CITY OF ST AUGUSTINE EST. 1565

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

A G E N D A

TUESDAY, FEBRUARY 13, 2024 - 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
7. New Violation Hearing
   a) CE2023-0207
      Largay Justin Et Al
      C/O Largay Joseph
      7 Blanche Lane
      Ch.19 Sec. 3- Unlawful conditions.

   b) CE2023-0208
      Roots Construction Group LLC
      C/O Largay Joseph J Jr
      6 Blanche Lane
      Ch. 19 Sec. 3- Unlawful conditions.

c) CE2023-0417
Corney Land Holdings Inc C/O Charles Hand
474 Arricola Ave
Ch. 28 Sec. 337- Parking, storage or use of major recreational equipment.

d) CE2023-0442
Craig Kimberly A
204 Inlet Drive
Ch. 28 Sec. 337- Parking, storage or use of major recreational equipment.

e) CE2023-0453
Tabb Tiffany
24 East Park Ave
Ch. 25 Sec. 25-56- Tree removal and replacement.

f) CE2023-0454
Courtyard 50 LLC
C/O Thompson Ruby Joann 158 Blanco Street
Ch. 25 Sec. 25-56- Tree removal and replacement.

8. Fine Assignment Hearing

a) CE2022-0217
Valerie Lee Properties LLC
C/O Valerie Lee
38 White Street East
Ch. 8 Sec. 8-608- Permit required.

9. Fine Reduction Hearing

a) None

10. Lien Hearing

a) None

11. Compliance Hearing

a) CE2021-0283
Gary Ray Parks Estate
14 Poinciana Ave
Ch. 19 Sec. 19-4- Certain growth and conditions prohibited.

b) CE2023-0249
Gunther Jeffrey
18 Locust Street
Ch. 8 Sec. 8-608- Permit required

c) CE2023-0397
Aug Dev Inc
190 Riberia Street
Ch. 25 Sec. 25-56- Tree removal and replacement

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 <u>they may not engage in a discussion or debate amongst themselves</u> 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
November 14, 2023

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, November 14, 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, **absent**
Karen Valachovic,
CeCe Reigle, **absent**
Irvin Rubin, **absent**

Staff Present:

Isabelle Lopez City Attorney
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
(October 10, 2023)
Thomas Day motioned to approve the minutes, Karen Valachovic seconded, motion passed unanimously.

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA
BJ Kalaidi of West City of St. Augustine thanked staff for the information about the Code Enforcement Department and short-term rentals at the City Commission meeting. Kalaidi commented on the public not wanting to submit complaints with their names on them. Kalaidi commented on code ordinances in keeping city clean and livable.

5. DISCLOSURE OF EX-PARTE COMMUNICATIONS
None

6. BUILDING CODE VARIANCES
None

7. REVIEW OF NEW CASES

a. CE2023-0360
Dorethea Washington Levins (Dec'd)
153 Twine Street
Ch 19 Sec 19-4
New Violation Hearing

Barry Fox relayed case information, the violation was for certain growth and conditions prohibited. Officer Curtis Boles provided background information. On July 25, 2023, the property's grass was

overgrown. Curtis Boles spoke with the property manager who agreed to cut the grass. On July 27, 2023, a door knocker was left, giving 15 days to correct violation, a Notice of Violation was posted and mailed giving until August 2023 to cut the grass. On October 11, 2023, an official Notice of Hearing was posted, grass and yard was still in violation. As of the meeting date the grass had been cut. Curtis Boles demonstrated pictures taken the day of the hearing showing the grass had been cut. Jan Kelly stated she went to the property this morning and the grass was long and killed, but not cut. Isabelle Lopez and Barry Fox stated the code does not specify the method of trimming the grass. Barry Fox stated that if something was used against code it would be a separate case. The board discussed the terms of the violation.

Public comment: None

MOTION

Larry motioned to find in violation and close the case for compliance. Karen Valachovic second and the motion passed.

b. CE2023-0397

Aug Dev Inc.
190 Riberia Street
Ch. 25 Sec. 25-56

Barry Fox relayed case information, the violation is tree removal without a permit. On September 7, 2023, a cedar tree was removed without a permit. On September 13, 2023, the contractor replanted 3 cedar trees. An official Notice of Violation was mailed, and a Notice of Hearing was mailed. The contractor was present with an owner's authorization form. Karen Valachovic asked Curtis Boles about how the tree came down, the respondent stated plumber backed into the tree, the contractor then contacted Curtis and they planted 3 cedar trees immediately. Contractors spoke, and recognized the mistake, and replaced the tree with 3 trees immediately. Larry Weeks asked regarding fine parameters. Board discussed.

