ST AUGUSTINE.
----EST. 1565--

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

AGENDA

TUESDAY, September 12, 2023 - 3:00pm

ALCAZAR ROOM

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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. CE2023-0374
      Roberto Corioli
      14 Poinciana Ave
      Ch. 25 Sec. 25-56
8. Fine Assignment Hearing
   a. CE2023-0296
      30 S. Leonardi St.
      Rose 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

9. Lien Hearing

   a. CE2023-0307
      Bcs Acquisition Group, LLC
      56 Carrera Street
      Ch. 28 Sec. 28-90

   b. CE2023-0259
      Direct Home Buyer 1 Inc.
      Christa Jackson
      118 Lincoln Street
      Ch. 8 Sec. 8-608

10. Compliance Hearing

   a. CE2009-4299
      Jig Management LLC Et AL,
      Mitchell Management Inc,
      James Mays,
      Betty Mays-Phillip,
      Maryann Mays,
      Jason Grear,
      Casandra Mays,
      Gregory Mays,
      Tanya Mays,
      Jeffrey Mays,
      Agnetta Moultrie,
      Andre Taylor,
      95 Evergreen Ave
      Ch. 8 Sec. 8-301

b. CE2023-0349
Jlb Management Company LLC
Justin Hoffnagle
169 Martin Luther King Ave Ch.
25 Sec. 25-56

c. CE2023-0314
16 Paws Realty Mgmt. LLC
Susan Valzovano
54 Carrera St.
Ch. 28 Sec. 28-90

11. Previously Heard Cases Update
12. City Attorney Items
13. Other Business
14. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments and Appeals 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; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Please note that one or more members of the City Commission or its appointed boards or committees mayattend 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 thetrading markets.

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
August 8, 2023

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, August 8, 2023, in the Alcazar Room at City Hall. The meeting was called to order by Jan Kelly, Chairman, and the following were present:

1. ROLL CALL

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

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 Lanni, Code Enforcement Officer
Emily Howington, Administrative Coordinator, Recording
Candice Seymour, Historic Preservation Planner

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2. SWEARING IN OF STAFF

3. APPROVAL OF MINUTES (June 13, 2023)

One correction on item number 7, correction was noted by staff.

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Lauren Giber of St Augustine spoke regarding the case at 169 Martin Luther King Ave, the address was previously a home for assisted living many trees were cut down without permit. BJ Kaladi, of West St. Augustine, thanked the board for public comment.

5. DISCLOSURE OF EX-PARTE COMMUNICATIONS

Jan Kelly, spoke with member of audience before meeting began regarding speaking on behalf of an property owner.

6. BUILDING CODE VARIANCES

(None)

7. REVIEW OF NEW CASES

a. CE2023-0249

Jeffrey Gunther
18 Locust St
Ch 8 Sec 8-608
New Violation

Barry Fox, relayed case information, the violation was building without a permit. Officer Van Mierop provided testimony. On March 1, 2023, received staff information from Candice Seymour, Historic Preservation Planner, that exterior windows had been replaced without a building permit. On March 6, 2023, Officer Van Mierop spoke with owner explaining building permits were required. On March 22, 2023, a Notice of Violation was sent allowing 30 days. On March 27, 2023, building plans were submitted but determined insufficient. On June 22, 2023, a Notice of Hearing was sent. Building Official Richard Schauland said on June 21, 2023, Planning and Building staff comments were sent to correct application and a correct application was not submitted. Karen Valachovic asked about board options for orders. Irvin Rubin asked about process of obtaining HARB approval and building permits. The property was already on the agenda for a HARB meeting.

Public comment: None

MOTION

Irvin Rubin made a motion to find the case in violation and give 7 days to come into compliance with a fine up to $250 per day. Jan Kelly seconded, the motion passed unanimously.

b. CE2023-0296

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 S Leonardi St
Ch 19 Sec 19-3
New Violation

Barry Fox relayed case information, on May 10, 2023, staff received a complaint about tree debris, construction equipment, and construction debris littered on the property. On May 12, Officer Van Mierop spoke with the resident and advised required steps for compliance. On May 16, 2023, a Notice of Violation was posted allowing 14 days to come into compliance. On June 23, 2023, a Notice of Hearing was posted at the property. Karen Valachovic asked about notice of violation. Tom Day asked if it was first time this case was brought before board.

Public comment: Jerry Butterbaugh, of 21 S Leonardi St. stated the trees from tree service work and stored in the yard. Jan Kelly asked how long he has lived next to the property, Mr. ButterBaugh stated he has lived there 31 years and the property has had issued for about the last 20 years.

MOTION

Jan Kelly made a motion to find in the case in violation, and allow for 7 days to become compliance, with a fine of up to $250 per day fine. Larry Weeks seconded, and the motion passed unanimously.

c. CE2023-0307

Bcs Acquisition Group, LLC
56 Carrera St
Ch 28 Sec 28-90
New Violation

Barry Fox relayed case information, demolition and construction done on a historical property without certificates of appropriateness. Officer Van Mierop was advised by Candice Seymour, that 19 exterior windows and 2 exterior doors were replaced without Historical Architectural Review Board approval. On July 21, 2023 an official Notice of Hearing was posted. Candice Seymour spoke regarding historical nature of property and what would have been required to obtain HARB approval. Karen Valachovic asked about zoning and if windows were original. Irvin Rubin asked what HARB action would have been on a property were the original windows were gone. New owner of property was made aware of the violations upon the sale of the property. Irvin Rubin, inclined to give time to remedy issue because the current owner was not original respondent to the violation. The board continued to discuss matters of the order.

