



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

A G E N D A

TUESDAY, August 8, 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) CE2023-0219
Jeffrey Gunther
18 Locust Street
Ch. 8 Sec. 8-608
 - b) CE2023-0296
30 S. Leonardi Street
Rosa Jane Prevatt,
R. L. Peterson,
David Peterson,
Gloria Jean Peterson,
Dee Ann Peterson,
Lori Harvey,
Lee Peterson,
Todd Peterson,
Amy Peterson-Golde,
Shawna Enos
Ch. 19 Sec. 19-3

- c) CE2023-0307
Bcs Acquisition Group, LLC
56 Carrera Street
Ch. 28 Sec. 28-90
 - d) CE2023-0305
Bcs Acquisition Group LLC
56 Carrera Street
Ch. 8 Sec. 8-608
 - e) CE2023-0314
16 Paws Reality Mgmt. LLC
Susan Valzovano
54 Carrera Street
Ch. 28 Sec. 28-90
 - f) CE2023-0333
16 Paws Realty Mgmt. LLC
Susan Valzovano
54 Carrera Street
Ch. 8 Sec. 8-608
 - g) CE2023-0349
Jlb Management Company LLC
Jason Hoffnagle
169 M L King Ave
Ch. 25 Sec. 25-56
8. Fine Assignment Hearing
a) None
9. Fine Reduction Hearing
a) CE2023-0259
Direct Home Buyer 1 Inc.
118 Lincoln Street
CH. 8 Sec. 8-608

10. Lien Hearing

- a) CE2022-0294
Les Bons Temps Rouler, LLC
52 Spring Street
Ch. 19 Sec. 19-4
- b) CE2022-0375
Amanda Battell
12 Newcomb Street
Ch. 19 Sec. 19-3
- c) CE2023-0290
Holistic Investments LLC
Brian Scrone
14 Fancher Court
Ch. 25 Sec. 25-56

11. Compliance Hearing

- a) CE2023-0269
Smith, George W And Smith Ollie M Revocable Trust Agreement D:11/13/08
C/O George W Smith & Ollie M Smith
97 Martin Luther King Ave
Ch. 26 Sec. 26-51

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
June 13, 2023

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, June 13, 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, absent
Karen Valachovic
CeCe Reigle,
Irvin Rubin,

Staff Present:

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

2. SWEARING IN OF STAFF

**3. APPROVAL OF MINUTES
(May 9, 2023)**

Larry Weeks motioned to approve the minutes from May, Tom Day seconded, minutes were approved unanimously.

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

BJ Kalaidi, West St. Augustine, spoke on the procedure of general public comments and stated the public should be allowed to speak on every agenda item. Ms. Kalaidi showed pictures of 12 Newcomb Street.

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

6. BUILDING CODE VARIANCES

(None)

7. REVIEW OF NEW CASES

a. CE2023-0265

Patrick A. Golden
17 Sevilla St
Ch 22 Sec 22-16
New Violation

Barry Fox relayed case information, palm trees were planted in city right of way. Officer van Mierop provided testimony, on March 17, 2023 he saw four Palm trees were being planted in the right of way in front of 17 Sevilla Street. Notice of Violation was sent giving property owner ten days to come into compliance by removing the trees and refilling the holes. Tom Day asked how the officer knew of the violation, Officer van Mierop stated he was on his way to a different property and passed by. The board discussed the matter and Barry Fox asked for a continuance on the case since the violation occluded on city property and would require additional research.

Public comment:

Patrick Golden of 17 Sevilla Street stated that his intentions were positive and provided arial maps of the area dating 1935 which had trees planted in the right of way at that time.

MOTION

CeCe Reigle motioned to table the case until a later time. Tom Day Seconded, motion passed unanimously.

b. CE2023-0269

George W. Smith & Ollie M. Smith
97 M L King Ave
Ch 26 Sec 26-51
New Violation

Barry Fox relayed case information, staff received a complaint regarding a restaurant, Rouix Organics, that was operating without a business tax receipt or proper grease trap and unapproved seating. Officer Lanni stated on March 24, 2023 she responded to a complaint that the business was operating with more seats then the original 6 they were approved for, related to their flow based utility fees. After Notice of Violation was issued the seating was removed within the given time period, however it returned by April 3, 2023. Staff confirmed with public works that at no time had the business paid for the 32-40 seats they were serving. Daniel Boor from the Public Works department provided information to the board regarding the breakdown of flow based seating and the cost that the city charges for restaurants to operate with certain numbers of seating.

Public comment:

George W. Smith, the property owner, has owned the building for nearly 40 years and leased it to the business Rouix Organics. Mr. Smith stated he though the business would be responsible not the property owner and that the business owner's lease had expired.

MOTION

Karen Valachovic motioned to fine the case in violation and allow ten days for the property to come into compliance by either returning the business to the originally approved 6 seats or pay the fees to increase

seating. A Fine of up to \$250 per day would be issued for each day out of compliance after the 10 day period. Jan Kelly seconded and the motion passed unanimously.

c. CE2023-0290

Brian Scrone
Holistic Investments, LLC
14 Fancher Ct
Ch 25 Sec 56
New Violation

Barry Fox relayed case information, a Southern Red Cedar tree was removed without a permit. Officer van Mierop visited the property for some construction work that was being done and noticed a stump where a tree had been removed. Tom Day asked if it was one tree that was removed, only one tree was removed.

Public comment: None

MOTION

Jan Kelly motioned to find the property in violation and issue a fine of \$2,500. Irvin Rubin seconded, and the motion passed unanimously.

d. CE2023-0307

Joseph Bebry
Twin Peaks Property Mgmt, LLC
56 Carrera St
Ch 28 Sec 28-90
New Violation

Barry Fox asked for a continuance on the case due to the change of property owners.

Public comment: None

MOTION

Jan Kelly motioned to delay the case until new information is researched by staff. Karen Valachovic seconded, motion passed unanimously.

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2022-0294

Russell Collins
Les Bons Temps Rouler LLC
52 Spring St
Ch 19 Sec 19-4
Fine Assignment Hearing

Barry Fox relayed case information, on February 14, 2023 the board issued an Order Approving Abatement for city staff to clean the property until it was in compliance with city code. As of May 19, 2023 the property has come into compliance, the cost of abatement totals \$401.02

Public comment: None

MOTION

Larry Weeks motioned to place a fine on the property in the amount of the abatement of \$401.02. Karen Valachovic seconded, motion passed unanimously.

b. CE2022-0375

Amanda Battell
12 Newcomb St
Ch 19 Sec 19-3
Fine Reduction Hearing

Barry Fox relayed case information. On May 9, 2023 the board found the property in compliance and issued an Order Imposing a Fine in the amount of \$100 for the 11 days out of compliance in 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 request a reduction of fines. Officer Lanni went to the property that morning and confirmed the property is still in compliance. The board discussed the fines and determined to remain with the amount of \$1,100 and allowed the property owner 30 days to pay the fine.

Public comment

Kelly Battell spoke on behalf of the owner, her daughter in law Amanda Battell. She cited medical issues and was aware of the condition of the property and had the goal to obtain the property in her name and then sell the property.

BJ Kalaidi, 8 Newcomb, requested the board deny the reduction of fines and cited the difficulties of the neighborhood having a property in such poor condition.

MOTION

Larry Weeks motioned to deny the reduction of fines, Irvin Rubin seconded, motion passed unanimously.

c. CE2023-0234

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

Barry Fox relayed case information, trees removed without a permit. On March 14, 2023 the board issued an Order Finding Violation which allowed the respondent 30 days to replace the trees removed and pay the fine of \$30,000. On May 9 2023 the board observed that 6 replacement trees were planted and gave an additional 30 days to pay the fine. As of June 13, the fine had not been paid.

Public comment: None

MOTION

Karen Valachovic motioned to place a lien on the property in the amount of \$30,000. Jan Kelly seconded and the motion passed unanimously.

d. CE2023-0261

Christa Jackson
Direct Home Buyer 1 Inc.
118 Lincoln
Ch 19 Sec 19-4
Compliance Hearing

Barry Fox relayed case information. On May 9, 2023 the board issued an Order Finding Violation which allowed the respondent 10 days to come into compliance by cutting the grass and removing the downed branches. As of May 18, 2023 the property was in compliance.

Public comment

MOTION

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

9. CITY ATTORNEY ITEMS

10. OTHER BUSINESS

(None)

11. ADJOURNMENT

Jan Kelly, Chairperson

Emily Howington, Administrative Coordinator, Recording Secretary

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: August 8, 2023

SUBJECT: Case Number: 2023-0249

RESPONDENT: Jeffrey Gunther

LOCATION: 18 Locust Street, Parcel Number 1951800000

VIOLATION: Chapter 8, Section 8-608, Building Without a Permit

BACKGROUND INFORMATION:

On March 1, 2023, I received information from Historic Preservation Planner Candice Seymour that exterior windows had recently been replaced on the house at this location, and that the work was done building permits. I verified that a total of 12 exterior windows had been replaced, and that no building permits had been issued for the work done.

On March 6, 2023, I spoke with the property owner and advised what needs to be done to bring this property into compliance. Specifically, he would need to obtain the necessary building permits, get the work inspected, and pass all inspections.

On March 22, 2023, a Notice of Violation was sent allowing 30 days to initiate the process to obtain the appropriate building permits, get the permits, and pass all inspections.

On March 27, 2023, the property owner submitted plans for the work, however after a review of the plans it was determined that they were insufficient, and the property owner was advised via email what was needed to correct the plans.

As of May 23, 2023, after no response from the property owner was received. I contacted the property owner by phone and he advised that his son was going to send the requested information that was requested via email.

On June 26, 2023, an Official Notice of Hearing was posted at the City of St. Augustine clerk's office and at the property.

On July 5, 2023, the property owner provided specific information relating to the replacement of the windows. The property owner has also submitted an application to go before the Historic Architectural Review Board to seek approval for the work that has been done.

On July 25, 2023, I verified that this property is on the Agenda for the August, 2023 HARB meeting.

A handwritten signature in black ink, appearing to read "R. van Mierop". The signature is fluid and cursive, with a large initial "R" and a stylized "M".

Robert van Mierop
Code Enforcement Officer

Sec. 8-608. - Permit required.

It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining a permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city. The building official is empowered to revoke any such permit upon a determination that the construction, erection, alteration, repair, or demolition of the building for which the permit was issued is in violation of, or not in conformity with, the provisions of the city building codes. Installation, replacement, removal, or metering of any load management control device is exempt from and shall not be subject to the permit process and fees otherwise required by this section.



03/01/2023 15:25



03/01/2023 15:25



07/05/2023 09:47



07/05/2023 09:47



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



CODE ENFORCEMENT DIVISION

March 22, 2023

IN THE MATTER OF: Name: Jeffrey Gunther
Address: 18 Locust Street
St. Augustine, FL 32084
Case #: CE2023-0249

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8 Sec. 8-608. – Building without a permit.

SITE OF VIOLATION: 18 Locust Street St. Augustine, FL 32084
LEGAL DESCRIPTION: ABBOTT TRACT CITY LOT 9 & W1/2 OF LOT 11 BLK F
OR5235/1364
PARCEL NUMBER: 1951800000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 1, 2023 which revealed the following violations:

**Several exterior windows have been removed and replaced.
There are no valid building permits for this project**

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 **thirty (30) 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:

**Initiate the process to obtain the appropriate building permits,
obtain the permits, and pass all final inspections for the work done.**

Notice of Violation

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.



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 7019 2280 0000 6192 9161

7019 2280 0000 6192 9154

cc: John P. Regan, City Manager
CEAAB File

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



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

June 26, 2023

IN THE MATTER OF: Name: Jeffrey Gunther
 Address: 18 Locust Street
 St. Augustine, FL 32084
 Case #: CE2023-0249

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 8, Sec. 8-608- Building without a permit.

SITE OF VIOLATION: 18 Locust Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: ABBOTT TRACT CITY LOT 9 & W1/2 OR LOT 11 BLK
 F OR5235/1364

PARCEL NUMBER: 195180 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, July 11, 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:

Several exterior windows have been removed and replaced without valid building permits.

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
CE2023-0249

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: **9589 0710 5270 0442 6237 03**
9589 0710 5270 0442 6236 97

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

Jeffrey Gunther
18 Locust Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2023-0249

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 June 30, 2023, I received a copy of the attached Notice of Hearing for the hearing dated July 11, 2023.
3. That on June 30, 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.