Public comment: None

MOTION

Jan Kelly motioned to find in violation and due to irreversible and reparable with a fine of 5,000. Larry Weeks proposed reducing the fine to $2,500. Original motion fails. Larry Weeks motioned find in violation and a fine of 2500. Tom Day seconded, the motion passed.

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2023-0249

Jeffrey Gunther
18 Locust Street
Ch 8 Sec 8-608
Fine Assignment Hearing

Barry Fox relayed case information, the violation was work without a building permit. In March 2023, windows had been removed without permit. On August 8, 2023 the board issued an order finding in violation and gave 7 days to comply. The property was out of compliance for 28 days according to order. Larry Weeks asked Buddy Schauland about obtaining permits. Buddy Schauland replied that there was scheduling conflict for inspections, but the permit was obtained. Larry Weeks discussed fine amount with the board.

Public comment: None

MOTION
Larry Weeks motioned to assign a fine of $500, Jan Kelly seconded. The motion passed.

b. CE2023-0374
Roberto Corioli
14 Poinciana Ave
Ch 25 Sec 25-56
Compliance Hearing

Barry Fox relayed case information, violation was tree removal and replacement without a permit. August 4, 2023, several trees removed without a permit. On September 12, 2023 the board issued an order finding violation and imposed fine of a total of $5,000 and to replace the trees. On October 11, 2023 the fine was paid in full and trees replaced.

Public comment: None

MOTION
Tom Day motioned to close the case for compliance. Jan Kelly seconded; the motion passed unanimously.

9. CITY ATTORNEY ITEMS
(None)

10. OTHER BUSINESS
(None)

11. ADJOURNMENT
4:02 PM ADJOURNED.

Jan Kelly, Chairperson

Emily Howington, Administrative Coordinator, Recording Secretary

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **February 13, 2024**

SUBJECT: **Case Number: CE2023-0207**

RESPONDENT: **Largay Justin Et AL &**
Largay Joseph

LOCATION: **7 Blanche Lane, Saint Augustine, FL 32084 Parcel**

Number 1120700000

VIOLATION: **City Code, Chapter 19, Section 3- Unlawful conditions.**

BACKGROUND INFORMATION:

On January 5, 2023, City Staff responded to the property located at 7 Blanche Lane regarding a complaint with respect to junk and debris. Upon arrival, Staff observed an RV set up on the property, construction debris and unregistered/inoperable vehicles stored on the property. At that time, Staff contacted the owner who advised he would have the property cleaned and the case was closed after compliance was verified.

On October 9, 2023, City Staff again responded to the property regarding another complaint of junk and debris. I verified the violation, and an Official Notice of Violation was issued December 6, 2023, giving ten days to remove the junk/debris from the property. Upon reinspection on December 18, 2023, I observed no corrections had been made and, in fact, more debris had been added to the lot. An Official Notice of Hearing was posted at the property and the City Clerk's office January 25, 2024.

Morganne E. Lanni

Morganne Lanni
Code Enforcement Officer

Sec. 19-3. - Unlawful conditions.

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

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

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

December 21, 2023

IN THE MATTER OF: Name: Largay Justin Et Al
C/O Largay, Joseph
Address: 7 Blanche Lane
St. Augustine, FL 32084
Case #: CE2023-0207

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 7 Blanche Lane, St. Augustine, FL 32084

LEGAL DESCRIPTION: S 49 ALTAVILLA SUB OF BLK 19 DANCY LOT 21 OR4739/1735(Q/C)

PARCEL NUMBER: 112070 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, January 9, 2023, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Unlawful depositing, keeping, and maintaining the unsheltered storage of any junk or refuse, including building materials or similar objects; household goods; inoperable machinery; stripped, junked, inoperable, or unlicensed motor vehicles or boats within the corporate limits of the city.

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.