Public comment: Mr. Strickland 1645 S Ponce De Leon Blvd, St. Augustine, FL spoke as the contractor who was hired by the new owner to work on the property and correct the previous violations.

MOTION

Karen Valachovic motioned in the property in violation, and issue fine of $2,500. Marylin Garrett seconded and the motion unanimously.

d. CE2023-0305

Bcs Acquisition Group LLC
56 Carrera St
Ch 8 Sec 8-608
New Violation

Barry Fox relayed case information, violation is construction done without a permit. Officer Van Mierop testified the 19 exterior windows and 2 exterior doors replaced without permit. Officer Van Mierop stated for compliance owner would need to obtain building permits and pass all inspections. The property was then sold. Barry Fox stated this violation is regarding lack of building permit specifically. Richard Schauland stated no applications for permits were submitted.

Public comment: None

MOTION

Larry Weeks motioned to find in violation give 7 days to come into compliance with a fine up to $250 per day. Motion passed.

e. CE2023-0314
16 Paws Realty Mgmt. LLC
Susan Valzovano
54 Carrera St
Ch 28 Sec 28-90
New Violation

Barry Fox relayed case information, the violation is administration, and records. Officer Van Mierop received notice that work was done without approval from HARB, 22 exterior windows were replaced. On June 6, 2023, Officer Van Mierop spoke with property owner to apply to HARB for approval. On June 6, 2023, a Notice of Violation was sent and on June 22, 2023 a Notice of Hearing was sent. On July 18, 2023, the property appeared before HARB and the application was denied. The property owner was present. Candice Seymour relayed historical information of the property. Jan Kelly asked why HARB denied, Barry Fox stated because no evidence provided that the windows needed to be wholesale replaced, and that repair would have been easy to complete.

Public comment: Susan Valzovano, 54 Carrera St. the property owner. Tom Day asked about the contractor used for the property. Jan Kelly asked when she started replacing windows. Ms. Valzovano state the property purchased in 2018 and some windows were replaced in 2022 and others beginning of 2023.

MOTION
Tom day motioned find in violation and fine 2500. Irvin seconded. Motion passed.

f. CE2023-0333
16 Paws Realty Mgmt LLC
Susan Valzovano
54 Carrera St
Ch 8 Sec 8-608
New Violation

Barry Fox relayed case information, violation is building without permit. Officer Van Mierop testified that exterior windows were replaced without building permit. On June 6, 2023 a Notice of Violation was posted. On June 26, 2023 a Notice of Hearing was posted. Karen Valachovic asked about the building permit, Richard Schauland said no application had been submitted. Larry Weeks asked if a building permit can be issued with the HARB denial. Richard Schauland said building permit still required.
Public comment: None

MOTION
Karen Valachovic motioned in to find the property in violation and allow 7 days to obtain building permit after which a fine of up to $250 a day may be imposed. Jan Kelly seconded motion and the motion passed unanimously.

g. CE2023-0349
Jlb Management Company LLC
Jason Hoffnagle
169 M L King
Ch 25 Sec 25-56
New Violation

Barry Fox relayed case information, violation is trees removed without permit. Officer Curtis Boles testified, On July 18, 2023, a compliant was received about trees removed without a permit. There were 6 palm trees, 3 oak trees removed. On July 23, 2023, a Notice of Hearin was mailed for the irreparable damage. The owner has already bought replacement trees. Karen Valachovic asked if trees were oak or camphor as the arborist report claimed. Officer Boles stated his opinion was that 3 oak trees had been removed but that staff were not licensed arborists. Jason Hoffnagle, the property owner, paid the after the fact permit for the 6 palm trees in the amount of $1,200. Larry Weeks asked about the after the fact permit. Jan Kelly asked about insurance process.

Public comment: Jason Hoffnagle, 7 Inlet Place, stated that the laurel oak had been dropping limbs, and property insurance was cancelled, and the new insurance was dependent on trees being removed.

MOTION
Tom Day motioned find in violation, and a fine of $1,000 per tree in the total of $3,000. Karen Valachovic motioned to amend the amount to $2,500 per tree. For a total of $7,500 for the 3 trees. Larry Weeks seconded; the motion passed unanimously.

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2023-0259
Christa Jackson
Direct Home Buyer 1 Inc.
118 Lincoln
Ch 8 Sec 8-608
Fine Reduction Hearing

Barry Fox relayed case information, on May 9, 2023, the board found the case in violation. On June 12, 2023, an application to request fine reduction was submitted. The property owner was present. The owner filed for reduction due to being out of state for hearing. The construction staff stopped work when order was given and were waiting on survey. Asking for leniency on maximum fine. Jan Kelly asked Assistant Attorney Kelly Traynor, what are requirements to consider reduction. Barry Fox and Kelly Traynor stated it can be for any reason, applicants can apply for any reason, no perimeters to apply. Karen Valachovic asked if property owner has done renovation 200 times why they didn't follow procedure. Karen Valachovic asked when home was purchased. Jan Kelly asked for board member comments. Larry Weeks asked Richard Schauland if they had later obtained a permit. Richard Schauland stated an application was submitted and on June 28, 2023, and staff directed them to supply missing the information.
Public comment: None

MOTION
Jan Kelly motioned denied reduction of fines. Irvin Rubin seconded, and the motion passed unanimously.