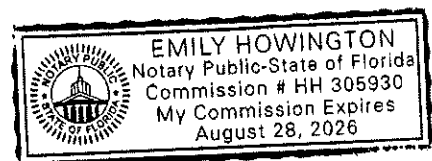

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF July, 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

Jeffrey Gunther
18 Locust Street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2023-0249

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 June 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated July 11, 2023.
3. That on June 26, 2023, I
☒ Posted said Notice on the property located at
18 Locust Street, St. Augustine, FL 32084.
4. That on June 26, 2023, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

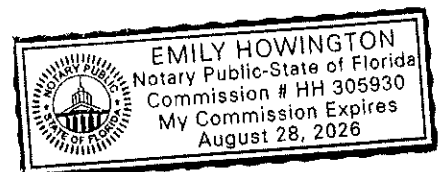
FURTHER, Affiant saith not.

Robert van Mierop
Code Enforcement Inspector

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

Emily Howington
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

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Parcel ID	1951800000
Location Address	18 LOCUST ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOT 9 & W1/2 OF LOT 11 BLK F OR5235/1364 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Gunther Jeffrey 100%
Mailing Address	112 RURITAN RD STERLING, VA 20164-0000

Map



Valuation Information

	2023
Building Value	\$189,362
Extra Features Value	\$4,366
Total Land Value	\$324,188
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$517,916
Total Deferred	\$0
Assessed Value	\$517,916
Total Exemptions	\$0
Taxable Value	\$517,916

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	\$144,152	\$3,810	\$324,870	\$0	\$0	\$472,832	\$472,832	\$0	\$472,832
2021	\$99,800	\$3,810	\$255,938	\$0	\$0	\$359,548	\$359,548	\$0	\$359,548
2020	\$103,302	\$3,810	\$290,062	\$0	\$0	\$397,174	\$397,174	\$0	\$397,174
2019	\$92,556	\$3,810	\$290,062	\$0	\$0	\$386,428	\$369,073	\$17,355	\$369,073
2018	\$95,642	\$3,239	\$290,062	\$0	\$0	\$388,943	\$335,521	\$53,422	\$335,521
2017	\$92,626	\$3,911	\$232,050	\$0	\$0	\$328,587	\$305,019	\$23,568	\$305,019
2016	\$95,566	\$4,102	\$211,575	\$0	\$0	\$311,243	\$277,290	\$33,953	\$277,290
2015	\$81,130	\$4,373	\$168,919	\$0	\$0	\$254,422	\$252,082	\$2,340	\$252,082
2014	\$70,959	\$4,644	\$153,562	\$0	\$0	\$229,165	\$229,165	\$0	\$229,165
2013	\$68,867	\$4,914	\$153,562	\$0	\$0	\$227,343	\$227,343	\$0	\$227,343
2012	\$69,314	\$5,185	\$138,206	\$0	\$0	\$212,705	\$212,705	\$0	\$212,705
2011	\$70,290	\$5,455	\$153,562	\$0	\$0	\$229,307	\$229,307	\$0	\$229,307
2010	\$64,154	\$5,753	\$153,562	\$0	\$0	\$223,469	\$223,469	\$0	\$223,469

Building Information

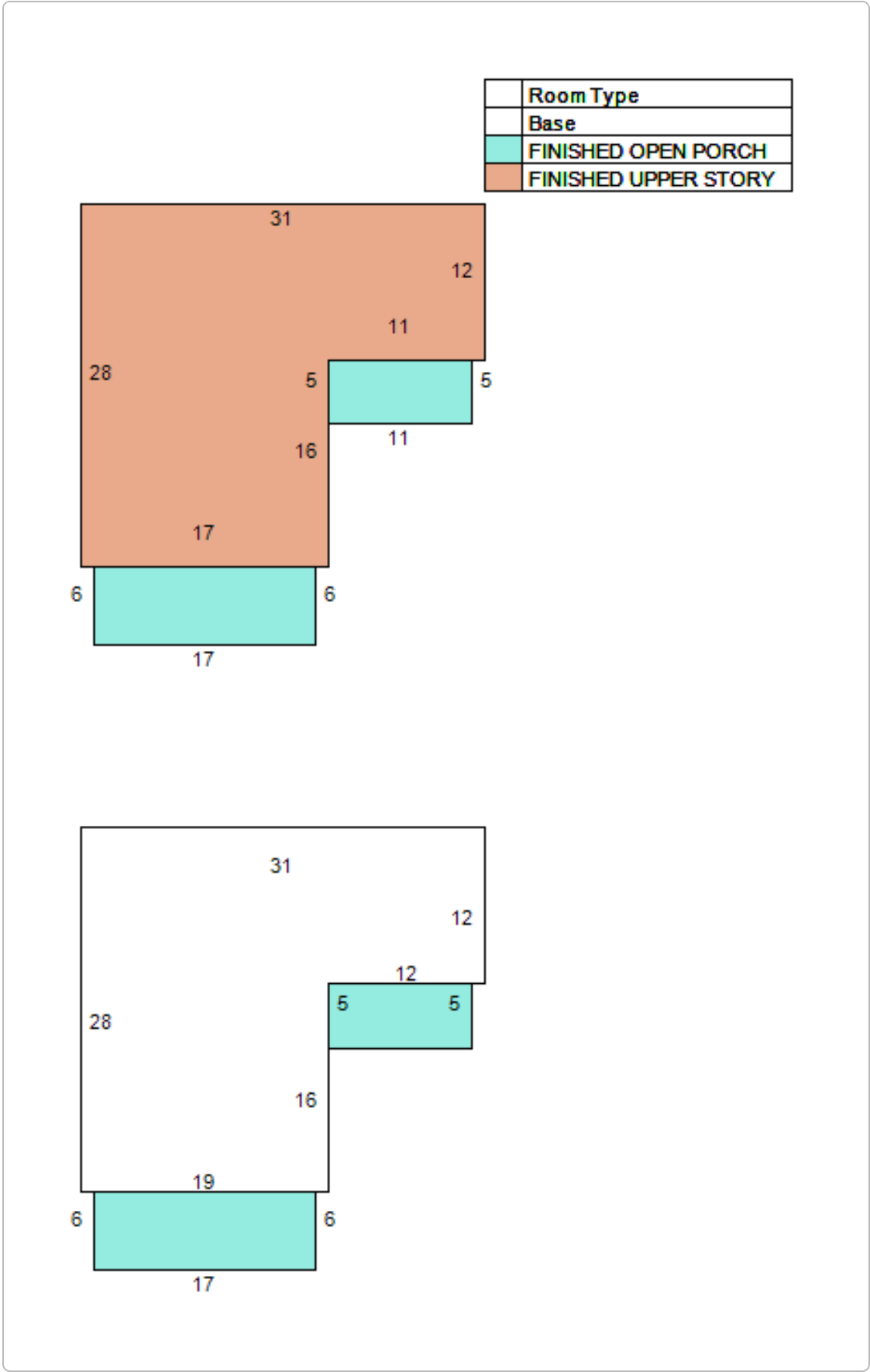
Building	1
Year Built	1900
Actual Area	1666
Conditioned Area	1352
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood

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

Description	Square Footage
FINISHED UPPER STORY	676
FINISHED OPEN PORCH	102
BASE AREA	676
FINISHED OPEN PORCH	102

Description	Square Footage
FINISHED OPEN PORCH	55
FINISHED OPEN PORCH	55
Total SqFt	1666

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Low (Mix)		4366

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	75	96	75	EF	\$324,188

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/13/2021	4/8/2021	\$475,000.00	WARRANTY DEED	5235	1364	Q	I	SCHIRMACHER KATHRYN A, ANDREW P SR	GUNTHER JEFFREY
	1/9/2001	\$100.00	WARRANTY DEED	1558	734	U	I	MAUTNER ROBERT F III & JILL P ETAL	SCHIRMACHER KATHRYN A & ANDREW P SR
	12/6/1995	\$0.00	DEATH CERTIFICATE	1143	252	U	I	BROCK JAMES E, MARY R (DECEASED 4/2/93)	SCHIRMACHER ANDREW P SR
	11/16/1995	\$60,000.00	WARRANTY DEED	1143	254	U	I	BROCK JAMES E, MARY R (DECEASED 4/2/93)	SCHIRMACHER, ANDREW P SR & KATHRYN A
	1/1/1977	\$0.00		373	571	U	I		BROCK JAMES E, MARY R (DECEASED 4/2/93)
	1/1/1977	\$8,000.00		356	82	U	I		

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.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 7/4/2023, 11:46:47 PM

Contact Us

Developed by



**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: August 8, 2023

SUBJECT: Case Number: 2023-0296

RESPONDENT: Rosa Jane Prevatt
R.L. Peterson
David Peterson
Gloria Jean Peterson
Dee Ann Peterson
Lori Harvey
Lee Peterson
Todd Peterson
Amy Peterson-Golde
Shawna Enos

LOCATION: 30 South Leonardi Street, Parcel Number 1202800000

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

BACKGROUND INFORMATION:

On May 10, 2023, I received a complaint from a neighbor alleging that this property is littered with tree debris, construction equipment, and construction debris,

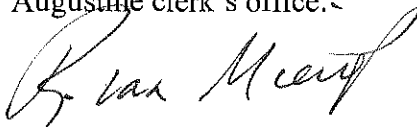
On May 12, 2023, I spoke with the resident and advised of the violation and what needs to be done to bring this property into compliance. Specifically, all of the junk and debris, and the construction equipment, would need to be removed from the property.

On May 16, 2023, an Official Notice of Violation was posted at the property. The Notice provided fourteen days within which the property should be in compliance. That deadline was May 30, 2023.

On May 30, 2023, I observed that the property was still in violation.

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

On June 26, 2023, an Official Notice of Hearing was posted at the City of St. Augustine clerk's office.



**Robert van Mierop
Code Enforcement Officer**

Sec. 19-3. - Unlawful conditions.

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

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



05/10/2023 12:25



05/12/2023 10:04



05/12/2023 10:04



05/12/2023 10:04



05/30/2023 13:41



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



CODE ENFORCEMENT DIVISION

May 12, 2023

IN THE MATTER OF: Name: Rosa Jane Prevatt,
R.L. Peterson,
David Peterson,
Gloria Jean Rohrer,
Dee Ann Peterson,
Lori Harvey,
Lee Peterson,
Todd Peterson,
Amy Peterson-Golde,
Shawna Enos,

Address: 30 South Leonardi Street
St. Augustine, FL 32084

Case #: CE2023-0296

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 19, Section 19-3- Unlawful conditions.

SITE OF VIOLATION: 30 South Leonardi Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR 167/238
& 4576/1056(L/A) & 4685/15(H/R)

PARCEL NUMBER: 120280 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 10, 2023 which revealed the following violations:

The property has construction equipment, a large pile of construction debris, and additional large piles of tree debris that are unsheltered on the property.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida within **fourteen (14) days** of the receipt of this Notice, or a fine of

Notice of Violation
CE2023-0296

\$250.00 per day may be imposed by the Code Enforcement, Adjustments and Appeals Board.
The violation may be corrected via:

Remove or properly store all junk, debris, and construction equipment.

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 7121

7022 3330 0001 2318 7138	7022 3330 0001 2318 7312
7022 3330 0001 2318 7053	7022 3330 0001 2318 7329
7022 3330 0001 2318 7022	7019 2280 0000 6192 9383
7022 3330 0001 2318 7039	7019 2280 0000 6192 9390
7022 3330 0001 2318 7046	7019 2280 0000 6192 9406

cc: John P. Regan, City Manager
CEAAB File

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



CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING



July 27, 2023

IN THE MATTER OF: Name: Rosa Jane Prevatt,
 R. L. Peterson,
 David Peterson,
 Gloria Jean Peterson,
 Dee Ann Peterson,
 Lori Harvey,
 Lee Peterson,
 Todd Peterson,
 Amy Peterson-Golde,
 Shawna Enos,
 Address: 30 S Leonardi Street
 St. Augustine, FL 32084
 Case #: CE2023-0296

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
City Code: Chapter 19 Section 19-3 Unlawful conditions.

SITE OF VIOLATION: 30 S Leonardi Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: HERNANDEZ SUB LOT 1 & N50FT OF LOT 8 82 X
 54.6FT OR 167/238 & 4576/1056 (L/A) & 4685/15(H/R)

PARCEL NUMBER: 120280 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, AUGUST 8, 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 has construction equipment and large piles of construction and tree debris unsheltered on the 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

Notice of Hearing
CE2023-0296

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:

9589 0710 5270 0442 6236 42	9589 0710 5270 0442 6235 98
9589 0710 5270 0442 6236 35	9589 0710 5270 0442 6235 81
9589 0710 5270 0442 6236 28	9589 0710 5270 0442 6235 74
9589 0710 5270 0442 6236 11	9589 0710 5270 0442 6235 67
9589 0710 5270 0442 6236 04	9589 0710 5270 0442 6235 50

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

Rosa Jane Prevatt, R. L. Peterson, David Peterson, Gloria Jean Peterson, Dee Ann Peterson, Lori Harvey,
Lee Peterson, Todd Peterson, Amy Peterson-Golde, Shawna Enos
30 South Leonardi Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2023-0296

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated July 11, 2023.
3. That on June 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 _____.