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

January 23, 2024

IN THE MATTER OF:	Name:	Largay Justin Et Al C/O Largay, Joseph
	Address:	7 Blanche Lane St. Augustine, FL 32084
	Case #:	CE2023-0207

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION:	7 Blanche Lane, St. Augustine, FL 32084
LEGAL DESCRIPTION:	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 21 OR4739/1735(Q/C)
PARCEL NUMBER:	112070 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, February 13, 2023, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Unlawful depositing, keeping, and maintaining the unsheltered storage of any junk or refuse, including building materials or similar objects; household goods; inoperable machinery; stripped, junked, inoperable, or unlicensed motor vehicles or boats within the corporate limits of the city.

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.

Notice of Hearing
CE2023-0207

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.

Morganne E. Lanni

Morganne Lanni
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 5197 36**
9489 0090 0027 6577 5197 43

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

December 06, 2023

IN THE MATTER OF: Name: Largay Justin Et AL 50%
Largay Joseph 50%

Address: 4411 NW 16TH PL
GAINESVILLE, FL 32605-0000

Case #: CE2023-0208

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 7 Blanche Lane, St. Augustine, FL 32084

LEGAL DESCRIPTION: 5-49 ALTAVILLA SUBD OF BLK 19 DANCY LOT 21
OR4739/1735(Q/C)

PARCEL NUMBER: 1120700000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on December 5, 2023 which revealed the following violations:

Unlawfully depositing, keeping, and maintaining the unsheltered storage of any junk or refuse, including building materials or similar objects; household goods; inoperable machinery; stripped, junked, inoperable, or unlicensed motor vehicles or boats within the corporate limits of the city.

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:

Removal of debris from the property.

Notice of Violation
CE2023-0207

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.

Morganne E. Lanni

Morganne Lanni
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: 9489 0090 0027 6577 5198 59

9489 0090 0027 6577 5198 66

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 late 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

Largay Justin Et AL & Largay Joseph

7 Blanche Lane

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0207

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on January 24, 2024, I
   [✓] Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____ __, 20__, I
   [ ] Hand delivered said Notice to _____ at _____.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

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

AFFIDAVIT OF SECONDARY SERVICE

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

Largay Justin Et AL & Largay Joseph

7 Blanche Lane

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0207

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on January 25, 2024, I
   [✓] Posted said Notice on the property located at 7 Blanche Lane, St. Augustine, FL 32084.
4. That on January 25, 2024, I
   [✓] Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

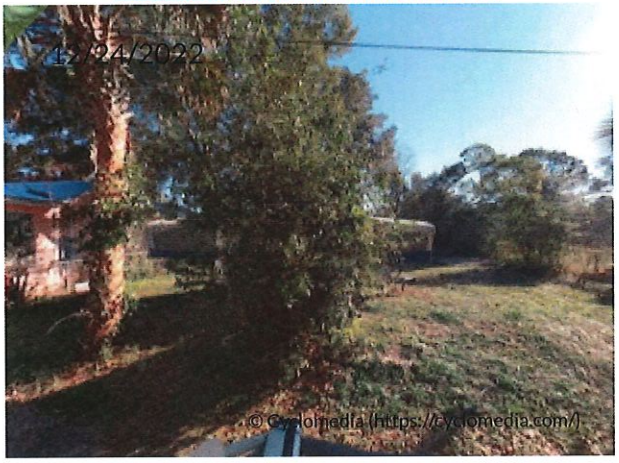
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1120700000
Location Address	7 BLANCHE LN SAINT AUGUSTINE 32084-0000
Neighborhood	Dancy Tract (SFRE) (487)
Tax Description*	5-49 ALTAVILLA SUBD OF BLK 19 DANCY LOT 21 OR4739/1735(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Altavilla Subdivision
Sec/Twp/Rng	41-7-29
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	Largay Justin Et AL 50% Largay Joseph 50%
Mailing Address	4411 NW 16TH PL GAINESVILLE, FL 32605-0000

Map

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **February 13, 2024**

SUBJECT: **Case Number: CE2023-0208**

RESPONDENT: **Roots Construction Group LLC**

LOCATION: **6 Blanche Lane, Saint Augustine, FL 32084; Parcel Number 112170 0000**

VIOLATION: **City Code, Chapter 19, Section 3- Unlawful conditions.**

BACKGROUND INFORMATION:

On January 5, 2023, City Staff responded to the property regarding a complaint in reference to junk/debris. Upon arrival, Staff observed construction debris of several kinds; a tiny house on a trailer, tubs, fans, bicycles and other miscellaneous items stored on the property in an unkempt manner. At that time, Staff contacted the owner who advised he would have the property cleaned and install a fence to deter trespassing and blight.