b. CE2022-0294
Russell Collins
Les Bons Temps Rouler LLC
52 Spring St
Ch 19 Sec 19-4
Lien Hearing

Barry Fox relayed case information. On December 13, 2022, the board issued an order finding violation. On December 28, 2022, a lien was placed previously on property. On February 14, 2023, the board issued an order approving abatement. On May 19, 2023, the property was in compliance, after staff had the property abated. The fine for the work done has not paid. Code Enforcement department asks for lien for in the amount of abatement.
Public comment: None

MOTION
Larry Weeks motioned to order approving lien. Jan Kelly seconded; the motion passed unanimously.

c. CE2022-0375
Amanda Battell
12 Newcomb St
Ch 19 Sec 19-3
Lien Hearing

Barry Fox relayed case information, on March 14, 2023, the board issued order finding in violation. On May 9, 2023, the board found the property in compliance with a fine of $1,100 for 11 days out of compliance. On June 2, 2023, an application requesting for the reduction in fines was made on behalf of the owner. On June 13, 2023, an order denying reduction of fines was issued.

Public comment: None

MOTION
Jan Kelly motioned to approve lien in $1100. Tom Day seconded; the motion carried unanimously.

d. CE2023-0290
Holistic Investments LLC
Brian Scrone
14 Fancher Ct
Ch 25 Sec 25-56
Lien Hearing

Barry Fox relayed case information, on June 13, 2023, the board issued order issuing a $2,500 fine. The fine not been paid.
Public comment: None

MOTION
Larry Weeks motioned to approve lien, Marylin Garrett seconded, and the motion carried unanimously.

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

Barry Fox relayed case information. The violation is connection charges, on July 3, 2023 the property came into compliance when a check was submitted to the Planning and Building Department. On July 14, 2023, the Finance Department stated check could not be processed. The property then came into compliance when the property owner ceased the businesses access to building. Officer Morganne Lanni confirmed the property has continued to remain locked and the business ceased.

Public comment: None

MOTION
Karen Valachovic motioned to close for compliance. Tom Day seconded and the motioned passed unanimously.

9. CITY ATTORNEY ITEMS
(None)

10. OTHER BUSINESS
(None)

11. ADJOURNMENT
4:51 ADJOURNED.

Jan Kelly, Chairperson

Emily Howington, Administrative Coordinator, Recording Secretary

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **September 12, 2023**

SUBJECT: **Case Number 2023-0374**

RESPONDENT: **Roberto Corioli**

LOCATIONS: **14 Poinciana Ave**

VIOLATION: **Chapter 25, Sections 25-56 Sub. (a) Tree removal and replacement – permits required**

BACKGROUND INFORMATION:

On August 4, 2023, a complaint was filed with the Planning and Building Department. The complainant stated trees were being removed without a permit. After looking into staff records it was determined no permits had been issued. I arrived on the site and found two Cedar Trees removed each being over 8" inches in diameter, Three Palm Trees less than 18" inches and one Hackberry Tree less the 14" inches in diameter. A Stop Work Order was posted at that time.

On August 4, 2023, Amir Wally Estimator for Empire Tree Experts said he would submit or show copy of Arborist Report to me by Monday. No report was given on Monday.

On August 7, 2023, another site visit was performed, and property cut and cleaned of any debris.

On August 11, 2023, the property was posted with an Official Notice of Hearing, and the City Clerk's Office was posted same day.

An Official Notice of Violation was mailout on August 18, 2023, for the removal of trees without permit.

Respectfully Submitted,

Curtis Boles

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.