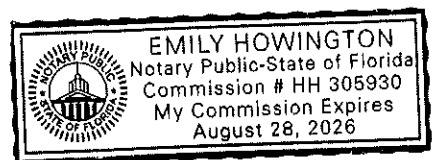
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF July, 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

Rosa Jane Prevatt, L. Peterson, David Peterson, Gloria Jean Peterson, Dee Ann Peterson, Lori Harvey,
Lee Peterson, Todd Peterson, Amy Peterson-Golde, Shawna Enos

30 South Leonardi Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2023-0296

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 June 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated July 11, 2023.
3. That on June 26, 2023, I
☒ Posted said Notice on the property located at
130 South Leonardi Street, St. Augustine, FL 32084.
4. That on June 26, 2023, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

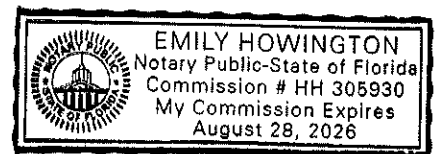
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF July, 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

Rosa Jane Prevatt, R.L. Peterson, David Peterson, Gloria Jean Rohrer, Dee Ann Peterson, Lori Harvey
Lee Peterson, Todd Peterson, Amy Peterson Golde, Shawna Enos,

30 S. Leonardi Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0298

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 July 27, 2023, I received a copy of the attached Notice of Hearing for the hearing dated August 8, 2023.
3. That on July 27, 2023, I
☒ Posted said Notice on the property located at
30 S. Leonardi Street, St. Augustine, FL 32084.
4. That on , 20 , I
☐ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

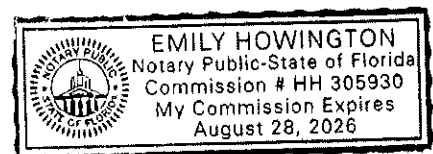
FURTHER, Affiant saith not.

Robert van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF July, 2023.

Emily Howington
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

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

Parcel ID	1202800000
Location Address	30 S LEONARDI ST SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR167/238 & 4576/1056(L/A) & 4685/15(H/R) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Hernandez Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Prevatt Rosa Jane Et AL 16.66%
	Peterson R L 16.66%
	Peterson David 16.66%
	Rohrer Gloria Jean 16.66%
	Peterson Dee Ann 5.55%
	Harvey Lori 5.55%
	Peterson Lee 5.55%
	Peterson Todd 5.55%
	Petereson-Golde Amy 5.55%
	Enos Shawna 5.55%
Mailing Address	30 S LEONARDI ST SAINT AUGUSTINE, FL 32084-0484

Map



Valuation Information

	2023
Building Value	\$133,891
Extra Features Value	\$0
Total Land Value	\$99,922
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$233,813
Total Deferred	\$76,340
Assessed Value	\$157,473
Total Exemptions	\$0
Taxable Value	\$157,473

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	\$89,419	\$0	\$99,922	\$0	\$0	\$189,341	\$143,157	\$46,184	\$143,157
2021	\$57,872	\$0	\$80,852	\$0	\$0	\$138,724	\$130,143	\$8,581	\$130,143
2020	\$56,976	\$0	\$61,336	\$0	\$0	\$118,312	\$118,312	\$0	\$118,312
2019	\$50,567	\$0	\$34,850	\$0	\$0	\$85,417	\$73,733	\$11,684	\$73,733
2018	\$52,407	\$0	\$34,850	\$0	\$0	\$87,257	\$67,030	\$20,227	\$67,030
2017	\$33,385	\$786	\$26,765	\$0	\$0	\$60,936	\$60,936	\$0	\$60,936
2016	\$26,397	\$786	\$17,843	\$0	\$0	\$45,026	\$24,640	\$45,026	\$0
2015	\$26,397	\$786	\$14,776	\$0	\$0	\$41,959	\$24,469	\$41,959	\$0
2014	\$24,844	\$786	\$14,679	\$0	\$0	\$40,309	\$24,275	\$40,309	\$0
2013	\$25,466	\$786	\$14,679	\$0	\$0	\$40,931	\$23,916	\$40,931	\$0
2012	\$26,707	\$786	\$14,679	\$0	\$0	\$42,172	\$23,516	\$42,172	\$0
2011	\$27,950	\$786	\$16,310	\$0	\$0	\$45,046	\$22,831	\$45,046	\$0
2010	\$35,293	\$786	\$18,122	\$0	\$0	\$54,201	\$22,494	\$54,201	\$0

Building Information

Building 1
 Year Built 1928
 Actual Area 1336
 Conditioned Area 1070
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Wood

Roof Cover Metal
 Roof Structure Gable Hip
 Interior Flooring Pine Wood
 Interior Wall Drywall
 Heating Type None
 Air Conditioning Window
 Bedrooms 0
 Baths

Description	Square Footage
BASE AREA	1070
UNFINISHED ENCLOSED PORCH	110
FINISHED SCREEN PORCH	156
Total SqFt	1336

Room Type
FINISHED SCREEN PORCH
Base
EGP

5

22

22

21

33

5

22

2

3

6

3

2

26

1

6

6

26

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	82	55	82	EF	\$99,922

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/26/2019	2/25/2019	\$0.00	ORDER DET HX REAL P	4685	15	U	I	PETERSON GERTRUDE ESTATE	PREVATT ROSA JANE ET AL
7/6/2018	11/18/2016	\$0.00	LETTERS OF ADMN	4576	1056	U	I	PETERSON GERTRUDE (DECD)	PETERSON GERTRUDE ESTATE

<https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageTypeID=4&PageID=9059&Q=906992856&KeyValue=1202800...> 3/4

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: August 8, 2023

SUBJECT: Case Number: CE2023-0307

RESPONDENT: Bcs Acquisition Group LLC
(Glenn W. Connelly, Title Manager and Property Owner)

LOCATION: 56 Carrera Street Parcel Number 2040700000

VIOLATION: Chapter 28, Section 90, Administration and Records

BACKGROUND INFORMATION:

On May 19, 2023, I was advised by Historic Preservation Planner Candice Seymour that the property owner at 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 obtaining approval from the Historic Architecture Review Board (HARB). I went to the property and I 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 at the time, 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 and get their approval, obtain a Certificate of Demolition, and move forward to obtain the necessary building permits.

On June 7, 2023, this property was sold to the current owner, Bcs Acquisition Group LLC. (Glenn W. Connelly, Title Manager and Property Owner)

On July 19, 2023, I spoke with the current property owner, Glenn W. Connelly, and I advised him what needs to be done in order to bring this property into compliance. Specifically, he would need to make application to meet with HARB and get their approval, obtain a Certificate of Demolition, and move forward to obtain the necessary building permits.

On July 21, 2023, an Official Notice of Hearing was posted at the property.

On July 21, 2023, an Official Notice of Hearing was posted at the City of St. Augustine clerk's office.

A handwritten signature in cursive script, reading "Robert van Mierop". The signature is written in black ink and is positioned above the printed name and title.

Robert van Mierop
Code Enforcement Officer

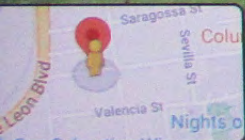
Sec. 28-90. - Administration and records.

- (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.

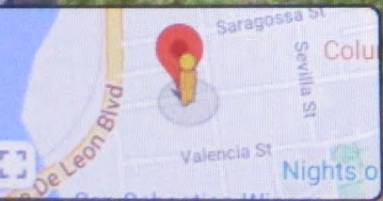
- (g) Any decision of the historic architectural review board certified by the planning director to be in conflict with a determination or decision of the planning and zoning board or of the board of adjustments and appeals; shall be reviewed by the city commission in the same manner as an appeal and 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)





05/19/2023 15:28



05/22/2023 08:44

Google



05/19/2023 15:28



05/26/2023 12:55



HISTORIC PRESERVATION COMMENTS

Planning and Building Department – Historic Preservation Division

July 26, 2023

RE: 56 Carrera Street (Case No. CE2023-0307)

The St. Augustine Municipal Code provides for Historic Architectural Review Board (HARB) Responsibilities as detailed in [Section 28-87](#). Paragraph 3 of this section says that the HARB is responsible for “The review of all applications for demolition permits for structures that are fifty (50) years old or older, which are listed on the Florida Master Site File maintained by the State of Florida Division of Historic Resources, or which have been designated as an historical landmark. Also, review of all applications for demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark.”

Additionally, The [Architectural Guidelines for Historic Preservation \(AGHP\)](#), which are adopted as code under [Sec 28-89](#) paragraph 1, states that “Certificate of Demolitions are required on all structures within all Historic Preservation Zones and National Register Districts” (pg. 7, AGHP); and, “The Historic Architectural Review Board (HARB) reviews all applications for demolitions of buildings and structures which are listed on the Florida Master Site File, which are 50 years old or older, or which have been designated an historic landmark anywhere in the city and all structures in a National Register district and Historic Preservation zoning districts.” (pg. 133, AGHP)

The subject building at 56 Carrera Street is over 50 years of age, is recorded in the Florida Master Site File (SJ00348), is listed as a contributing building in the Model Land Company National Register Historic District, and thus falls under the purview of HARB for partial demolition per the ordinance and guidelines referenced above. Per Sec. 28-90(a) of the Municipal Code, any necessary building or demolition permit shall not be issued until a Certificate of Demolition for the proposed work has been approved by the HARB.

Under the [Definitions](#) section of Chapter 28 (The City’s Zoning Code), “demolition” is defined as “the act or process of demolishing; to tear down, destroy, raze or remove all or a significant portion of a building or structure, and including partial demolition.” Page 133 of the AGHP further discusses Demolition and Relocation, stating, “Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions, and similar major features.” Original windows, doors, and their sizes and locations are considered character-defining architectural features of a building.

The intent of partial demolition review in National Register Historic Districts is to ensure maintenance of the original material/fabric of historic buildings and encourage repair over replacement of architectural features to maintain the historic architectural character of each building and protect the historic integrity of the district as a whole.

Thank you,

Candice Seymour

Historic Preservation Planner

E cseymour@citystaug.com | P 904.209.4326 | W www.CityStAug.com



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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING**

July 20, 2023

IN THE MATTER OF: Name: Bcs Acquisition Group 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
Code Section: 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, August 8, 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 historic structure had 19 exterior windows and two exterior doors replaced without obtaining a Certificate of Appropriateness or HARB approval.

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
CE2023-0307

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: **9589 0710 5270 0442 6225 84**
9589 0710 5270 0442 6225 39

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

Bcs Acquisition Group, LLC

56 Carrera Street

St. Augustine, FL 32084

Respondent

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

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 July 21, 2023, I received a copy of the attached Notice of Hearing for the hearing dated August 8, 2023.
3. That on July 21, 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 _____.

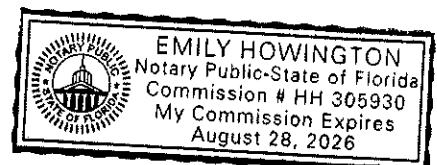
FURTHER, Affiant saith not.