On October 9, 2023, I responded to the property again regarding another complaint stating the corrective actions had not been completed. I confirmed the violation, and an Official Notice of Violation was issued on December 6, 2023, officially giving ten days to come into compliance and remove the debris from the lot. Upon reinspection, no changes were observed, and I noted more debris had been moved to the lot. On January 25, 2024, an Official Notice of Hearing was posted on the property and at the City Clerk's office.

Morganne E. Lanni

Morganne Lanni
Code Enforcement Officer

Sec. 19-3. - Unlawful conditions.

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

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

NO TRESPASSING

Decks
LICENSED

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

January 23, 2024

IN THE MATTER OF:	Name:	Roots Construction Group LLC C/O Largay, Joseph J Jr
	Address:	6 Blanche Lane St. Augustine, FL 32084
	Case #:	CE2023-0208

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION:	6 Blanche Lane, St. Augustine, FL 32084
LEGAL DESCRIPTION:	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)
PARCEL NUMBER:	112010 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, February 13, 2024, at 3:00 p.m.** in the Alcazar Room at City Hall, 7 5 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Unlawful depositing, keeping, and maintaining the unsheltered storage of any junk or refuse, including building materials or similar objects; household goods; inoperable machinery; stripped, junked, inoperable, or unlicensed motor vehicles or boats within the corporate limits of the city.

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.

Notice of Hearing
CE2023-0208

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.

Morganne E. Lanni

Morganne Lanni
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 5197 50**
9489 0090 0027 6577 5197 50

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

December 06, 2023

IN THE MATTER OF:	Name:	Roots Construction Group LLC C/O LARGAY, JOSEPH J, JR
	Address:	505 Wilson road Hastings, FL 32145
	Case #:	CE2023-0208

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION:	6 Blanche Lane, St. Augustine, FL 32084
LEGAL DESCRIPTION:	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)
PARCEL NUMBER:	1120100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on December 5, 2023 which revealed the following violations:

Unlawfully depositing, keeping, and maintaining the unsheltered storage of any junk or refuse, including building materials or similar objects; household goods; inoperable machinery; stripped, junked, inoperable, or unlicensed motor vehicles or boats within the corporate limits of the city.

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:

Removal of the debris from the property.

Notice of Violation
CE2023-0208

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.

Morganne E. Lanni

Morganne Lanni
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: 9489 0090 0027 6577 5198 80

9489 0090 0027 6577 5198 73

cc: John P. Regan, City Manager
CEAAB File

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

AFFIDAVIT OF PRIMARY SERVICE

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

Roots Construction Group LLC

6 Blanche Lane

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0208

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on January 24, 2024, I
   [✓] Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____ __, 20__, I
   [ ] Hand delivered said Notice to _____ at _____.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

Roots construction Group LLC

6 Blanche Lane

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0208

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on January 25, 2024, I
   [✓] Posted said Notice on the property located at 6 Blanche Lane, St. Augustine, FL 32084.
4. That on January 25, 2024, I
   [✓] Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

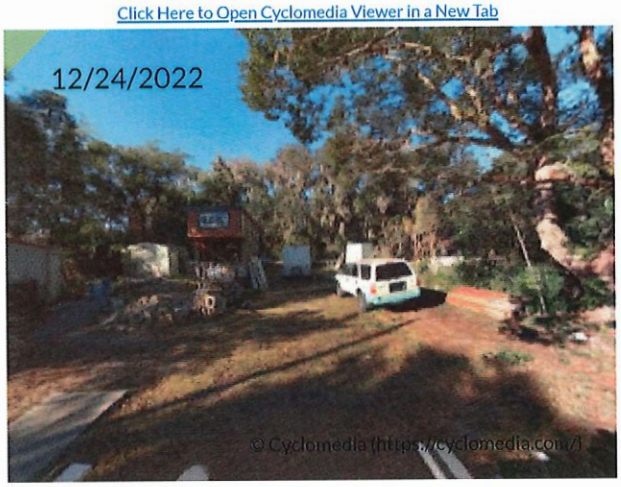
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1120100000
Location Address	6 BLANCHE LN SAINT AUGUSTINE 32084-0000
Neighborhood	Dancy Tract (SFRE) (487)
Tax Description*	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Altavilla Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.150
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Roots Construction Group LLC 100%
Mailing Address	505 WILSON RD HASTINGS, FL 32145-0000