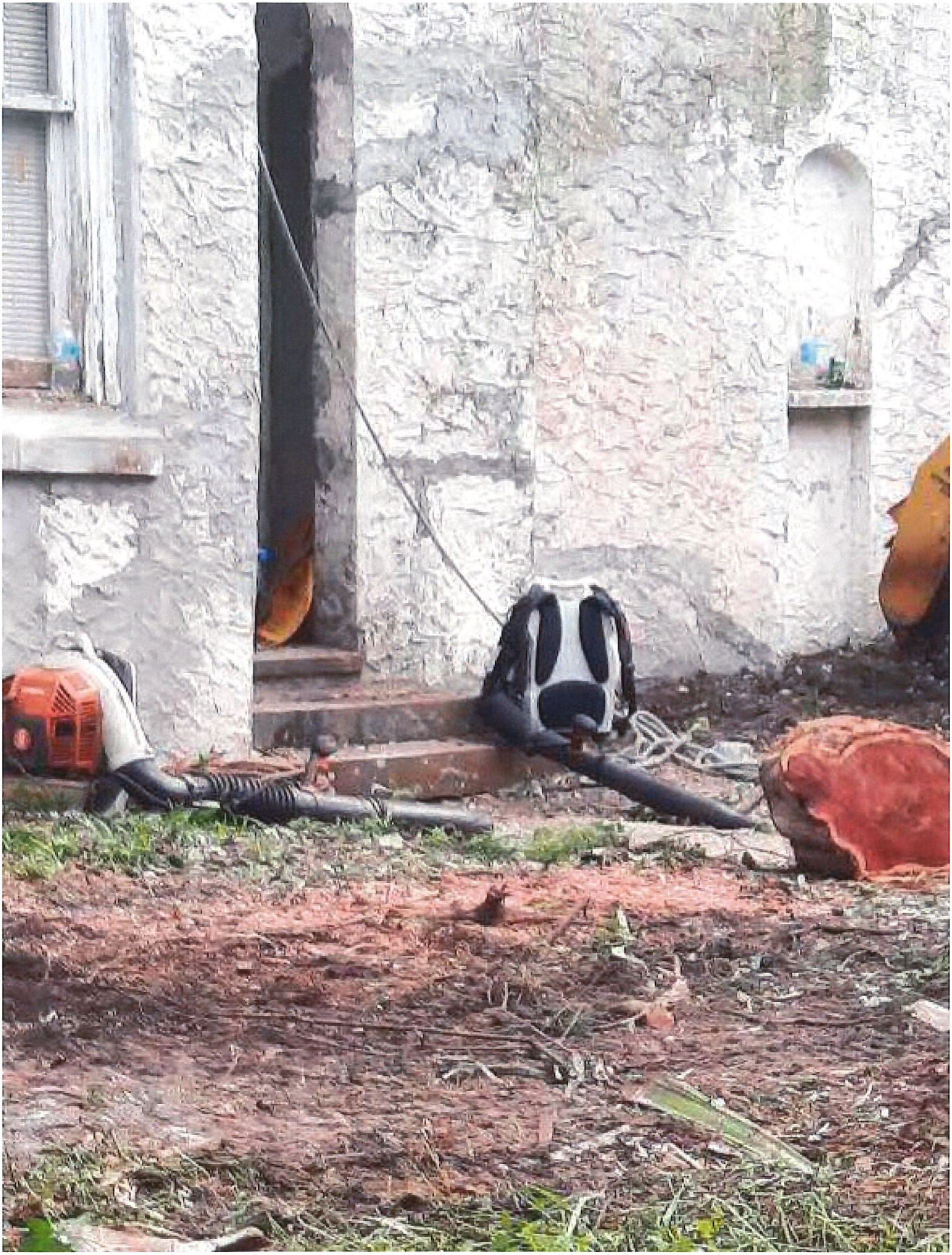
(c) *Application review.* Upon receipt of a complete application, which may include a site plan for a development, the city planning and building division shall review such application which may include a field check of the site and referral of the application to other departments or agencies as necessary 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.



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

CODE ENFORCEMENT DIVISION

August 17, 2023

IN THE MATTER OF: Corioli Roberto
103 Ridge Lake Road
Saint Augustine, Florida 32080
CE2023-0374

HEREBY KNOWN AS RESPONDENT

OFFICIAL NOTICE OF VIOLATION

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

Chapter 25, Sec. 25 – 56 Tree removal and replacement

SITE OF VIOLATION: 14 Poinciana Avenue, St. Augustine, FL 32084

LEGAL DESCRIPTION: 4-34 FORT MOOSA GARDENS LOT 14 BLK A OR 5789/375

PARCEL NUMBER: 149730 0000

The City of St. Augustine conducted an inspection and/or review of City records, regarding the subject property on August 4, 2023, which revealed the following violations:

Several trees including a Hackberry Tree between 6"- 8" d.b.h., Two Red Cedar Trees over 8" d.b.h. and Three Palm Trees Less Than 18" d.b.h. removed without permit from the Planning and Building Department.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **ten (10)** days of the receipt of this Notice, or a fine **of $250.00** per day may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

All trees removed shall require a one for one replacement shade tree two 2" inches in diameter and ten 10' feet tall, with one exception; Cedar Trees require a two for one replacement. After replanting owner is required to call Code Enforcement Officer (Curtis Boles 904 209-4332) for a final replanting inspection. Owner shall be required to appear

Notice of Violation
CE2023-0374

before the Code Enforcement Adjustment and Appeals Board on September 12, 2023, at 3pm inside the Alcazar room of the Lightner Museum, 75 King Street.

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.

Curtis Boles

Curtis Boles
Code Enforcement Officer

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

Certified Mail Number: 7022 3330 0001 2318 7237

7022 3330 0001 2318 7220

cc: John P. Regan, City Manager
CBAAB File

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

AFFIDAVIT OF PRIMARY SERVICE

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

Roberto Carioli

103 Ridge Lake Road

Saint Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0374

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on _____ __, 20__, I received a copy of the attached Notice of Hearing for the hearing dated _____ __, 20__.
3. That on August 14, 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.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF August, 2023.

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

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

AFFIDAVIT OF SECONDARY SERVICE

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

Roberto Carioli
103 Ridge Lake Road
Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0374

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on _____ ___, 20___, I received a copy of the attached Notice of Hearing for the hearing dated _____ ___, 20___.
3. That on August 14, 2023, I
   ☑ Posted said Notice on the property located at 14 Poinciana Ave.
4. That on August 14, 2023, I
   ☑ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF August, 2023.

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

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

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

August 17, 2023

IN THE MATTER OF: Name: Corioli Roberto
Address: 103 Ridge Lake Road
St. Augustine, FL 32080
Case #: CE2023-0374

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 14 Poinciana Avenue, St. Augustine, FL 32084

LEGAL DESCRIPTION: 4-34 FORT MOOSA GARDENS LOT 14 BLK A OR 5789/375

PARCEL NUMBER: 149730 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, September 12, 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 trees including a Hackberry Tree between 6"- 8" d.b.h., Two Red Cedar Trees over 8" d.b.h. and Three Palm Trees Less Than 18" d.b.h. removed without permit from the Planning and Building Department.