Robert van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF July, 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

Bcs Acquisition Group, LLC
56 Carrera Street
St. Augustine, FL 32084

Respondent

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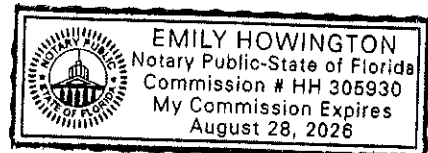
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☒ Posted said Notice on the property located at
56 Carrera Street, St. Augustine, FL 32084.
4. That on July 21, 2023, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

B. van Mierop
Code Enforcement Inspector

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

Emily Howington
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

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

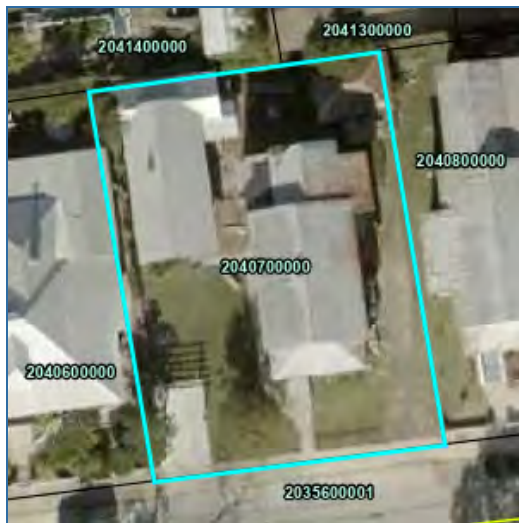


Parcel ID	2040700000
Location Address	56 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 7 BLK E OR5780/144 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (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	Bcs Aquisition Group LLC 100%
Mailing Address	5925 FARM POND RD APEX, NC 27523-0000

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
Building Value	\$152,144
Year Built	1912
Actual Area	2532
Conditioned Area	2238
Use	Single Family Residence
Style	01
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

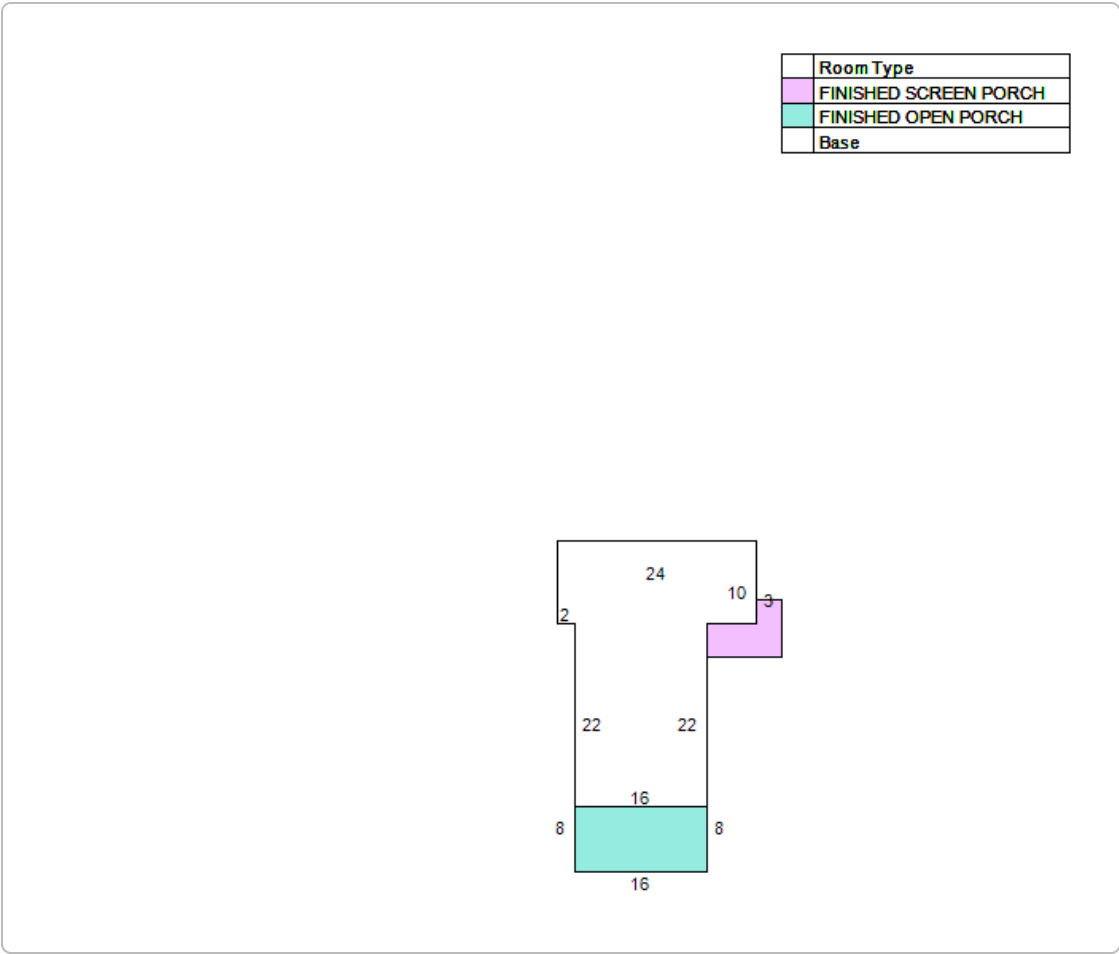
Description	Square Footage
FINISHED UPPER STORY	1108
BASE AREA	1108
BASE AREA	22
FINISHED SCREEN PORCH	147

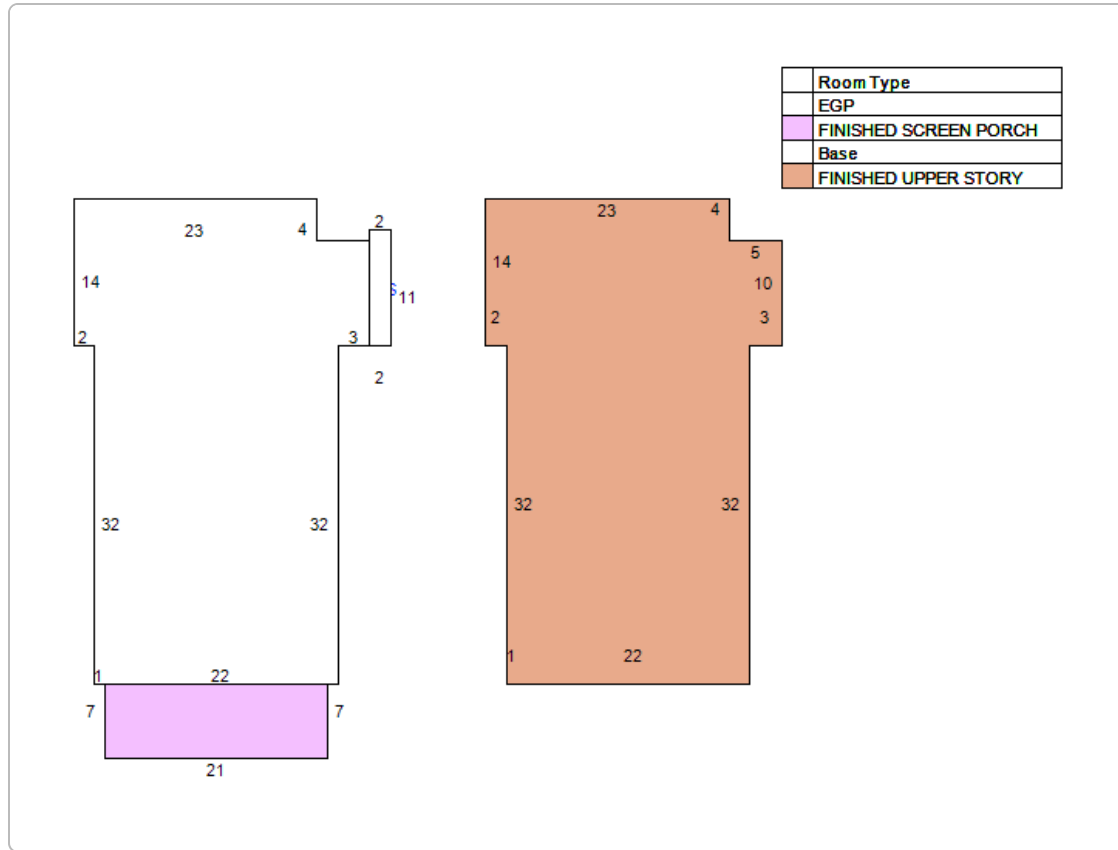
Description	Square Footage
UNFINISHED ENCLOSED PORCH	147
Total SqFt	2532

Building	2	Roof Cover	Metal
Building Value	\$44,140	Roof Structure	Gable Hip
Year Built	1920	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Area	765	Interior Wall	Drywall
Conditioned Area	592	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	0
Exterior Wall	Wood Shingle, Wood	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
6/23/2023	6/7/2023	\$535,000.00	WARRANTY DEED	5780	144	Q	I	TWIN PEAKS PROPERTY MGMT LLC	BCS AQUITION GROUP LLC
7/11/2022	7/8/2022	\$100.00	WARRANTY DEED	5594	163	U	I	BEERY 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	BEERY 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.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/28/2023, 11:46:08 PM](#)

Contact Us

Developed by



**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: August 8, 2023

SUBJECT: Case Number: CE2023-0305

**RESPONDENT: Bcs Acquisition Group LLC
(Glenn W. Connelly, Title Manager and Property Owner)**

LOCATION: 56 Carrera Street Parcel Number 2040700000

VIOLATION: Chapter 8, Section 8-608, Building Without a Permit

BACKGROUND INFORMATION:

On May 19, 2023, I was advised by Historic Preservation Planner Candice Seymour that exterior windows and doors on the structure at this location had recently been replaced. I verified that there were no building permits for any of the work. I then went to the property and saw that nineteen exterior windows and two exterior doors had been replaced without permits.

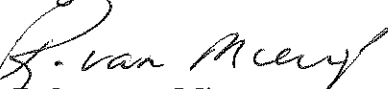
On May 25, 2023, I spoke with the property owner at the time, Joseph Scott Bebry, and I advised him what needed to be done in order to bring this property into compliance. Specifically, he would need to obtain the necessary building permits, get the work inspected, and pass all inspections.

On June 7, 2023, this property was sold to the current owner, Bcs Acquisition Group LLC. (Glenn W. Connelly, Title Manager and Property Owner)

On July 19, 2023, I spoke with the current property owner, Glenn W. Connelly, and I advised him what needs to be done in order to bring this property into compliance. Specifically, he would need to obtain the necessary building permits, get the work inspected, and pass all inspections.

On July 21, 2023, an Official Notice of Hearing was posted at the property.

On July 21, 2023, an Official Notice of Hearing was posted at the City of St. Augustine clerk's office.

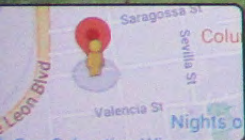


**Robert van Mierop
Code Enforcement Officer**

Sec. 8-608. - Permit required.

It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining a permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city. The building official is empowered to revoke any such permit upon a determination that the construction, erection, alteration, repair, or demolition of the building for which the permit was issued is in violation of, or not in conformity with, the provisions of the city building codes. Installation, replacement, removal, or metering of any load management control device is exempt from and shall not be subject to the permit process and fees otherwise required by this section.

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





05/22/2023 09:10



05/19/2023 15:28



05/19/2023 15:28



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



CODE ENFORCEMENT DIVISION

May 22, 2023

IN THE MATTER OF: Name: Twin Peaks Property Mgmt., LLC
Address: 56 Carrera Street
St. Augustine, FL 32084
Case #: CE2023-0305

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Section 8-608- Building construction without a permit.

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 City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 19, 2023 which revealed the following violations:

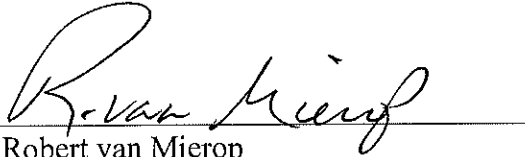
Two front exterior doors and 19 exterior windows have been replaced without obtaining building permits.

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 **seven (7) 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:

Initiate the process to acquire building permits for the work that was done and pass all inspections after the permits are issued.

Notice of Violation
CE2023-0305

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 6810
7022 3330 0001 2318 7521

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
EST. 1565

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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING**

July 20, 2023

IN THE MATTER OF: Name: Bcs Acquisition Group LLC
Address: 56 Carrera Street
St. Augustine, FL 32084
Case #: CE2023-0305

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 8, Section 8-608- Building construction without a permit.

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, August 8, 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:

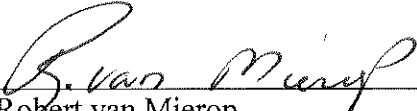
Two front exterior doors and 19 exterior windows have been replaced without obtaining building permits.

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
CE2023-0305

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: **9589 0710 5270 0442 6225 60**
9589 0710 5270 0442 6225 77

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

Bcs Acquisition Group, LLC

56 Carrera Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0305

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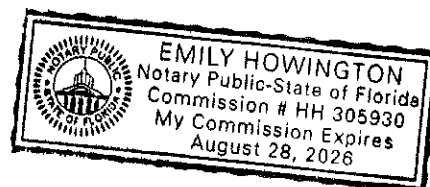
FURTHER, Affiant saith not.

R. van Mierop
Code Enforcement Inspector

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

[Signature]
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

Bcs Acquisition Group, LLC

56 Carrera Street

St. Augustine, FL 32084

Respondent

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4. That on July 21, 2023, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

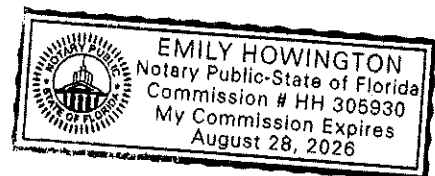
FURTHER, Affiant saith not.