Map

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **February 13, 2024**

SUBJECT: **Case Number: CE2023-0417**

RESPONDENT: **Corney Land Holdings Inc.**
C/O Charles Hand

LOCATION: **474 Arricola Avenue, Saint Augustine, FL 32080 ; Parcel Number 2217700000**

VIOLATION: **City Code, Chapter 28, Section 337- Parking, storage, or use of major recreational equipment.**

BACKGROUND INFORMATION:

On October 3, 2023, City Staff observed a large recreational vehicle- seemingly under construction- parked in the driveway of the property located at 474 Arricola Avenue. Staff noted the RV was covered in tarps and extending over the City's right-of-way. On October 10, 2023, staff made contact with the owner, Michael, who advised he would have the RV fixed within thirty (30) days, move it closer to the house to remove it from the City's right-of-way, and if needed, rent a storage space to properly stow the RV in accordance with the City's code. After the initial thirty (30) day period, on November 20, 2023, I confirmed the violation still existed and an Official Notice of Violation was sent via certified mail. I spoke with the owner on November 27, 2023 who advised the structure of the RV was compromised and he was unable to move it within the given timeframe until necessary repairs were made. I granted his request for additional time and upon my second reinspection on December 27, 2023, confirmed the property was still in violation. I spoke with the owner again January 8, 2024 via telephone, who requested additional time to move the RV, to which I denied.

An Official Notice of Hearing was hand-delivered to the owner of the RV, Michael, on-site, and additionally posted at the City Clerk's office January 25, 2024.

Morganne E. Lanni

Morganne Lanni
Code Enforcement Officer

Sec. 28-337. - Parking, storage or use of major recreational equipment.

No major recreational equipment shall be used for living, sleeping or housekeeping purposes when parked or stored in a residentially zoned lot or in any other location not approved for such use. Major recreational equipment may be parked or stored in a required rear or side yard, but not in required front yards and not within five (5) feet of any property line; provided, however, that such equipment may be parked anywhere on residential premises for not to exceed twenty-four (24) hours during loading and unloading. For purposes of this section the term "major recreational equipment" shall be as listed in section 28-2, to include sand dune buggies, cases or boxes on wheels for transporting recreational equipment, and other similar type trucks or equipment.

Recreational vehicles and travel trailers may be used as temporary emergency residential units on private property or designated areas within the city based on a declared emergency and recovery order issued by the appropriate governmental agency; such as, the City of St. Augustine, St. Johns County, the State of Florida and the federal government in the event of a catastrophic event. This is for temporary emergency purposes only, during recovery and reconstruction phases per an emergency order for a declared emergency. Recreational vehicles and travel trailers on private property can only be used by the property owner as housing after a city building permit has been issued for the repair or (re)construction of the homeowner's storm damaged residence, subsequently the recreational vehicle or travel trailer must be removed upon the issuance of a certificate of completion to repair storm damage or the expiration of the building permit to repair the storm damage to the private property which contains the recreational vehicle or travel trailer or similar vehicle. Tent camping is not permitted as an emergency residential unit.

(Code 1964, § 33-93; Ord. No. 17-11, § 1, 5-22-17)

TIOGA
KDW 654
10/03/2023 13:10

TIOGA
10/30/2023 11:31

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

January 8, 2024

IN THE MATTER OF: Name: Corney Land Holdings Inc
C/O Charles Hand

Address: 474 Arricola Ave

Case #: CE2023-0417

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 28, Section 337- Parking, storage, or use of major recreational equipment.

SITE OF VIOLATION: 474 Arricola Ave, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3-100 DAVIS SHORES N1/2 OF LOT 27 & ALL LOT 28 BLK 52 OR1624/277 & 1757/1298(Q/C)

PARCEL NUMBER: 221770 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, February 13, 2023, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

A large recreational vehicle parked in the driveway, covered with a tarp, extending into the City's right-of-way.

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.

Notice of Hearing
CE2023-0417

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.

Morganne E. Lanni

Morganne Lanni
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 5196 68**
9489 0090 0027 6577 5196 75
9489 0090 0027 6577 5196 82

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

November 17, 2023

IN THE MATTER OF:	Name:	Corney Land Holdings Inc C/O Charles Hand
	Address:	PO BOX 13544 MIAMI, FL 33101-3544
	Case #:	CE2023-0417

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: City Code, Chapter 28, Section 337, Parking, storage or use of major recreational equipment.