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

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

such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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

Curtis Boles
Code Enforcement Officer

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

Certified Mail Number: **9589 0710 5270 0442 6232 53**
9589 0710 5270 0442 6232 46

cc: John P. Regan, City Manager
CBAAB File

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

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Corioli Roberto
14 Poinciana Ave
St. Augustine, FL 32084

9590 9402 8348 3094 9465 90

2. Article Number *(Transfer from service label)*

7022 3330 0001 2318 7237

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

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Corioli Roberto
14 Poinciana Ave
St. Augustine, FL 32084

9590 9402 8348 3094 9465 76

2. Article Number *(Transfer from service label)*

9589 0710 5270 0442 6232

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

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

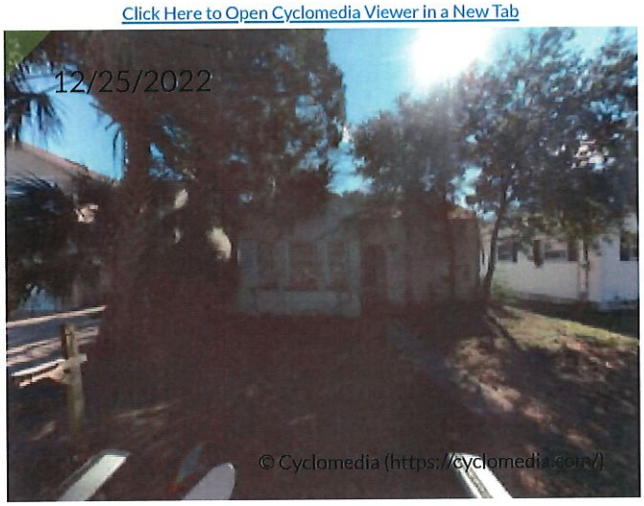
Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Click Here to Open Cyclomedia Viewer in a New Tab



Parcel ID	1497300000
Location Address	14 POINCIANA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Fort Moosa Gardens (705)
Tax Description*	4-34 FORT MOOSA GARDENS LOT 14 BLK A OR5789/375 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Fort Moosa Gardens, Revised Plat Of
Sec/Twp/Rng	60-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Carioli Roberto 100%
Mailing Address	103 RIDGE LAKE RD SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2023
Building Value	$74,428
Extra Features Value	$1,764
Total Land Value	$68,250
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$144,442
Total Deferred	$0
Assessed Value	$144,442
Total Exemptions	$0
Taxable Value	$144,442

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

Historical Assessment Information

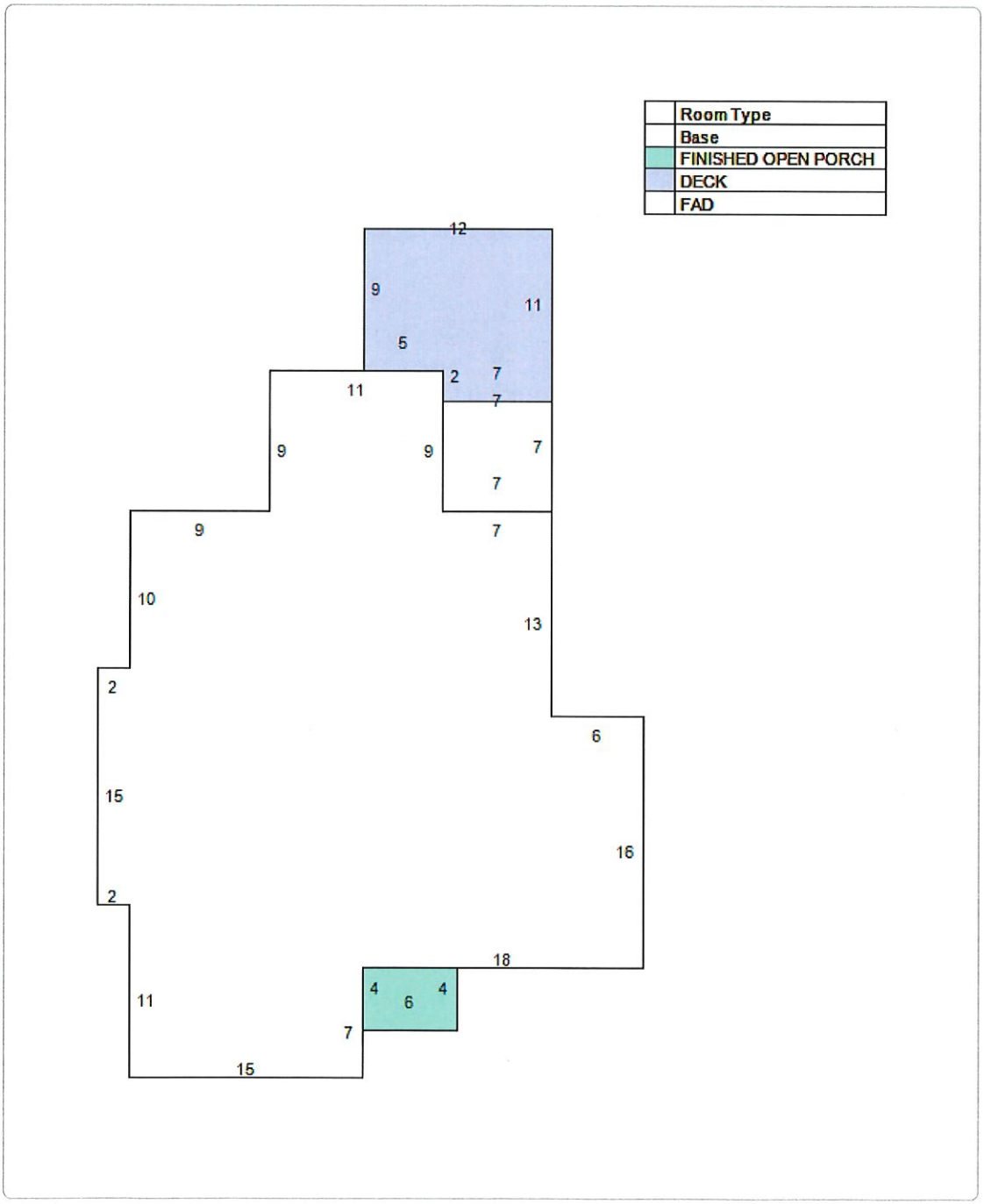
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	$110,996	$3,175	$50,960	$0	$0	$165,131	$109,802	$55,329	$109,802
2021	$57,176	$3,175	$45,500	$0	$0	$105,851	$99,820	$6,031	$99,820
2020	$53,218	$3,175	$34,352	$0	$0	$90,745	$90,745	$0	$90,745
2019	$49,749	$3,175	$34,352	$0	$0	$87,276	$85,769	$1,507	$85,769
2018	$51,700	$3,175	$31,168	$0	$0	$86,043	$77,972	$8,071	$77,972
2017	$44,490	$2,438	$23,956	$0	$0	$70,884	$70,884	$0	$70,884
2016	$46,108	$2,438	$23,956	$0	$0	$72,502	$72,502	$0	$72,502
2015	$47,726	$2,438	$23,956	$0	$0	$74,120	$74,120	$0	$74,120
2014	$45,680	$2,438	$23,956	$0	$0	$72,074	$72,074	$0	$72,074
2013	$47,202	$2,438	$23,956	$0	$0	$73,596	$73,596	$48,596	$25,000
2012	$47,964	$2,438	$23,956	$0	$0	$74,358	$74,358	$49,358	$25,000
2011	$49,486	$2,438	$26,618	$0	$0	$78,542	$78,542	$50,000	$28,542
2010	$50,248	$2,438	$29,575	$0	$0	$82,261	$82,261	$50,000	$32,261