R. van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF July, 2023.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: July 11, 2023

SUBJECT: Case Number: CE2023-0314

RESPONDENT: 16 Paws Mgt., LLC
(Susan Valzovano, Registered Agent)

LOCATION: 54 Carrera Street Parcel Number 2040800000

VIOLATION: Chapter 28, Section 91, Enforcement

BACKGROUND INFORMATION:

On May 24, 2023, I received information from Historic Preservation Planner Candice Seymour that the property at 54 Carrera Street in St. Augustine had recently replaced exterior windows on the structure, which is considered a historic structure, and that the work had been done without the property owner first obtaining approval from the Historical Architecture Review Board (HARB). I went to the property and documented twenty two new windows.

On June 6, 2023, I spoke with the property owner, Susan Valzovano, and I advised her what needed to be done in order to bring this property into compliance. Specifically, she would need to make application to meet with HARB, obtain approval for work to be done, and move forward to obtain the necessary building permits and inspections.

On June 6, 2023, a Notice of Violation was posted at the property.

On June 26, 2023, I posted a Notice of Hearing at the property and with the City of St. Augustine Clerk's office.

On July 6, 2023, I verified that this property is on the agenda for the July, 2023 HARB meeting.



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)



54 Carrera St
St. Augustine, Florida
Google Street View
Mar 2021 See latest date

MARCH 2021

05/26/2023 08:14





FOR SALE
Gail Rich
904.402.0123
gailrich@compass.com
COMPASS
GAIL RICH
904.402.0123

05/24/2023 10:28



SPEED
LIMIT
20



FOR RENT

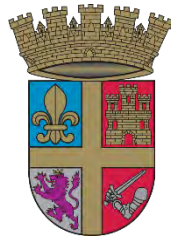
MARCH 2021

05/26/2023 08:15

Saragossa St
Colum



05/24/2023 10:28



HISTORIC PRESERVATION COMMENTS

Planning and Building Department – Historic Preservation Division

July 6, 2023

RE: 54 Carrera Street (Case No. CE2023-0314)

The St. Augustine Municipal Code provides for Historic Architectural Review Board (HARB) Responsibilities as detailed in [Section 28-87](#). Paragraph 3 of this section says that the HARB is responsible for “The review of all applications for demolition permits for structures that are fifty (50) years old or older, which are listed on the Florida Master Site File maintained by the State of Florida Division of Historic Resources, or which have been designated as an historical landmark. Also, review of all applications for demolition permits for primary structures within historic preservation zoning districts and National Register districts for potential designation as an historic landmark.”

Additionally, The [Architectural Guidelines for Historic Preservation \(AGHP\)](#), which are adopted as code under [Sec 28-89](#) paragraph 1, states that “Certificate of Demolitions are required on all structures within all Historic Preservation Zones and National Register Districts” (pg. 7, AGHP); and, “The Historic Architectural Review Board (HARB) reviews all applications for demolitions of buildings and structures which are listed on the Florida Master Site File, which are 50 years old or older, or which have been designated an historic landmark anywhere in the city and all structures in a National Register district and Historic Preservation zoning districts.” (pg. 133, AGHP)

The subject building at 54 Carrera Street (54-1/2 Carrera Street) is over 50 years of age, is recorded in the Florida Master Site File (SJ00347), is listed as a contributing building in the Model Land Company National Register Historic District, and thus falls under the purview of HARB for partial demolition per the ordinance and guidelines referenced above. Per Sec. 28-90(a) of the Municipal Code, any necessary building or demolition permit shall not be issued until a Certificate of Demolition for the proposed work has been approved by the HARB.

Under the [Definitions](#) section of Chapter 28 (The City’s Zoning Code), “demolition” is defined as “the act or process of demolishing; to tear down, destroy, raze or remove all or a significant portion of a building or structure, and including partial demolition.” Page 133 of the AGHP further discusses Demolition and Relocation, stating, “Demolition refers not only to the complete razing of a structure but to the permanent removal of significant architectural features. This includes the removal of porches, balconies, steps, dormers, chimneys, walls, additions and similar major features.” Original windows are considered a character-defining architectural feature of a building.

The intent of partial demolition review in National Register Historic Districts is to ensure maintenance of the original material/fabric of historic buildings and encourage repair over replacement of architectural features to maintain the historic architectural character of each building and protect the historic integrity of the district as a whole.

Thank you,

Candice Seymour

Historic Preservation Planner

E cseymour@citystaug.com | P 904.209.4326 | W www.CityStAug.com



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



CODE ENFORCEMENT DIVISION

June 6, 2023

IN THE MATTER OF: Name: 16 Paws Realty Mgmt., LLC
Address: 54 Carrera Street
St. Augustine, FL 32084
Case #: CE2023-0314

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 28, Sec. 28-90. (a) - Administration and records.

SITE OF VIOLATION: 54 Carrera Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY LOT 8 BLK E
OR4517/1487

PARCEL NUMBER: 2040800000

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

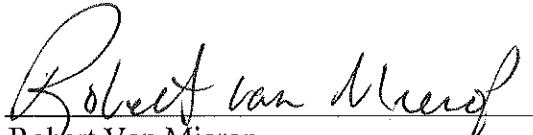
Partial demolition of the structure by the removal and replacement of 19 exterior windows, without first obtaining approval from the Historic Architectural Review Board (HARB).

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 **seven (7) days** of the receipt of this Notice, or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

Submit an application to go before the Historic Architectural Review Board (HARB) and obtain the appropriate building or demolition permit.

Notice of Violation
CE2023-0314

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 8694 9728
7022 3330 0001 8694 9735

cc: John P. Regan, City Manager
CEAAB File

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



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

June 26, 2023

IN THE MATTER OF: Name: 16 Paws Mgmt., LLC
Address: 54 Carrera Street
Saint Augustine, FL 32084
Case #: CE2022-0314

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 54 Carrera Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY LOT 8 BLK E
OR4517/1487

PARCEL NUMBER: 204080 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, July 11, 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:

Partial demolition of the structure by the removal and replacement of 19 exterior windows without first obtaining approval from the Historic Architectural Review Board (HARB).

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
CE2023-0314

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: **9589 0710 5270 0442 6236 80**
9589 0710 5270 0442 6236 73

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

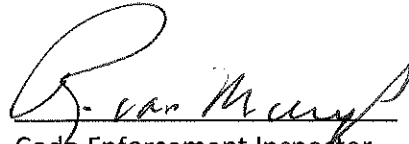
Susan Valzovano
54 Carrera Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2023-0314

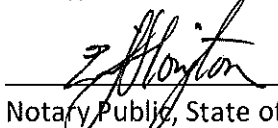
I, Robert van Mierop, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated July 11, 2023.
3. That on June 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 _____.

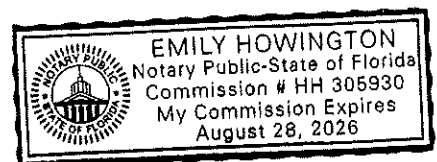
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 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

Susan Valzovano

54 Carrera Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2023-0314

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 June 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated July 11, 2023.
3. That on June 26, 2023, I
☒ Posted said Notice on the property located at
154 Carrera Street, St. Augustine, FL 32084.
4. That on _____, 20____, I
☐ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

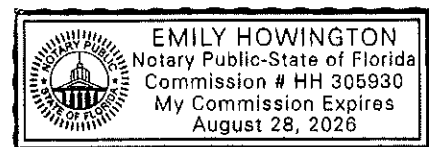
FURTHER, Affiant saith not.

R. van Mierop
Code Enforcement Inspector

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

Emily Howington
Notary Public/State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

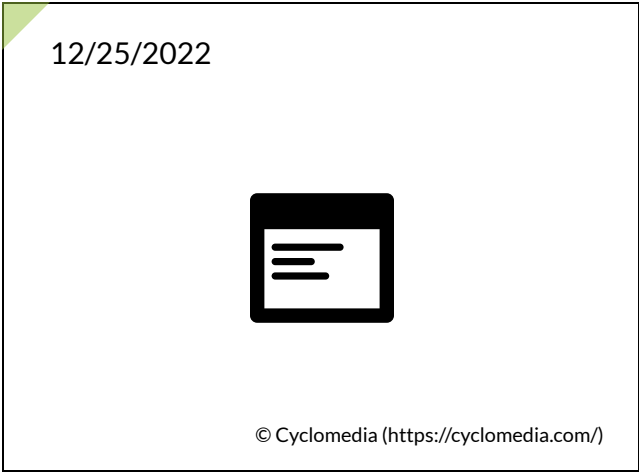
Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Parcel ID	2040800000
Location Address	54 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 8 BLK E OR4517/1487 <i>*The Description above is not to be used on legal documents.</i>
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	16 Paws Realty Mgmt LLC 100%
Mailing Address	425 ESCALANTE CT SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2023
Building Value	\$354,871
Extra Features Value	\$265
Total Land Value	\$254,800
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$609,936
Total Deferred	\$20,804
Assessed Value	\$589,132
Total Exemptions	\$0
Taxable Value	\$589,132

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	\$370,621	\$627	\$214,032	\$0	\$0	\$585,280	\$535,575	\$49,705	\$535,575
2021	\$304,714	\$627	\$181,545	\$0	\$0	\$486,886	\$486,886	\$0	\$486,886
2020	\$329,566	\$627	\$181,545	\$0	\$0	\$511,738	\$511,738	\$0	\$511,738
2019	\$319,484	\$627	\$181,545	\$0	\$0	\$501,656	\$501,656	\$0	\$501,656
2018	\$267,732	\$627	\$181,545	\$0	\$0	\$449,904	\$449,904	\$0	\$449,904
2017	\$273,980	\$785	\$181,545	\$0	\$0	\$456,310	\$446,889	\$9,421	\$446,889
2016	\$251,569	\$785	\$157,658	\$0	\$0	\$410,012	\$406,263	\$3,749	\$406,263
2015	\$229,333	\$811	\$143,325	\$0	\$0	\$373,469	\$369,330	\$4,139	\$369,330
2014	\$197,476	\$838	\$143,325	\$0	\$0	\$341,639	\$335,755	\$5,884	\$335,755
2013	\$201,085	\$864	\$143,325	\$0	\$0	\$345,274	\$305,232	\$40,042	\$305,232
2012	\$163,306	\$665	\$113,513	\$0	\$0	\$277,484	\$277,484	\$0	\$277,484
2011	\$166,459	\$665	\$126,126	\$0	\$0	\$293,250	\$293,250	\$0	\$293,250
2010	\$168,924	\$665	\$140,140	\$0	\$0	\$309,729	\$309,729	\$0	\$309,729

Building Information

Building	1
Year Built	1917
Actual Area	3124
Conditioned Area	2903
Use	Multi-Family less than 10 units
Style	01
Class	N
Exterior Wall	Aluminum Vinyl

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Pine Wood, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

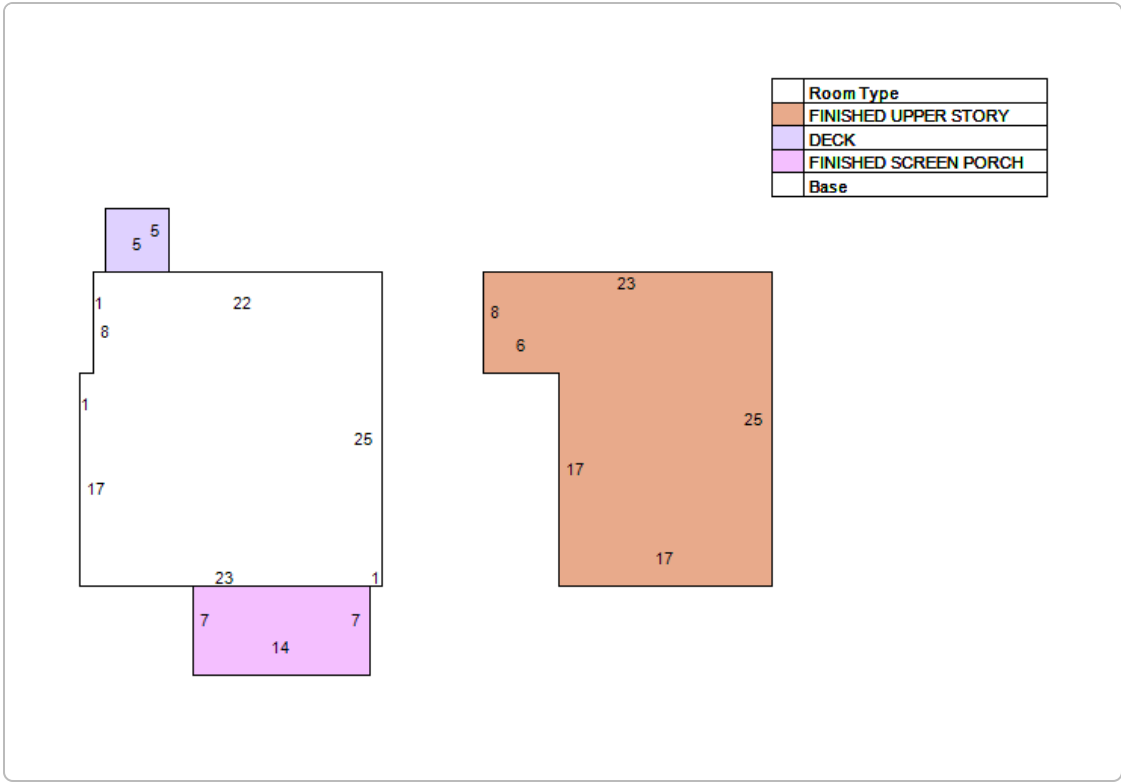
Description	Square Footage
BASE AREA	1351
FINISHED SCREEN PORCH	54
FINISHED UPPER STORY	1552
FINISHED DECK	20

