



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

A G E N D A

TUESDAY, NOVEMBER 14, 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) CE2023-0360
Dorethea Washington Levins
(Dec'd)
153 Twine Street
Ch. 19 Sec. 19-4
 - b) CE2023-0397
Aug Dev Inc.
190 Riberia Street
Ch. 25 Sec. 25-56

8. Fine Assignment Hearing

- a) CE2023-0249
Jeffrey Gunther
18 Locust Street
Ch. 8 Sec. 8-608

9. Fine Reduction Hearing

- a) None

10. Lien Hearing

- a) None

11. Compliance Hearing

- a) CE2023-0374
Roberto Corioli
14 Poinciana Ave
Ch. 25 Sec. 25-56

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 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 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 market.

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
October 10, 2023

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, October 10, 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, absent
CeCe Reigle, absent
Irvin Rubin, absent

Staff Present:

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

2. SWEARING IN OF STAFF

**3. APPROVAL OF MINUTES
(September 12, 2023)**

Tom Day motioned to approve the minutes, Marylin Garrett seconded, and the minutes were approved unanimously.

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None

5. DISCLOSURE OF EX-PARTE COMMUNICATIONS

None

6. BUILDING CODE VARIANCES

None

7. REVIEW OF NEW CASES

a. **NONE**

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
October 10, 2023

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2023-0305

Twin Peaks Property Mgmt., LLC
56 Carrera St.
Ch 8 Sec 8-608
Fine Assignment Hearing

Barry Fox relayed case information, the violation was building construction without permit. On May 19, 2023, staff observed 19 exterior windows had been replaced without obtaining building permits of HARB authorization. On August 8, 2023, the CEAAB issued an "Order Finding Violation" which allowed 7 days to obtain a building permit. Josh Strickland provided an owner's authorization form to speak on behalf of the owner. Josh Strickland stated he was instructed to go through HARB and thought the order allowing 7 days was issued by HARB and not the CEAAB. Josh Strickland stated he spoke with Barry Fox and then submitted the proper permits. Jan Kelly asked about the owner's notification. The roof permit was issued 12 days after the compliance deadline, the window and door permits were 18 days after the compliance deadline. The board discussed the fine amount. The property was out of compliance for a total of 41 days and obtained the permits on September 26, 2023.

Public comment: None

MOTION

Tom Day motioned to issue a fine of \$100 per day for 41 days for a total fine of \$4,100. Jan Kelly seconded, and the motion passed unanimously.

b. CE2021-0219

Philcox James
111 Zoratoa Ave
Ch 19 Sec 19-4
Lien Hearing

Barry Fox relayed case information. The agenda item was a request for the recommendation of lien reduction. On November 9, 2021, the CEAAB found the property in violation. On March 8, 2022, the board issued an "Order Imposing a Fine" in the amount of \$5,000. On April 12, 2022, the board issued an "Order Imposing Penalties and Lien" for the unpaid \$5,000 fine. On September 15, 2023, Skye Philcox, a representative of the estate submitted an Application to Appear to request the CEAAB recommend a reduction of lien to the City Commission. Skye Philcox was present and stated that her father was ill, and the family were unaware of the state of the property. Skye Philcox and her sister are attempting to bring the property in compliance. Jan Kelly asked Assistant City Attorney Kelly Traynor and Barry Fox about the CEAAB's role in this case. Larry Weeks discussed the time that the lien was placed on the property. Jan Kelly asked if she was living in the house. Skye Philcox stated that the home is uninhabitable.

Public comment: None

MOTION

Jan Kelly motioned to deny the recommendation of reduction of lien. Seconded. motion passed.