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$74,428	**Roof Structure**	Gable Hip
Year Built	1924	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	1308	**Interior Wall**	Drywall
Conditioned Area	1162	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	0
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	1113
FINISHED DECK	122
ADDITION	49
FINISHED OPEN PORCH	24
Total SqFt	1308

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		1764

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	100	50	EF	$68,250

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/10/2023	7/7/2023	$120,000.00	WARRANTY DEED	5789	375	Q	I	PARKS MILDRED ESTATE	CARIOLI ROBERTO
2/18/2022	2/18/2022	$0.00	ORDER DET HX REAL P	5496	1655	U	I	PARKS GARY RAY ESTATE	PARKS MILDRED ESTATE
3/9/2023	12/15/2019	$0.00	LETTERS OF ADMN	5721	1092	U	I	PARKS MILDRED ESTATE	PARKS MILDRED ESTATE
7/27/2021	5/17/2013	$0.00	LETTERS OF ADMN	5327	1399	U	I	PARKS GARY RAY (DEC'D)	PARKS GARY RAY ESTATE
	10/14/2005	$100.00	WARRANTY DEED	2560	1284	U	I	PARKS MILDRED B	PARKS GARY RAY
	8/1/1997	$65,000.00	WARRANTY DEED	1255	944	Q	I	BIJESSE ROBERT V,MARY E	PARKS MILDRED B
	12/22/1995	$23,500.00	WARRANTY DEED	1146	980	U	I	COMEAU ROBERT F ETAL	BIJESSE ROBERT V,MARY E
	12/22/1995	$23,500.00	WARRANTY DEED	1146	978	U	I	COMEAU HAROLD	COMEAU ROBERT F ETAL
	11/3/1995	$0.00	ORDER DET HX REAL P	1138	1622	U	I	CANFIELD ALICE M ESTATE	COMEAU HAROLD
	12/17/1993	$54,000.00	WARRANTY DEED	1027	501	Q	I	NEY WILLIAM I,JUDITH A	CANFIELD ALICE M ESTATE
	8/3/1992	$49,900.00	WARRANTY DEED	952	1135	Q	I	COOK DAVID S,JANICE	NEY WILLIAM I,JUDITH A
	6/1/1988	$0.00		790	1102	U	I		COOK DAVID S,JANICE
	6/1/1987	$39,000.00		746	1514	Q	I		
	6/1/1987	$42,500.00		746	1514	Q	I		
	1/1/1979	$0.00		433	222	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
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CITY OF ST. AUGUSTINE

Code Enforcement Department

In the matter pertaining to 30 S. Leonardi St / CE 2023-0296: Ch 19. Sec 19-3

- On May 10, 2023, a member of staff observed that the property had construction equipment, a large pile of construction debris, and additional large piles of tree debris that are unsheltered on the property.

- On August 8, 2023, the CEAAB heard this case and issued an "Order Finding Violation" which allowed the respondant seven days to correct the violation by removing the debris from the property after which if compliance is not met a fine of up to $250 per day would be issued for each day out of compliance.

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2023-0296

IN THE MATTER OF:

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 S. Leonardi St
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

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

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

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

LEGAL DESCRIPTION: **HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR167/238 & 4576/1056 (L/A) & 4685/15(H/R)**

PARCEL NUMBER: **120280 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **AUGUST 8, 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 August 8, 2023, in accordance with Chapter 162 F.S.