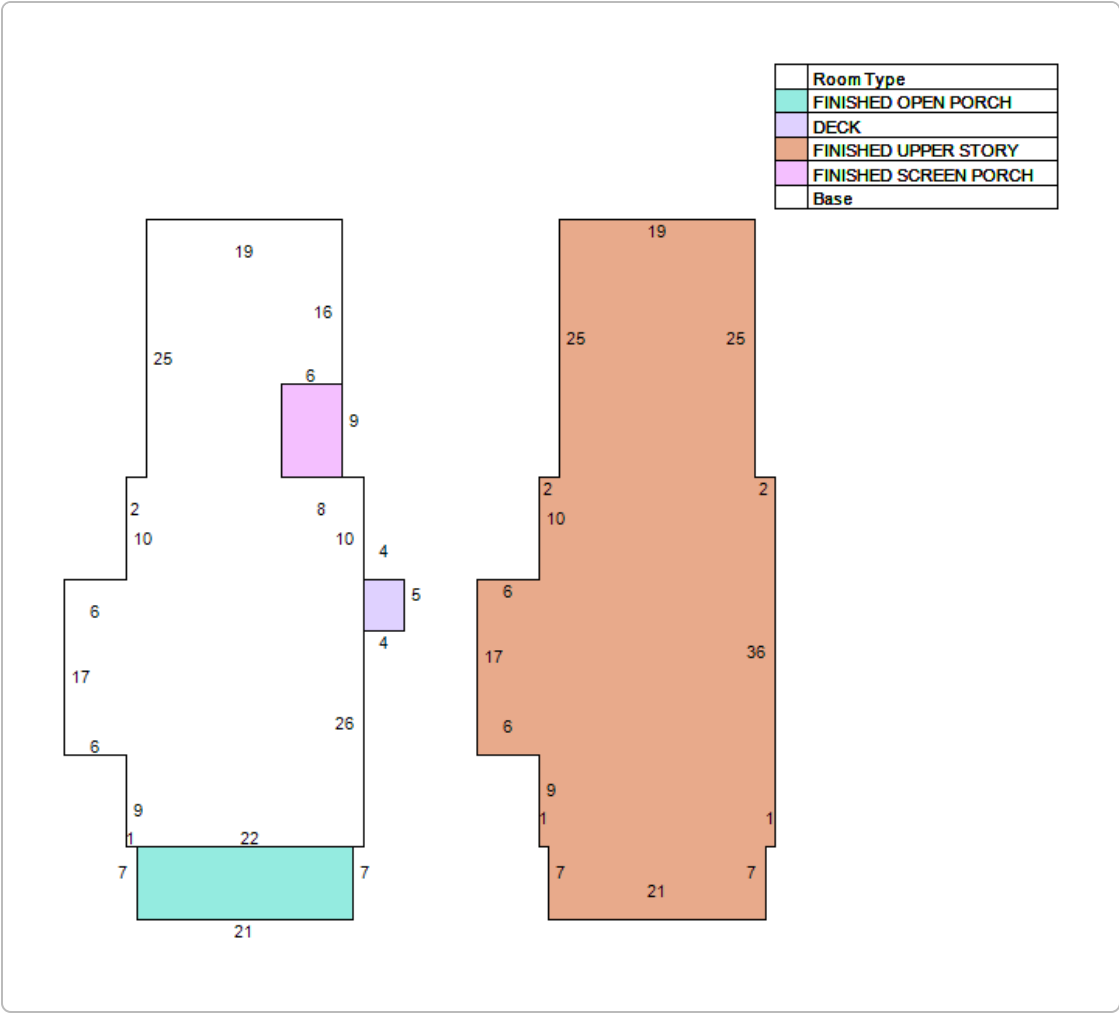
Description	Square Footage
FINISHED OPEN PORCH	147
Total SqFt	3124

Building	2	Roof Cover	Metal
Year Built	1917	Roof Structure	Gable Hip
Actual Area	1188	Interior Flooring	Carpet, Pine Wood
Conditioned Area	1065	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Wood Shingle, Aluminum Vinyl	Baths	

Description	Square Footage
BASE AREA	592
FINISHED SCREEN PORCH	98
FINISHED DECK	25
FINISHED UPPER STORY	473
Total SqFt	1188

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		265

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	70	96	70	EF	\$254,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/19/2018	3/16/2018	\$660,000.00	WARRANTY DEED	4517	1487	Q	I	J&M FAITH ENTERPRISES INC	16 PAWS REALTY MGMT LLC
	4/28/1998	\$0.00	CORRECTIVE DEED	1319	1788	U	I	BAKER FLORENCE M TRUSTEE & INDIV	J&M FAITH ENTERPRISES INC
	4/28/1998	\$202,000.00	WARRANTY DEED	1316	926	Q	I	BAKER FLORENCE M TRUSTEE & INDIV	J&M FAITH ENTERPRISES INC
	11/15/1995	\$100.00	TRUST AGREEMENT	1139	1663	U	I	BAKER ROBERT SR (DECEASED 3/22/84),FLORENCE	BAKER FLORENCE M TRUSTEE
	1/1/1977	\$45,800.00		329	102	U	I		BAKER ROBERT SR (DECEASED 3/22/84),FLORENCE

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: July 11, 2023

SUBJECT: Case Number: CE2023-0333

RESPONDENT: 16 Paws Mgt., LLC
(Susan Valzovano, Registered Agent)

LOCATION: 54 Carrera Street Parcel Number 2040800000

VIOLATION: Chapter 8, Section 8-608, Building Without a Permit

BACKGROUND INFORMATION:

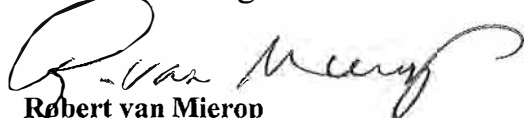
On May 24, 2023, I received information from Historic Preservation Planner Candice Seymour that the property at 54 Carrera Street in St. Augustine had recently replaced exterior windows on the structure. I went to the property and documented twenty two new windows had been installed, and I later verified that there were no recent building permits for windows at this property.

On June 6, 2023, I spoke with the property owner, Susan Valzovano, and I advised her what needed to be done in order to bring this property into compliance. Specifically, she would need to obtain the necessary building permits, get the work inspected, and pass all inspections.

On June 6, 2023, a Notice of Violation was posted at the property.

On June 26, 2023, I posted a Notice of Hearing at the property and with the City of St. Augustine Clerk's office.

On July 6, 2023, I verified that this property is on the agenda for the July, 2023 HARB meeting.


Robert van Mierop
Code Enforcement Officer

Sec. 8-608. - Permit required.

It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining a permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city. The building official is empowered to revoke any such permit upon a determination that the construction, erection, alteration, repair, or demolition of the building for which the permit was issued is in violation of, or not in conformity with, the provisions of the city building codes. Installation, replacement, removal, or metering of any load management control device is exempt from and shall not be subject to the permit process and fees otherwise required by this section.

54 Carrera St
St. Augustine, Florida
Google Street View
Mar 2021 See latest date



MARCH 2021

05/26/2023 08:14





FOR SALE
Gail Rich
904.402.0123
gailrich@compass.com
COMPASS
GAIL RICH
904.402.0123

05/24/2023 10:28



SPEED
LIMIT
20



MARCH 2021

05/26/2023 08:15

Saragossa St
Colum

Barra St
Augustine, Florida
Google Street View

2021 See latest date



MARCH 2021

05/26/2023 08:15



05/24/2023 10:28



CITY OF
ST AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

April 18, 2023

IN THE MATTER OF: Name: 16 Paws Realty Mgmt. LLC
Address: 54 Carrera Street
St. Augustine, FL 32084
Case #: CE2023-0333

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8 Sec. 8-608. – Building construction without a permit.

SITE OF VIOLATION: 54 Carrera Street t, St. Augustine, FL 32084

LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY LOT 8 BLK E
OR4517/1487

PARCEL NUMBER: 204080 0000

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

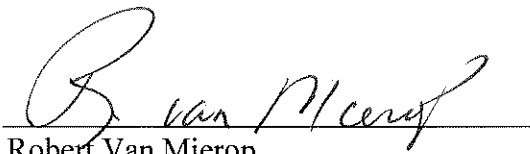
Exterior windows in the front and on the east and west sides of the structure have been replaced with no building permits.

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 **fourteen (14) 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:

Get H.A.R.B. approval and building permits for the work that was done and pass all inspections after the permits are issued.

Notice of Violation
CE2023-0333

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: [Click here to enter text.](#)

9589 0710 5270 0442 6237 27

9589 0710 5270 0442 6237 10

cc: John P. Regan, City Manager
CEAAB File

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



CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

June 26, 2023

IN THE MATTER OF: Name: 16 Paws Mgmt., LLC
Address: 54 Carrera Street
Saint Augustine, FL
32084 Case #: CE2022-0333

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 8, Section 8-608- Building construction without permit.

SITE OF VIOLATION: 54 Carrera Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY LOT 8 BLK E
OR4517/1487

PARCEL NUMBER: 204080 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, July 11, 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:

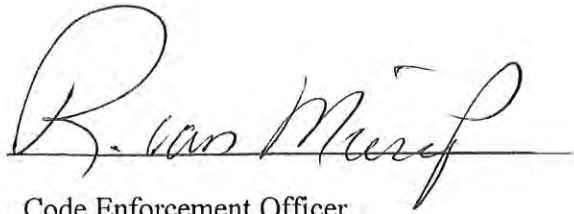
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In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, the person will need a record of 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
CE2023-0333

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

A handwritten signature in cursive script, appearing to read "R. van Mier", written over a horizontal line.

Code Enforcement Officer

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

Certified Mail Number: 9589 0710 5270 0442 6234 37

9589 0710 5270 0442 6234 20

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

Susan Valzovano
54 Carrera Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2023-0333

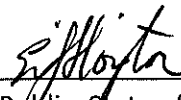
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1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 26, 2023, I received a copy of the attached Notice of Hearing for the hearing dated July 11, 2023.
3. That on June 26, 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 _____.

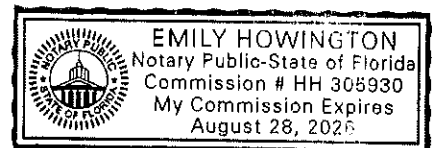
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF July, 2023.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments and Appeals Board

DATE: August 8, 2023

SUBJECT: Case Number 2023-0349

RESPONDENT: Jason Hoffnagle / Veritas Classical School

LOCATIONS: 169 Martin Luther King Ave.

VIOLATION: Chapter 25, Sections 56 Sub. (I) Tree removal and replacement

BACKGROUND INFORMATION:

On July 18, 2023, a complaint was filed by Lauren Giber alleging the removal of three (3) Southern Oaks Trees without permission or permits. I reached out to the owners of Veritas Classical School on the same day.

I received two voicemail messages from owner Jayson Hoffnagle and Michael Guillotte with Veritas Classical School. Both calls were received by (Voicemail) after business hours.

On July 19, 2023, Mr. Fox spoke with owner and explained the fining process for the removal of Six (6) Palm Trees and Three (3) Oaks. Owner was advised to seek an "After the Fact Permit" for The Palm Trees and understood possible fine for the Oak Trees. Mr. Hoffnagle has said replanting shade trees would not be an issue should the board so order it.

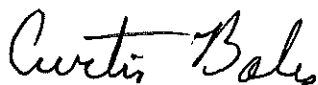
On July 20, 2023, owner allege one of the three trees was a Camphor Tree which is not considered a protected tree within City Code. Mr. Michael Guillotte was present and said he is a License Certified Arborist and would speak to the board. I re-stated the City's main points, explained its stated requirements in code for replacement.