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
October 10, 2023

c. CE2023-0333

16 Paws Realty Mgmt. LLC
C/O Susan Valzovano
54 Carrera St.
Ch 8 Sec 8-608
Compliance Hearing

Barry Fox relayed case information, on August 8, 2023, the CEAAB issued an "Order Finding Violation" which allowed 7 days for the respondent to obtain a permit. August 28, 2023, property obtained the permit and came into compliance. The property was out of compliance for 3 days. John Valdez supplied an owner's authorization form and was hired by the owner to correct the violation. Jan Kelly asked if the owner was present. Susan Valzovano, the owner, was present.

Public comment: None

MOTION

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

d. CE2009-4299

Jig Management LLC Et Al
Mitchell Management Inc
James Mays
Betty Mays-Philip
Maryann Mays
Jason Grear
Casandra Mays
Tanya Mays
Jeffrey Mays
Agnetta Moultrie
Andre Taylor
95 Evergreen
Ch 8 Sec 8-301
Compliance Hearing

Barry Fox relayed case information, on February 9, 2010, an "Order Imposing Lien" was issued for the amount of \$1,750. Over time the fine was paid down to \$550. On August 31, 2023, the fine paid in full bringing the property into compliance. On September 25, 2023, the City Commission voted to release the lien.

Public comment: None

MOTION

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

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
October 10, 2023

9. CITY ATTORNEY ITEMS

(None)

10. OTHER BUSINESS

(None)

11. ADJOURNMENT

3:39 ADJOURNED.

Jan Kelly, Chairperson

Emily Howington, Administrative Coordinator, Recording Secretary

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments and Appeals Board

DATE: November 14, 2023

SUBJECT: Case Number CE 2023-0360

RESPONDENT: Levins Doretha Washington (Decease)

LOCATIONS: 153 Twine Street

VIOLATION: Chapter 19, Sections 19-4 Certain Growth Prohibited

BACKGROUND INFORMATION:

On July 25, 2023, grass remains overgrown. New owner: JPL Investments Corp and Ocean has paid for Tax Year 2022 I'm reaching out to them in Miami. So far, no return calls. I spoke with Jose Pico, property manager for JPL Investments. They agreed to cut and are actively seeking yard maintenance company.

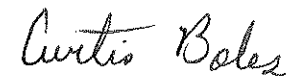
July 27, 2023, Door Knocker left giving respondent 15 days to correct violation.

August 16, 2023, Notice and Order posted giving respondent until August 31, 2023, to cut grass. JPL Investments / Jose Pico lives in Miami, FL and has failed to follow through as agreed.

On September 12, 2023, I received calls from Mr. Pico (Tax Holder) stating that he would need a little more time to find someone local to cut the yard.

On October 11, 2023, Notice of Hearing was posted in the City Clerk Office and at the abovementioned address. The grass and yard were still in violation.

Respectfully Submitted,



Curtis Boles

Code Enforcement Inspector





CITY OF ST. AUGUSTINE
PLANNING & BUILDING
DEPARTMENT
CODE ENFORCEMENT DIVISION

75 KING STREET, ST. AUGUSTINE, FL
P. O. BOX 210
ST. AUGUSTINE, FL 32085
904-825-1066

This notice is given as a reminder that this property is now in violation of the St. Augustine City Code. In order to avoid further code enforcement action or possible fines, your assistance and cooperation in keeping our city beautiful is greatly appreciated. Please correct within 15 days of this posting.

PLEASE CORRECT THE FOLLOWING
VIOLATION:

CITY CODE SECTION: Ch 19, Sec 19-4
PROPERTY ADDRESS: 153 Twine Street
POSTING DATE: July 27, 2023
INSPECTOR: Curtis Bales

DESCRIPTION OF VIOLATION:
Grass is overgrown/above
12" inches

CODE ENFORCEMENT CASE # CE2023-6160

City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

BY ORDER OF THE BUILDING OFFICIAL THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS. PURSUANT TO CHAPTER 2, ARTICLE VI AND F.S. 162, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN August 31, 2023.