SITE OF VIOLATION:	474 Arricola Avenue, St. Augustine, FL 32080
LEGAL DESCRIPTION:	3-100 DAVIS SHORES N1/2 OF LOT 27 & ALL LOT 28 BLK 52 OR1624/277 &1757/1298(Q/C)
PARCEL NUMBER:	2217700000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on October 3, 2023 which revealed the following violations:

A large recreational vehicle parked in the driveway, covered with a tarp, extending into the City's right-of-way.

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:

Removal of the recreational vehicle from the driveway.

Notice of Violation
CE2023-0417

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.

Morganne E. Lanni

Morganne Lanni
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: 9489 0090 0027 6577 5200 15
9489 0090 0027 6577 5199 96
9489 0090 0027 6577 5200 08

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

Corney Land Holdings Inc.

474 Arricola Avenue

St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0417

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on January 24, 2024, I
   [✓] Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on January 25, 2024, I
   [✓] Hand delivered said Notice to Michael, owner of RV at 474 Arricola Avenue, St. Augustine, FL 32080.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

Corney Land Holdings Inc

474 Arricola Avenue

Saint Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0417

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on _____ ___, 20___, I
   ☐ Posted said Notice on the property located at
   _____.
4. That on January 25, 2024, I
   ☑ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2217700000
Location Address	474 ARRICOLA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-100 DAVIS SHORES N1/2 OF LOT 27 & ALL LOT 28 BLK 52 OR1624/277 &1757/1298(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.240
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Corney Land Holdings Inc 100%
Mailing Address	PO BOX 13544 MIAMI, FL 33101-3544

Map

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **February 13, 2024**

SUBJECT: **Case Number: CE2023-0442**

RESPONDENT: **Craig Kimberly A**

LOCATION: **204 Inlet Drive, Saint Augustine, FL 32080; Parcel Number 2142500000**

VIOLATION: **City Code, Chapter 19, Section 3- Unlawful conditions.**

BACKGROUND INFORMATION:

On October 23, 2023, City Staff observed two large recreational vehicles parked in front of the property located at 204 Inlet Drive; one in the driveway and one on the street immediately in front of the residence. Staff contacted the owner, who advised the RV belongs to her husband, who is living in it while repairs are done to the house. Later the same day, her husband came into our office and spoke with Staff, where he was advised he needed to relocate the RV behind or next to the residence.

On October 31, 2023, I made contact with the owner's husband, who advised he would have both RVs removed as soon as possible. Upon reinspection on December 11, 2023, I observed the RV in the street had been removed, and the RV in the driveway remained. An official Notice of Violation was issued on December 11, 2023, officially giving ten (10) days to come into compliance.

Upon reinspection on December 21, 2023, the RV still remained in the driveway and on January 25, 2024, an Official Notice of Hearing was hand-delivered to Mrs. Kimberly Craig on-site and additionally posted at the City Clerk's office.

Morganne E. Lanni

Morganne Lanni
Code Enforcement Officer

Sec. 28-337. - Parking, storage or use of major recreational equipment.

No major recreational equipment shall be used for living, sleeping or housekeeping purposes when parked or stored in a residentially zoned lot or in any other location not approved for such use. Major recreational equipment may be parked or stored in a required rear or side yard, but not in required front yards and not within five (5) feet of any property line; provided, however, that such equipment may be parked anywhere on residential premises for not to exceed twenty-four (24) hours during loading and unloading. For purposes of this section the term "major recreational equipment" shall be as listed in section 28-2, to include sand dune buggies, cases or boxes on wheels for transporting recreational equipment, and other similar type trucks or equipment.

Recreational vehicles and travel trailers may be used as temporary emergency residential units on private property or designated areas within the city based on a declared emergency and recovery order issued by the appropriate governmental agency; such as, the City of St. Augustine, St. Johns County, the State of Florida and the federal government in the event of a catastrophic event. This is for temporary emergency purposes only, during recovery and reconstruction phases per an emergency order for a declared emergency. Recreational vehicles and travel trailers on private property can only be used by the property owner as housing after a city building permit has been issued for the repair or (re)construction of the homeowner's storm damaged residence, subsequently the recreational vehicle or travel trailer must be removed upon the issuance of a certificate of completion to repair storm damage or the expiration of the building permit to repair the storm damage to the private property which contains the recreational vehicle or travel trailer or similar vehicle. Tent camping is not permitted as an emergency residential unit.