On or about July 20, 2023, Staff received an Arborist Report from Urban Forest stating the conditions of each tree removed.

The "After the Fact" tree removal requirements are quite clear, two hundred dollars (\$200.00) for each tree seven (7") inches or more but less than twelve (12") inches d.b.h.

On July 21, 2023, Notice of Violation was mailed to the respondent by way of Certified Mail.

On July 23, 2023, Notice of Hearing was mailed to the respondent an informed them of the August 8, 2023, Code Enforcement Adjustment and Appeals Board meeting.



Respectfully Submitted,
Curtis Boles
Code Enforcement Inspector

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.



VERITAS

CLASSICAL SCHOOL

904-810-1050
www.veritasclassicalschoo.org









Google

Image capture







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

CODE ENFORCEMENT DIVISION

July 21, 2023

IN THE MATTER OF: Name: Jlb Management Company LLC
Address: 169 Martin Luther King Ave
St. Augustine, FL 32084
Case #: CE2023-0349

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: Sec. 25-56. - Tree removal and replacement. Removal of a Tree Without a Permit

SITE OF VIOLATION: 169 Martin Luther King Ave, St. Augustine, FL 32084

LEGAL DESCRIPTION: BUENA ESPERANZA SUB CITY LOTS 9 THRU 17 BLK 6
OR5121/378

PARCEL NUMBER: 212280 0000

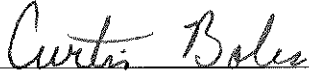
The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on July 18, 2023 which revealed the following violations:

Removal of six Palm trees and three Southern Oak trees without a permit.

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 trees as outlined above.

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

Notice of Violation
CE2023-0349



Curtis Boles
Code Enforcement Officer

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

Certified Mail Number: 9589 0710 5270 0442 6226 07
9589 0710 5270 0442 6225 91

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
EST. 1565

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

CODE ENFORCEMENT DIVISION OFFICIAL NOTICE OF CEAAB HEARING

July 20, 2023

IN THE MATTER OF: Name: Jlb Management Company LLC
Address: 169 Martin Luther King Ave
St. Augustine, FL 32084
Case #: CE2023-0349

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 169 Martin Luther King Ave, St. Augustine, FL 32084

LEGAL DESCRIPTION: BUENA ESPERANZA SUB CITY LOTS 9 THRU 17
BLK 6 OR5121/378

PARCEL NUMBER: 212280 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, August 8, 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 matter of the following violations:

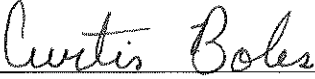
Removal of six Palm trees and three Southern Oak trees without a permit.

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
CE2023-0349

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



Curtis Boles
Code Enforcement Officer

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

Certified Mail Number: **9589 0710 5270 0442 6225 53**
9589 0710 5270 0442 6225 46

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.

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)

Skip to main content

Summary

St. Johns County, FL

[Click here to open Cyclomedia Viewer in a New Tab](#)

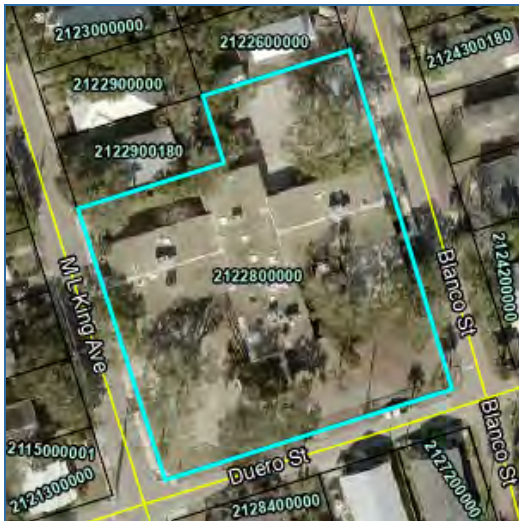


Parcel ID	2122800000
Location Address	169 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Private Schools/Colleges (COM) (686.03)
Tax Description*	BUENA ESPERANZA SUB CITY LOTS 9 THRU 17 BLK 6 OR5121/378 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Private Schools/Colleges (Owner Occupied) (7205)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.120
Homestead	N

Owner Information

Owner Name	Jlb Management Company LLC 100%
Mailing Address	7 INLET PL SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2023
Building Value	\$783,541
Extra Features Value	\$39,456
Total Land Value	\$737,006
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,560,003
Total Deferred	\$244,299
Assessed Value	\$1,315,704
Total Exemptions	\$0
Taxable Value	\$1,315,704

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	\$435,017	\$24,072	\$737,006	\$0	\$0	\$1,196,095	\$1,196,095	\$0	\$1,196,095
2021	\$448,403	\$24,072	\$725,400	\$0	\$0	\$1,197,875	\$1,197,875	\$0	\$1,197,875
2020	\$461,788	\$24,072	\$725,400	\$0	\$0	\$1,211,260	\$1,117,103	\$94,157	\$1,117,103
2019	\$437,600	\$24,072	\$725,400	\$0	\$0	\$1,187,072	\$1,015,548	\$1,187,072	\$0
2018	\$388,294	\$21,931	\$513,000	\$0	\$0	\$923,225	\$923,225	\$923,225	\$0
2017	\$400,620	\$15,733	\$513,000	\$0	\$0	\$929,353	\$929,353	\$929,353	\$0
2016	\$412,947	\$15,916	\$513,000	\$0	\$0	\$941,863	\$941,863	\$941,863	\$0
2015	\$425,274	\$16,100	\$513,000	\$0	\$0	\$954,374	\$951,309	\$954,374	\$0
2014	\$411,859	\$16,284	\$513,000	\$0	\$0	\$941,143	\$864,826	\$941,143	\$0
2013	\$423,461	\$16,469	\$346,275	\$0	\$0	\$786,205	\$786,205	\$786,205	\$0
2012	\$416,384	\$17,334	\$346,275	\$0	\$0	\$779,993	\$779,993	\$779,993	\$0
2011	\$460,803	\$18,200	\$567,506	\$0	\$0	\$1,046,509	\$1,046,509	\$1,046,509	\$0
2010	\$473,428	\$19,065	\$630,562	\$0	\$0	\$1,123,055	\$1,123,055	\$1,123,055	\$0

Building Information

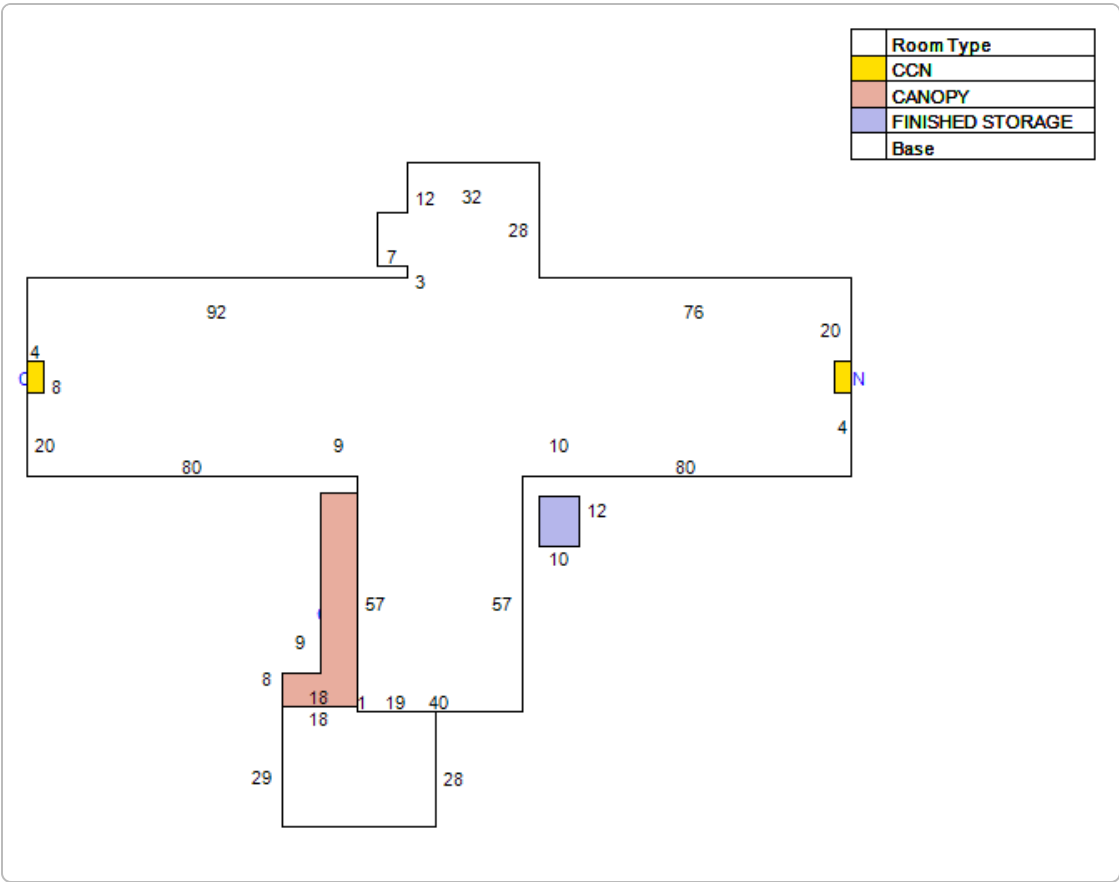
Building 1
Building Value \$783,541
Year Built 1969
Actual Area 14581
Conditioned Area 13857
Use Religious Schools
Style 04
Exterior Wall Concrete Block

Roof Cover Built Up
Roof Structure Rigid Frame
Interior Flooring Carpet, Vinyl Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms
Baths

Description	Square Footage
BASE AREA	12803
FINISHED STORAGE/UTILITY	120
UNFINISHED CANOPY	540
FINISHED CANOPY	32

Description	Square Footage
BASE AREA	1054
FINISHED CANOPY	32
Total SqFt	14581

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphalt Paving (COM)		19445
Curb (COM)		4778
Metal Fence - 4' (COM)		371
Handicap Ramp (COM)		8705
Pole Light (COM)		2125
Steel Building (COM)		4032

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Private Schools	0	0	50828	SF	\$737,006

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/10/2020	12/8/2020	\$1,400,000.00	WARRANTY DEED	5121	378	U	I	ST JOHNS COUNTY WELFARE FEDERATION	JLB MANAGEMENT COMPANY LLC
	7/31/1998	\$100.00	QUIT CLAIM DEED	1339	1237	U	I	BUCKINGHAM SMITH BENEVOLENT ASSOCIATION	ST JOHNS COUNTY WELFARE FEDERATION

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.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/24/2023, 11:43:37 PM

Contact Us



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 118 Lincoln / CE 2023-0259:

- On February 23, 2023 staff observed the code violation of an interior of the structure has been demolished, and roof removed without a building permit or review from the Historical Architecture Review Board.
- On May 9, 2023 the CEAAB found the case in violation and issued an "Order of Violation" and issued a fine of \$5,000.
- On June 12, 2023 Direct Home Buyer 1 LLC submitted an application to appear to request a reduction of fines.

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

**ORDER FINDING VIOLATION AND
IMPOSING FINE**

CEAAB CASE NUMBER: CE2023-0259

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 8, Section 8-608

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 violation on February 23, 2023:

Interior of structure has been demolished, and roof removed without Building permit or review from Historical Architecture Review Board.

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

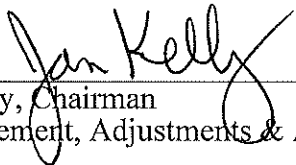
City Code, Chapter 8, Section 8-608- Permit required.

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. The notice stated it was the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent has caused irreparable and irreversible damage to the structure as outlined above.
5. On April 20, 2023, the Planning and Building Department sent the respondent, via certified mail, an “**Official Notice of CEAAB Hearing**” AND was placed at the property and with the City Clerk’s office on April 20, 2023 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" and the Board stipulated that a fine of \$5,000 be issued.**
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, Larry Weeks, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 18 day of May, A.D., 2023.



A handwritten signature in cursive script, appearing to read 'Emily Howington', written over a horizontal line.