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 153 Twine Street PARCEL No. 212050 0000

by Curtis Bales
Code Enforcement Inspector

Posting Date: August 16, 2023

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1066)



CITY OF
ST AUGUSTINE
EST. 1685

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

CODE ENFORCEMENT DIVISION

September 13, 2023

IN THE MATTER OF: Name: Levins Doretha Washington (Deceased)
Address: 153 Twine Street
Saint Augustine, Florida 32084
Case #: CE2023-0360

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 19, Sec. 19 - 4 Certain Growth and Conditions Prohibited.

SITE OF VIOLATION: 153 Twine Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: BUENA ESPERANZA SUB CITY S39FT OF LOTS 1 & 2
BLK 5 OR 847 / 946 & 1295 / 218 (C/D) & 3638 / 552 (Q/C)

PARCEL NUMBER: 212050 0000

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

Property has weeds, grass, or underbrush over the height of twelve (12") inches from the ground and condition is creating harborage for rodents, vermin, or mosquitos.

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

**Mow and remove debris from the property.
Maintain property in accordance with City Code.**

Notice of Violation
CE2023-0360

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
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 6233 52

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**

October 13, 2023

IN THE MATTER OF: Name: Levins Dorethea Washington (Dec'd)
Address: 153 Twine Street
St. Augustine, FL 32084
Case #: CE2023-0360

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 153 Twine Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: BUENA ESPERANZA SUB CITY S39FT OF LOTS 1 &
2 BLK 5 OR 847/946 & 1295/218 (C/D) & 3638/552 (Q/C)

PARCEL NUMBER: 212050 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, November 14, 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:

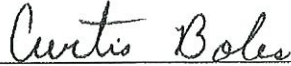
Property has weeds, grass, or underbrush over the height of twelve (12") inches from the ground and conditions is creating harborage for rodents, vermin, or mosquitos.

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
CE2023-0360

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: **9489 0090 0027 6577 5203 29**

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

Levins Doreth
153 Twine Street
Saint Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0360

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 October 11, 2023, I received a copy of the attached Notice of Hearing for the hearing dated November 14, 2023.
3. That on October 11, 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 Bales
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF October, 2023.

Notary Public, State of Florida
My Commission Expires: 28 d



AFFIDAVIT OF SECONDARY SERVICE

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

Levins Doretha Washington

153 Twine Street

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0360

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 October 11, 2023, I received a copy of the attached Notice of Hearing for the hearing dated November 14, 2023.
3. That on October 13, 2023, I
☒ Posted said Notice on the property located at
153 Twine Street, Saint Augustine, FL 32084.
4. That on October 11, 2023, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

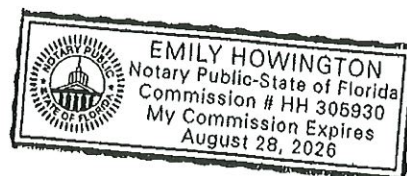
FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF October, 2023

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

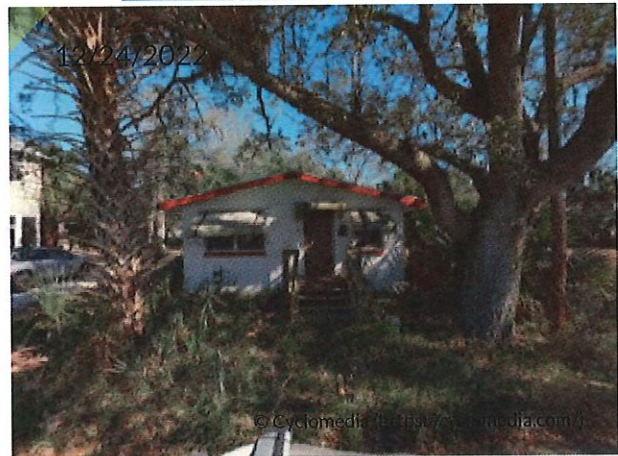
[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