(Code 1964, § 33-93; Ord. No. 17-11, § 1, 5-22-17)

ASTORIA
ASTORIA

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

January 23, 2024

IN THE MATTER OF: Name: Craig Kimberly A

Address: 204 Inlet Drive
St. Augustine, FL 32080
Case #: CE2023-0442

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 28, Sec. 337-Parking, storage, or use of major recreational equipment.

SITE OF VIOLATION: 204 Inlet Drive, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3-97 DAVIS SHORES W5FT OF LOT 21 & ALL LOT 22 BLK 2 OR4579/647

PARCEL NUMBER: 214250 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, February 13, 2024, 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:

Large recreational vehicle parked in the front driveway.

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.

Morgarne E. Lanni

Morganne Lanni
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 5197 74**

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

December 11, 2023

IN THE MATTER OF: Name: Craig Kimberly A

Address: 204 Inlet Drive
SAINT AUGUSTINE, FL 32080-0000

Case #: CE2023-0442

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: City Code, Chapter 28, Section 337, Parking, storage or use of major recreational equipment.

SITE OF VIOLATION: 204 Inlet Drive, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3-97 DAVIS SHORES W5FT OF LOT 21 & ALL LOT 22 BLK 2 OR4579/647

PARCEL NUMBER: 2142500000

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

Large recreational vehicle parked in the front driveway.

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

Remove the RV from the driveway.

Notice of Violation
CE2023-0442

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.

Morganne E. Lanni

Morganne Lanni
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: 9489 0090 0027 6577 5198 35

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

Craig Kimberly A

204 Inlet Drive

St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0442

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on January 24, 2024, I
   [✓] Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on January 25, 2024, I
   [✓] Hand delivered said Notice to Kimberly Craig at 204 Inlet Drive, St. Augustine, FL 32080.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

Notary Public, State of Florida
My Commission Expires: 28 day of August, 2024.

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

Craig Kimberly A

204 Inlet Drive

Saint Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0442

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on _____ ___, 20___, I
   ☐ Posted said Notice on the property located at
   _____.
4. That on January 25, 2024, I
   ☑ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2142500000
Location Address	204 INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES W5FT OF LOT 21 & ALL LOT 22 BLK 2 OR4579/647 *The Description above is not to be used on legal documents.
Property Use Code	Single Family HX Demo Rebuilding per 193.155 (0199)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.160
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Craig Kimberly A 100%
Mailing Address	204 INLET DR SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **February 13, 2024**

SUBJECT: **Case Number: CE2023-0453**

RESPONDENT: **Tabb Tiffany**

LOCATION: **24 E Park Avenue, Saint Augustine, FL 32084; Parcel Number 1524002050**

VIOLATION: **City Code, Chapter 25, Section 56- Tree Removal and replacement.**

BACKGROUND INFORMATION:

On November 13, 2023, City Staff responded to the property located at 24 E Park Avenue in response to information regarding a large Oak tree removal. Upon arrival, Staff observed a very large Live Oak tree, approximately 45 inches in diameter, had been removed without a permit, or in this case, site plan approval. Staff conversed with the contractor who advised the approved site plan reflected an inaccurate location of this tree; it was actually located within the footprint of the new construction. City Staff advised the contractor he needed to apply for a revision of the approved site plan, however, since the tree had already been removed, it was still considered a violation.

An Official Notice of Violation was issued on November 16, 2023, and on January 25, 2024, an Official Notice of Hearing was posted at the property and the City Clerk's office.

Morganne E. Lanni

Morganne Lanni
Code Enforcement Officer

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

(a) *Permits required.* It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (juniperus silicicola) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.

(b) *Permit applications and application fees.*

(1) Permits for removal or relocation of trees shall be obtained by making application for permit to the city planning and building division. The application shall indicate the number, species and diameter breast height (dbh.) of each tree to be removed or relocated and the reasons for the removal or relocation. Such applications for permits for removal or relocation of trees shall be accompanied by a fee of twenty dollars ($20.00). Such fees are hereby declared to be necessary for the purpose of processing the application and making the necessary inspection for administration and enforcement of this section.