   The respondent and/or representative was not present.

2. During a routine code enforcement inspection, the staff observed the following code violations on May 10, 2023:

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

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

   City Code, Chapter 19, Section 19-3, Unlawful conditions

4. On May 12, 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 July 27, 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 August 8, 2023.

6. **On August 8, 2023, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent seven (7) days from the date of the "Order" to correct the violation by removing the debris from the property after which if compliance is not met a fine of up to $250 per day will be issued for each day the property is out of compliance.**

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, September 12, 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 STATUES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS **8TH DAY OF AUGUST, 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 14 day of August, A.D., 2023.

Notary Public, State of Florida

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

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of $500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

CITY OF ST. AUGUSTINE

Code Enforcement Department

In the matter pertaining to 56 Carrera St/ CE 2023-0307:

- On May 19, 2023, a member of staff observed a historic structure had 19 exterior windows and two exterior doors replaced without obtaining a Certificate of Appropriateness or HARB approval.

- On August8, 2023, the CEAAB heard this case and issued an "Order Finding Violation and Imposing a Fine" and established a $2,500.00 fine to be paid within 30 days.

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

ORDER FINDING VIOLATION AND IMPOSING FINE

CEAAB CASE NUMBER: CE2023-0307

IN THE MATTER OF:

Bcs Acquisition Group, LLC
56 Carrera 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 28, Section 28-90, Administration and records.

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

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

PARCEL NUMBER: **204080 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **AUGUST 8, 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 August 8, 2023, in accordance with Chapter 162 F.S.

   The respondent and/or representative was not present.

2. During a routine code enforcement inspection, the staff observed the following code violations on May 19, 2023:

   A historic structure had 19 exterior windows and two exterior doors replaced without obtaining a Certificate of Appropriateness or HARB approval.

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

   City Code, Chapter 28, Section 28-90, Administration and records.

4. On May 22, 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 July 20, 2023, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of CEAAB Hearing" AND** a Posting Affidavit was placed at the property and with the City Clerk's office for the CEAAB Hearing for August 8, 2023.

6. **On August 8, 2023, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation and Imposing Fine" which allowed the Respondent thirty (30) days from the date of the "Order" to pay the fine of $2,500 for the irreversible and irreparable damage to the structure.**

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, September 12, 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 and Imposing Fine,"** 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 STATUES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS **8TH DAY OF AUGUST, 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 14 day of August, A.D., 2023.

Notary Public, State of Florida

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

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of $500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

CITY OF ST. AUGUSTINE

Code Enforcement Department

In the matter pertaining to 118 Lincoln St / CE 2023-0259: Ch 8 Sec 8-608

- On May 9, 2023 the CEAAB heard this case and issued an "Order Finding Violation" and established a fine of $5,000.

- On August 8, 2023, the CEAAB heard this case and issued an "Order Denying Reduction of Fine" and the respondent was given 30 days to pay the fine in fill.

- As of this meeting the fine has not been paid.

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

ORDER DENYING REDUCTION OF FINE
CEAAB CASE NUMBER: 2023-0259

IN THE MATTER OF:

Direct Home Buyer 1 Inc.
C/O Christa Jackson
118 Lincoln St.
St. Augustine, FL 32084

RE: Motion of denial for reduction of fine.

DESCRIPTION OF SITE: 118 Lincoln Street, St. Augustine, FL 32084

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

PARCEL NUMBER: 209900 0000

THIS MATTER originally came before the Board for public hearing on **May 9, 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 **issued an "Order Finding Violation" and stipulate a fine of $5,000 be issued. 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 August 8, 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 8th day of August, 2023 in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Jan Kelly

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

Witness my hand and official seal, this 14 day of August, A.D., 2023.

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE

Code Enforcement Department

In the matter pertaining to 95 Evergreen Ave/ CE 2009-4299:

- On February 9, 2010 the CEAAB issued an "Order Imposing Lien" in the amount of $1,750 for the cost incurred by the City for abatement of the property by removing an unsafe building.

- On August 31, 2023 the remaining balance of the lien in the amount of $550 was paid in full bringing the property into compliance.

MISCELLANEOUS PAYMENT RECPT#: 2703868
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 08/31/23 TIME: 14:20:09
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT: Lien 95Evergreen

CHG: CODENF CODE ENFORCEMEN 550.00

AMOUNT PAID: 550.00

PAID BY: LandTitleofAmerica
PAYMENT METH: CHECK
284518

REFERENCE:

AMT TENDERED: 550.00
AMT APPLIED: 550.00
CHANGE: .00
VA

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

Public Records of
St. Johns County, FL
Clerk # 2010007221,
O.R. 3287 PG 528-529
02/17/2010 at 08:15 AM,
REC. $9.00 SUR. $9.50

ORDER IMPOSING A LIEN

CEAAB CASE NO. 2009-4299

IN THE MATTER OF:

Lottie Mays, Et Al
218-99th Avenue
Queens Village
Jamaica, NY 11429-1206
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
Unsafe Building
City Code, Chapter 8, Section 8-301

ORDER

THIS MATTER originally came before the Board for public hearing on **November 10, 2009** after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of laws, and an oral order which was reduced to writing and furnished to the Respondent(s) to take corrective action by a certain time, as more specifically set forth in that order.