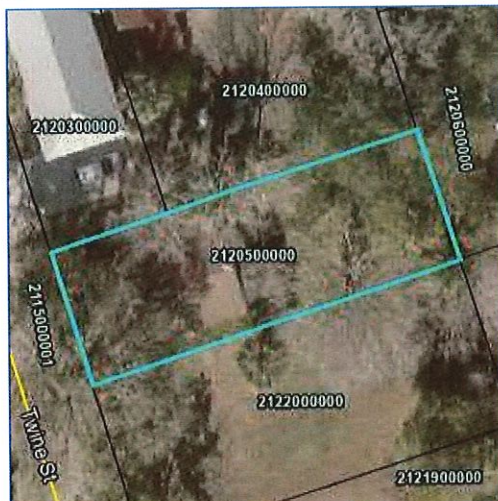
Parcel ID	2120500000
Location	153 TWINE ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY S39FT OF LOTS 1 & 2 BLK 5 OR847/946 & 1295/218(C/D) & 3638/552(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use	Single Family (0100)
Code	
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.090
Homestead	N

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

Owner Information

Owner Name	Levins Doretha Washington (Dec'd) 100%
Mailing Address	153 TWINE ST SAINT AUGUSTINE, FL 32084-5117

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments and Appeals Board

DATE: October 10, 2023

SUBJECT: Case Number 2023-0397

RESPONDENT: Aug Dev Inc (Decease)

LOCATIONS: 190 Riberia Street

VIOLATION: Chapter 25, Sections 28 & 56 Damaging or destroying, Tree removal and replacement.

BACKGROUND INFORMATION:

On September 7, 2023, one Cedar Tree was removed without a permit. I received an email from Mrs. Lauren Giber showing a downed Cedar Tree. An inspection was performed, and pictures taken showing downed Cedar Tree with measurements.

I spoke with the contractor, and he agreed to replant two Cedar Trees before the Code Board meeting. He apologized for the plumber backing into the tree and later removing it. Three emails were received from Bob / Herlong Mansion and are attached to the case.

On September 13, 2023, the contractor replanted three replacement Cedar Trees as promised.

On September 15, 2023, an Official Notice of Violation was mailed out to the respondent giving them ten days to correct the violation.

On October 11, 2023, a Notice of Hearing was mailed out to the respondent via certified mail.

Respectfully Submitted,



Curtis Boles

Code Enforcement Inspector











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

September 20, 2023

IN THE MATTER OF: Name: Aug Dev Inc
Address: 1029 A1A Beach Blvd
St. Augustine, FL 32080
Case #: CE2023-0397

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 25, Sec. 25 – 56 Tree removal and replacement.

SITE OF VIOLATION: 190 Riberia Street, St. Augustine, FL 32084
LEGAL DESCRIPTION: MARSH LOT W OF RIBERIA ST LOT 20 & MARSH W TO
ST SEBASTIAN RIVER OR 5574 / 65
PARCEL NUMBER: 213351 0200

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on September 7, 2023 which revealed the following violations:

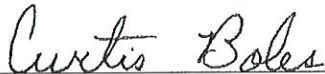
One Cedar Tree measuring 13.05" d.b.h removed without permit from the Planning and Building Department.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent has caused irreparable and irreversible damage to the tree as outlined above. The violation may be corrected via:

Appear before the Code Enforcement Adjustment and Appeals Board on November 14, 2023, at 3 pm inside the "Alcazar" room which is located within The Lightner Museum at 75 King Street.

Notice of Violation
CE2023-0397

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
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 6232 77

9589 0710 5270 0442 6232 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.



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

October 13, 2023

IN THE MATTER OF: Name: Aug Dev Inc.
Address: 190 Riberia Street
St. Augustine, FL 32084
Case #: CE2023-0397

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: 190 Riberia Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: MARSH LOT W OF RIBERIA ST LOT 20 & MARSH W
TO ST SEBASTIAN RIVER OR 5574/65

PARCEL NUMBER: 2133510200

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, November 14, 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:

One Cedar Tree measuring 13.05" 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."

