As of May 18, 2023 the property had come into compliance.

AFFIDAVIT OF COMPLIANCE

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

Direct Home Buyer 1 Inc.

118 Lincoln Street

Saint Augustine, FL 32084

Respondent

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

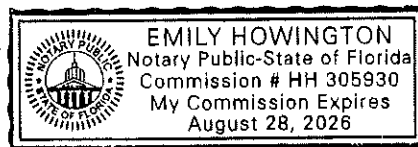
I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated May 9, 2023, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 19 Section 19-4 as of May 18, 2023.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2023.

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



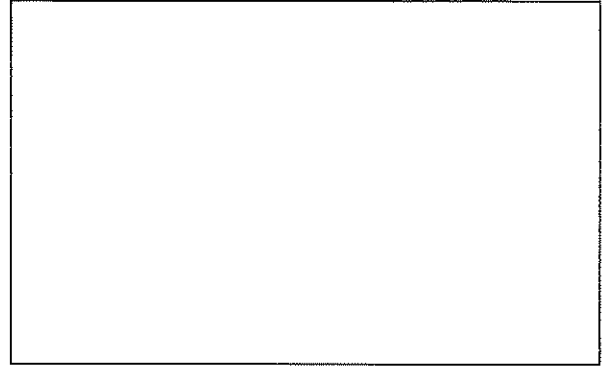
BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2023-0261

IN THE MATTER OF:

**Direct Home Buyer 1 Inc.
118 Lincoln St.
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 19, Section 19-4, Certain growth and conditions prohibited.

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

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

PARCEL NUMBER: 209900 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 9, 2023**, 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 May 9, 2023, 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 February 23, 2023:

Grass is overgrown with downed tree branches.

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

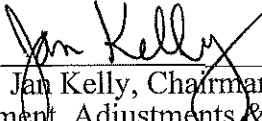
City Code, Chapter 19, Section 19-4, Certain growth and conditions prohibited

4. On March 17, 2023, the Planning and Building Department sent an “**Official Notice of Violation**” to formally advise the respondent of the violation, via certified mail.
5. On April 20, 2023, the Planning and Building Department sent the respondent, via certified mail, an “**Official Notice of CEAAB Hearing**” AND a Posting Affidavit was placed at the property and with the City Clerk’s office for the CEAAB Hearing for May 9, 2023.

6. **On May 9, 2023, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent ten (10) days from the date of the "Order" to correct the violation by cutting the grass and removing downed branches.**
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, June 13, 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 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 9TH DAY OF MAY, 2023. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

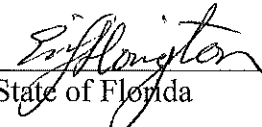


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

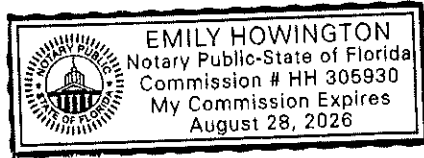
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jan Kelly, 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 May, A.D., 2023.



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 \$500 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.