Notary Public, State of Florida

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

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

Application Fee _____

BDAC No. _____

Receipt No. _____

Meeting Date _____

Deadline Date _____

PLEASE PRINT OR TYPE

1. ACTION REQUESTED:

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

2. NAME OF APPLICANT Direct Home Buyer Daytime Telephone 858 500-2950

Address 1093 A1A Beach Blvd #544 City St. Augustine State FL Zip 32080

3. NAME OF PROPERTY OWNER Direct Home Buyer Telephone 858 500-2950

Address 1093 A1A Beach Blvd #544 City St. Aug State FL Zip 32080

4. PROJECT STREET ADDRESS 118 Lincoln St. St. Aug FL

5. TYPE OF CONSTRUCTION Existing Block Proposed _____

6. BUILDING USE Existing Single Family Proposed _____

7. REASON FOR ACTION REQUESTED:

Justification: Max penalty for 1st time offense

Hardship: Financial Hardship

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

SIGNATURE OF APPLICANT

6-12-23
DATE

SIGNATURE OF PROPERTY OWNER

6-12-23
DATE

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

PLANNING AND BUILDING

Date: 06/15/2023 11:55:10 AM

CREDIT CARD SALE

VISA

CARD NUMBER: *****6422 K

TOTAL AMOUNT: \$102.00

APPROVAL CD: 005511

RECORD #: 000

CLERK ID: ACannon

CUST CODE: 118 lincoln

Customer Copy

MISCELLANEOUS PAYMENT RECPT#: 2649378
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 06/15/23 TIME: 11:59:25
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT:

CHG: U-MISC MISCELLANEOUS R 102.00

AMOUNT PAID: 102.00

PAID BY: 118 lincoln CEAAB
PAYMENT METH: CREDIT CARD
6422

REFERENCE:

AMT TENDERED: 102.00
AMT APPLIED: 102.00
CHANGE: .00
VA

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 52 Spring Street/ CE 2022-0294: Ch. 19 Sec. 19-4

- 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 28th 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 found the property in violation and issued an "Order Approving Abatement" which authorized the City of St. Augustine to abate the property for the violation Ch. 19 Sec. 4.
- On June 13, 2023 the CEAAB issued an "Order Imposing a Fine" in the amount of \$401.02 for the cost of the abatement by the City of St. Augustine.

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

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: CE2022-0294

IN THE MATTER OF:

Les Bons Temps Rouler, LLC
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 19-4

VIOLATION SITE: **52 Spring Street, St. Augustine, FL 32084**

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

PARCEL NUMBER: **106830 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD
TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON, **JUNE 13, 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 June 13, 2023, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was not present.

2. In response to a public complaint, the staff observed the following code violations on August 2, 2022:

Property is overgrown.

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

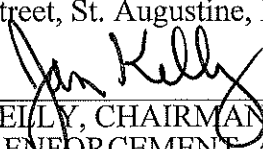
Chapter 19, Section 19-4

4. On October 11, 2022, the Planning and Building Department sent an **“Official Notice of Violation”**, via certified mail, to formally advise the respondent of the violation, via certified mail. The notice gave the respondent fifteen (15) days from the receipt of the letter to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On January 26, 2023, the Planning and Building Department sent the respondent, via certified mail, AND a Posting Affidavit was placed with the City Clerk’s office of an **“Official Notice of Hearing”** for February 14, 2023.

6. On February 14, 2023, the Code Enforcement, Adjustments and Appeals Board found the property in violation and issued an **"Order Approving Abatement"** which authorized the City of St. Augustine to abate the property for the violation of Chapter 19 Section 4.
7. **On June 13, 2023, the Code Enforcement, Adjustments and Appeals Board issued an "Order Imposing a Fine" in the amount of \$401.02 for the cost of the abatement by the City of St. Augustine. The Respondent has thirty (30) days from the date of this order to pay the fine in full.**
8. In the event of a repeat violation of this **"Order Imposing a Fine,"** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS 13TH DAY OF JUNE, 2023 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

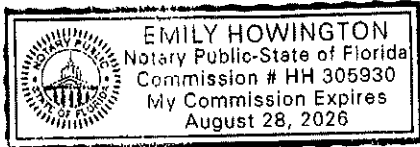


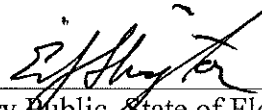
JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

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 27 day of June, 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 \$250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 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.
- On June 13, 2023 the CEAAB issued an "Order Denying Reduction of Fines".

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

**ORDER DENYING REDUCTION OF
FINE**

CEAAB CASE NUMBER: 2022-0375

IN THE MATTER OF:

**Amanda Battell
12 Newcomb Street
St. Augustine, FL 32084**

RE: Motion of denial for reduction of fine.

DESCRIPTION OF SITE: 12 Newcomb Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 1-61 LLAMBIAS ADDN LOT 16 BLK A OR49/453 & 3199/1008
& 3425/1109(D/C) & 4482/818 (Q/C)

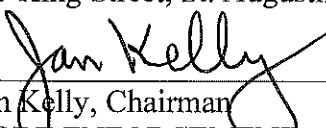
PARCEL NUMBER: 124450 0000

THIS MATTER originally came before the Board for public hearing on **March 12, 2023** after due notice to the Applicant(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 found the case **"In Violation"** which allowed the respondent ten (10) days to correct the violation. The property came into compliance on April 5, 2023 eleven days after the deadline of March 24, 2023. On May 9, 2023 the board issued an **"Order Imposing a Fine,"** in the amount of \$100.00 per violation, for a total of \$1,100.00. The Respondent was given thirty (30) days from the date of the order to pay the fine in full. Prior to the recordation of lien, the applicant(s) requested a reduction of fines. On June 13, 2023, at a public hearing, the Code Enforcement, Adjustments and Appeals Board heard the Applicant(s) request for a reduction of fine. After consideration of the factors in 162.09 (2)(B), the Board declined to reduce the fines. The Respondent is given thirty (30) days from the date of this order to pay the fines in full.

IT IS HEREBY ORDERED,

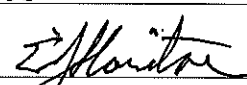
- The request for reduction in fine has been **DENIED**.

DONE AND ORDERED, at a public hearing on the 13th day of June, 2023 in the Alcazar Room, 75 King Street, St. Augustine, Florida.

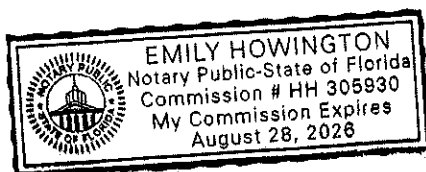


Jan Kelly, Chairman
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD
STATE OF FLORIDA, COUNTY OF ST. JOHNS

Witness my hand and official seal, this 27 day of June, A.D., 2022.



Notary Public, State of Florida



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 14 Fancher Ct / CE 2023-0290: Ch 25 Sec 25-56

- On April 25, 2023, a member of staff observed that a Southern Red Cedar tree, had been removed from the property without a permit or arborist report recommending removal.
- On June 13, 2023, the CEAAB heard this case and issued an “Order Imposing a Fine” and established a \$2,500.00 fine to be paid and a replacement southern red cedar tree be planted within 30 days.
- As of August 3, 2023, the fine has not been paid and the code enforcement officer has not been informed of replacement trees planted.

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

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: CE2023-0290

IN THE MATTER OF:

Holistic Investments, LLC
14 Fancher Court
St. Augustine, FL 32080
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
**City Code, Chapter 25, Section 25-56. – Tree removal and Replacement. Removal of
a tree without a permit.**

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

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

PARCEL NUMBER: **160680 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD
TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS 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 June 13, 2023, in accordance with Chapter 162, F.S.

The respondent was not present.

2. In response to a public complaint, the staff observed the following code violations on April 25, 2023:

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

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

Chapter 25, Section 25-56

4. On May 10, 2023, the Planning and Building Department sent an “**Official Notice of Violation**”, via certified mail, to formally advise the respondent of the violation, via certified mail. The notice stated it was the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent has caused irreparable and irreversible damage to the tree as outlined above.

5. On May 26, 2023, the Planning and Building Department sent the respondent, via certified mail, AND a Posting Affidavit was placed with the City Clerk's office of an **"Official Notice of Hearing"** for June 13, 2023.
6. On June 13, 2023, the Code Enforcement, Adjustments and Appeals Board found the property in violation and issued an **"Order Imposing a Fine" in the amount of \$2,500.00** which allowed the Respondent thirty (30) days from the date of the "Order" to correct the violation by paying the fine and replacing the tree.
7. In the event of a repeat violation of this **"Order Imposing a Fine,"** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS 13TH DAY OF JUNE, 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 27 day of June, A.D., 2023.



Emily Howington
Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 97 M L King Ave / CE 2023-0269: Ch 26 Sec 26-51

- On March 24, 2023 staff observed code violations of " Failure to pay connection fees associated with restaurant seating" in violation of Chapter 26, Section 26-51, Connection charges; Subsection (F) (3)
- On June 13, 2023 the CEAAB found the case in violation and issued an "Order Finding Violation" which allowed the Respondent ten (10) days to correct the violation by returning the business to the originally approved seating of 6 seats or paying flow-based fees for the additional number of seats approved by city staff.
- On July 3, 2023 the property came into compliance when the business tenant submitted a check for the additional seating fees.
- On July 10, 2023 the Code Enforcement received an email from the Finance Department stating the check could not be processed. The same day, staff contacted the property owners and the property came into compliance when the property owners ceased the business's access to the property.

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2023-0269

IN THE MATTER OF:

**Smith, George W And Smith
Ollie M Revocable Trust
Agreement D:11/13/08
C/O George W Smith & Ollie M
Smith
97 Martin Luther King Ave.
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)**

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

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

VIOLATION SITE: **97 Martin Luther King Ave, St. Augustine, FL 32084**

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

PARCEL NUMBER: **209290 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 June 13, 2023, in accordance with Chapter 162 F.S.

The respondent and/or representative was present.

2. During a routine code enforcement inspection, the staff observed the following code violations on March 24, 2023:

Failure to pay connection fees associated with restaurant seating.

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:
City Code, Chapter 26, Section 26-51, Connection charges; Subsection (F) (3)
4. On March 24, 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 May 17, 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 June 13, 2023.

6. **On June 13, 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 returning the business to the originally approved seating of 6 seats or paying flow-based fees for the additional number of seats approved by city staff.**
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, July 11, 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 **13TH DAY OF JUNE, 2023**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

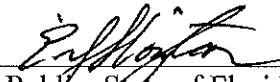


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

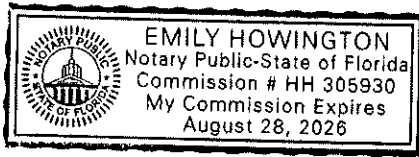
STATE OF FLORIDA
COUNTY OF ST. JOHNS

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 27 day of June, 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.

From: Mandy Reese <areese@citystaug.com>

Sent: Monday, July 10, 2023 8:38 AM

To: Barry Fox <bfox@citystaug.com>; Morganne Lanni <mlanni@citystaug.com>

Cc: Jill Collins <jcollins@citystaug.com>; Daniel Borrer <dborrer@citystaug.com>

Subject: Roux Organics - returned check

Good morning,

Please see the attached email I received from finance this morning for a returned check from David Johnson for Roux Organics.

Respectfully,

Mandy Reese

Administrative Coordinator – Utilities Department

City of St Augustine

E: areese@citystaug.com | O: 904.825.1040 | W: www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



From: Smith <cornermarket1920@gmail.com>
Sent: Wednesday, July 12, 2023 3:36 PM
To: David Johnson <davidjohnson@rouxhospitality.co>
Cc: Morganne Lanni <mlanni@citystaug.com>
Subject: Roux Non-compliance

To David Johnson
Roux Hospitality Co
dba Roux Organics

After receiving info from Code Enforcement about the status of the seating on 7/10/2023. We have decided to lock doors until further notice at Roux Organics 97 ML King St. St Augustine Fl. Effective immediately 7/10/2023 due to continuous negligence, non-compliance, violating statues and/or ordinance resulting in accrued penalty fees of approx \$2,750 (non-payment/ insufficient funds) for additional seating etc. Not ok, not fair, and not acceptable that you have allowed this to happen as these fees are ultimately our responsibility as Landlords.

Ample time....You started upgrades at 97 ML King on Sept 2022 and opened your doors Nov 2022. We have been more than patient with you also on late rent and utilities etc. Note: Your lease agreement has expired as of May 1, 2023

We will be scheduling a meeting with Code Enforcement and will contact you afterwards. So please refrain from visits at the South St residence and the 97 ML King St commercial property.

Thank you,
Nyk Smith-Authorized Rep George and Ollie Smith-Landlords

AFFIDAVIT OF COMPLIANCE

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

George W Smith & Ollie M Smi

97 Martin Luther King Ave

Saint Augustine, FL 32084

Respondent

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

I, Morganne Lanni, have personally examined the property described in the Code Enforcement Order dated June 13, 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 26, Section 26-51 as of July 13, 2023.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.