Notice of Hearing
CE2023-0397

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: **9489 0090 0027 6577 5202 75**
9489 0090 0027 6577 5202 82
9489 0090 0027 6277 5202 99
9489 0090 0027 6577 5203 05
9489 0090 0027 6577 5203 12

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

Levins Doreth
153 Twine Street
Saint Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0360

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 October 11, 2023, I received a copy of the attached Notice of Hearing for the hearing dated November 14, 2023.
3. That on October 11, 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 13 DAY OF October, 2023.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2024.



AFFIDAVIT OF SECONDARY SERVICE

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

Levins Doretha Washington
153 Twine Street
Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0360

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

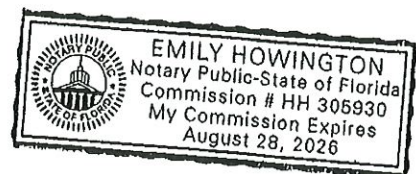
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on October 11, 2023, I received a copy of the attached Notice of Hearing for the hearing dated November 14, 2023.
3. That on October 13, 2023, I
☒ Posted said Notice on the property located at
153 Twine Street, Saint Augustine, FL 32084.
4. That on October 11, 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 13 DAY OF October, 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](#)

Summary

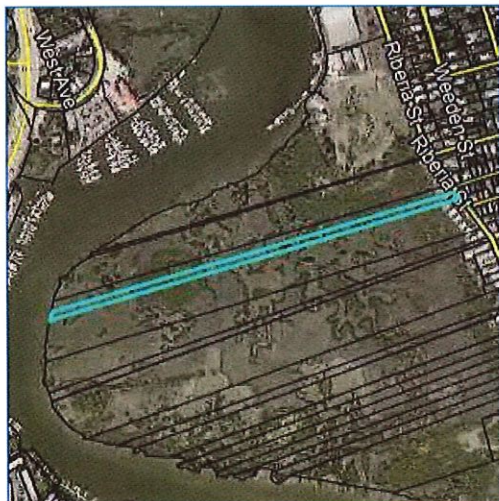
Parcel ID	2133510200
Location Address	190 RIBERIA ST
	SAINT AUGUSTINE 32084-0000
Neighborhood	Marsh Lots West of Iberia & Marsh Front Replat (625)
Tax Description*	MARSH LOTS W OF RIBERIA ST LOT 20 & MARSH W TO ST SEBASTIAN RIVER OR 5574/65
	<i>*The Description above is not to be used on legal documents.</i>
Property Use	Vacant Residential (0000)
Code	
Subdivision	Marsh Lots West of Iberia
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	1.880
Homestead	N

No Image Available

Owner Information

Owner Name	Aug Dev Inc 100%
Mailing Address	1029 A1A BEACH BLVD SAINT AUGUSTINE, FL 32080-0000

Map



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 18 Locust / CE 2023-0249: Ch 8 Sec 8-608

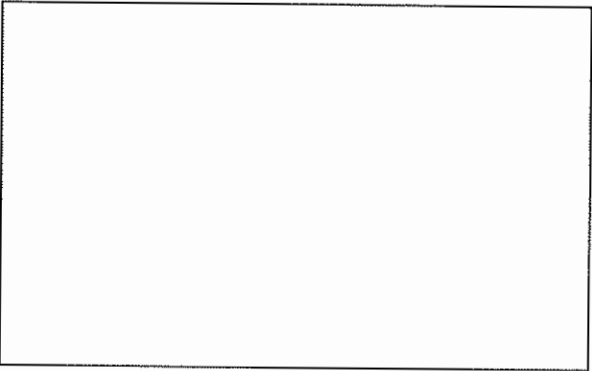
- On March 1, 2023 a member of staff observed several exterior windows had been removed and replaced with no valid building permits.
- On August 8, 2023, the CEAAB heard this case and issued an “Order Finding Violation” which allowed the respondent seven days to correct the violation by obtaining a building permit after which a fine of up to \$250 per day will be issued for each day out of compliance.
- On September 12, 2023 the came into compliance by obtaining a building permit. Th property was out of compliance for 28 days.