Based on the evidence and testimony presented at the **November 10, 2009** hearing, the Board ordered that if the required corrective action **had not** been taken as ordered and that Respondent had not removed the unsafe building by December 8, 2009, which constituted non-compliance with the City Code, Chapter 8, Section 8-301, that the City of St. Augustine was authorized to **abate 95 Evergreen Avenue** by removing the unsafe building and all costs would constitute a lien against the property.

IT IS HEREBY ORDERED that the above described lien in the amount of $1,750.00 is hereby imposed against the Respondent(s) for the cost incurred by the City for abatement of following described property, situated in St. Augustine, Florida, to wit:

Violation Site:	95 Evergreen Avenue
Legal Description:	Greeno Tract Lot 1 & E1/2 of Lot 2 Block 6 OR1913/1685 (Ord Summ/Admin) & 1914/1632 (S/A) & 2328/555(H/R)
Parcel Number:	103770-0000

THIS ORDER SHALL 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 SECTIONS 162.08 AND 162.09, FLORIDA STATUES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1065.

DONE AND ORDERED, at a public hearing on the 9th day of February, 2010, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

IRENE ARRIOLA, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 12TH day of FEBRUARY, A.D., 2010.

Notary Public State of Florida
Sharon A O'Keefe
My Commission DD940700
Expires 12/05/2013

Notary Public, State of Florida

CITY OF ST. AUGUSTINE

Code Enforcement Department

In the matter pertaining to 169 M L King Ave / CE 2023-0349: Ch 25 Sec 25-56

- On July 18, 2023 staff observed the removal of six Palm trees and three Southern Oak trees without a permit.

- On August 8,2023, the CEAAB heard this case and issued an "Order Finding Violation and Imposing a Fine" and established a $2,500.00 fine per tree for a total fine of $7,500 to be paid a within 30 days.

- On August 28, 2023, the Planning and Building Department received a payment of $7,500 satisfying the fine.

MISCELLANEOUS PAYMENT RECPT#: 2700505
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 08/28/23 TIME: 10:00:31
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT:

CHG: CODENF CODE ENFORCEMEN 7500.00

AMOUNT PAID: 7500.00

PAID BY: JLB MANAGEMENT COMPA
PAYMENT METH: CHECK
111

REFERENCE:

AMT TENDERED: 7500.00
AMT APPLIED: 7500.00
CHANGE: .00
VA

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

ORDER FINDING VIOLATION & IMPOSING A FINE

CEAAB CASE NUMBER: CE2023-0349

IN THE MATTER OF:

Jlb Management Company LLC
C/O Jason Hoffnagle
169 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 25, Section 25-56, Tree removal and replacement.

VIOLATION SITE: **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 CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **AUGUST 8, 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 August 8, 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 July 18, 2023:

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

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:
   City Code, Chapter 25, Section 25-56, Removal of a tree without a permit.

4. On July 20, 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 July 21, 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 August 8, 2023.

6. **On August 8, 2023, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation and Imposing a Fine" which allowed the Respondent thirty (30) days from the date of the "Order" to correct the violation by paying the fine of $2,500 per tree for a total fine of $7,500.**

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, September 12, 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 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 STATUES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS **8TH DAY OF AUGUST, 2023**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Jan Kelly

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 14 day of August, A.D., 2023.

Notary Public, State of Florida

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

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of $500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

CITY OF ST. AUGUSTINE

Code Enforcement Department

In the matter pertaining to54 Carrera St / CE 2023-0314:

- On May 24,2023 a member of staff observed partial demolition of the structure by the removal and replacement of 19 exterior windows without first obtaining approval from the Historic Architectural Review Board.

- On August 8,2023, the CEAAB heard this case and issued an "Order Finding Violation" and established a $2,500.00 fine to be paid a within 30 days.

- On August 31, 2023 the Planning and Building department received a payment satisfying the fine in the amount of $2,500.

MISCELLANEOUS PAYMENT RECPT#: 2703862
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 08/31/23 TIME: 14:18:30
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT: CEAAB 54 Carrera 031

CHG: CODENF CODE ENFORCEMEN 2500.00

AMOUNT PAID: 2500.00

PAID BY: S Valzovano
PAYMENT METH: CREDIT CARD
0362

REFERENCE:

AMT TENDERED: 2500.00
AMT APPLIED: 2500.00
CHANGE: .00
VA

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

ORDER FINDING IN VIOLATION AND IMPOSING A FINE

CEAAB CASE NUMBER: CE2023-0314

IN THE MATTER OF:

16 Paws Realty Mgmt. LLC
C/O Susan Valzovano
54 Carrera 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 28, Section 28-90 (a)- Administration and records.**

VIOLATION SITE: **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 CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON, **AUGUST 8, 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 Augus 8, 2023, in accordance with Chapter 162, F.S.

   The respondent and/or authorized representative was present.

2. In response to a public complaint, the staff observed the following code violations on May 24, 2023:

   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).

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

   Chapter 28, Section 28-90. (a) – Administration and records.

4. On June 6, 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 gave the respondent seven (7) 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 June 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 August 8, 2023.

6. On August 8, 2023, the Code Enforcement, Adjustments and Appeals Board found the property in violation and issued an **"Order Finding in Violation and Imposing Fine"** which set a fine in the amount of **$2,500.** The Respondent has thirty (30) days from the date of this order to pay the fine in full.

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 STATUES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY.

DONE AND ORDERED THIS **8TH DAY OF AUGUST, 2023** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Jan Kelly

JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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 14 day of August, 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.