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

ORDER FINDING VIOLATION
CEAAB CASE NUMBER: CE2023-0249

IN THE MATTER OF:

Jeffrey Gunther
18 Locust 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 8, Section 8-608, Building without a permit.

VIOLATION SITE: **18 Locust Street, St. Augustine, FL 32084**
LEGAL DESCRIPTION: **ABBOT TRACT CITY LOT 9 & W1/2 OF LOT 11 BLK F OR5235/1364**
PARCEL NUMBER: **195180 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

- 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.
- During a routine code enforcement inspection, the staff observed the following code violations on March 1, 2023:
Several exterior windows have been removed and replaced with no valid building permits.
- 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, Building without a permit.
- On March 22, 2023, the Planning and Building Department sent an **“Official Notice of Violation”** to formally advise the respondent of the violation, via certified mail.
- On June 26, 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 obtaining a building permit 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 STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

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



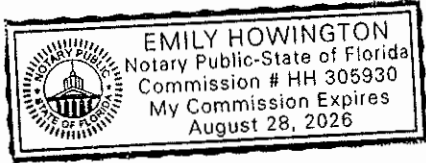
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

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.

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 \$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 14 Poinciana / CE 2023-0374: Ch 25 Sec 25-56

- On August 4, 2023 staff observed several trees including two Red Cedar Trees over 8" d.b.h and three Palm Trees less than 18" d.b.h. removed without a permit.
- On September 12, 2023, the CEAAB heard this case and issued an "Order Finding Violation and Imposing Fine" in the amount of \$2,500 per cedar tree for a total of \$5,000 which allowed the respondent 30 days to correct the violation by paying the fine and replacing the two cedar and three palm trees according to city code.
- As of October 11, 2023, the property is came into compliance by paying the fine in full and replacing the five trees.

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

**ORDER FINDING VIOLATION AND
IMPOSING FINE**

CEAAB CASE NUMBER: CE2023-0374

IN THE MATTER OF:

**Roberto Corioli
14 Poinciana 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: 14 Poinciana Ave, St. Augustine, FL 32084

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

PARCEL NUMBER: 149730 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD
TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **SEPTEMBER 12,**
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 September 12, 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 August 4, 2023:

Several trees including 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.

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

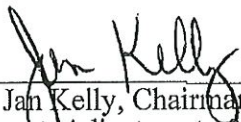
City Code, Chapter 25, Section 25-56 Tree removal and replacement.

4. On August 17, 2023, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On August 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 September 12, 2023.

6. On September 12, 2023, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation and Imposing Fine" in the amount of \$2,500 per cedar tree for a total of \$5,000 which allowed the Respondent thirty (30) days from the date of the "Order" to correct the violation by paying the fine and replacing the two cedar and three palm trees according to city code.
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 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 12TH DAY OF SEPTEMBER, 2023. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

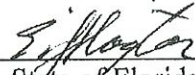


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

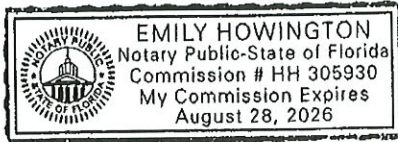
STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21 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 \$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.

MISCELLANEOUS PAYMENT RECPT#: 2733479
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 10/11/23 TIME: 09:41:29
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT: 14Poinciana Fines

CHG: CODENF CODE ENFORCEMEN 5000.00

AMOUNT PAID: 5000.00

PAID BY: Roberto Carioli
PAYMENT METH: CHECK
1124

REFERENCE:

AMT TENDERED: 5000.00
AMT APPLIED: 5000.00
CHANGE: .00
VA