(2) Permits for removal or relocation of trees associated with a site plan for a development shall be obtained by making application for permit for the development to the city planning and building division. The application shall be accompanied by a site plan. When the permit for the development is issued it will include tree removal, relocation and replacement as indicated on the approved site plan for the development.

(c) *Application review.* Upon receipt of a complete application, which may include a site plan for a development, the city planning and building division shall review such application which may include a field check of the site and referral of the application to other departments or agencies as necessary to determine any adverse effect upon the general public welfare, adjacent properties or city services and facilities.

(1) The planning and building division may issue a tree removal permit for trees which are not considered preserved trees.

(2) To remove a preserved tree anywhere on site, approval shall first be given by the code enforcement, adjustments and appeals board, or by the planning and zoning board, if such approval is related to the review of a site plan.

(3) In determining whether or not a permit required by this section should be issued, the city planning and building division shall consider and base all decisions on the following:

a.

CITY OF ST. AUGUSTINE
CODE ENFORCEMENT DIVISION
75 King Street
St. Augustine, FL 32084
904.825.1015

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING

December 21, 2023

IN THE MATTER OF: Name: Tabb, Tiffany
Address: 24 East Park Avenue
St. Augustine, FL 32084
Case #: CE2023-0453

HERE BY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 25, Sec. 36-56 – Tree removal and replacement.

SITE OF VIOLATION: 24 East Park Ave/Vacant Lot 152400 2050
St. Augustine, FL 32084

LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK LOT 295 OR 5766/1603

PARCEL NUMBER: 152400 2050

This purpose of this letter is to notify you that the City of St. Augustine Code Enforcement Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, January 9, 2024, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for that meeting in the matter of the following violations:

One 45 inch Live Oak removed without obtaining permit.

This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings, in accordance with F.S. 162.07, orders and compliance by a specific date. Again we believe it is important that you be corrective the meeting to address the CEAAB. If the violation is corrected and date measures, or of 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."

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

January 23, 2024

IN THE MATTER OF:	Name:	Tabb, Tiffany
	Address:	24 East Park Avenue St. Augustine, FL 32084
	Case #:	CE2023-0453

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION:	24 East Park Ave/Vacant Lot 152400 2050 St. Augustine, FL 32084
LEGAL DESCRIPTION:	2-18 FULLERWOOD PARK LOT 205 OR 5766/1603
PARCEL NUMBER:	152400 2050

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, February 13, 2024, at 3:00 p.m.** in the Alcazar Room at City Hall, 7 5 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

One 45 inch Live Oak removed without obtaining permit.

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

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, the person will need a record of the proceedings and, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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

Morganne E. Lanni

Morganne Lanni
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 5197 12**
9489 0090 0027 6577 5197 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.

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

CODE ENFORCEMENT DIVISION

November 16, 2023

IN THE MATTER OF:	Name:	Tabb, Tiffany
	Address:	336 Ocean Forest Drive Saint Augustine, Florida 32080
	Case #:	CE2023-0453

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:	24 East Park Avenue/ Vacant Lot 152400 2050, St. Augustine, FL 32084
LEGAL DESCRIPTION:	2-18 FULLERWOOD PARK LOT 205 OR 5766 / 1603
PARCEL NUMBER:	152400 2050

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on November 13, 2023 which revealed the following violations:

One 45-inch Live Oak removed without obtaining permit.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent 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:

The owner shall appear before the Code Enforcement, Adjustment, and Appeals Board on December 12, 2023 at 3:00 pm in the Alcazar Room.
The owner shall replant one shade tree 2 inches in diameter and 10 feet tall anywhere on the property and call Code Enforcement for an inspection 904.825.1066.

Notice of Violation
CE2023-0453

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: 9489 0090 0027 6577 5200 53

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

Tabb Tiffany

24 E Park Avenue

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0453

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on January 24, 2024, I
   [✓] Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____ I
   [ ] Hand delivered said Notice to _____ at _____.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

Tabb Tiffany

24 E Park Avenue

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0453

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on January 25, 2024, I
   ☑ Posted said Notice on the property located at 24 E Park Avenue, St.Augustine, FL 32084.
4. That on January 25, 2024, I
   ☑ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

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	1524002050
Location Address	E PARK AVE
	SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK LOT 205 OR5766/1603
	*The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.150
Homestead	N

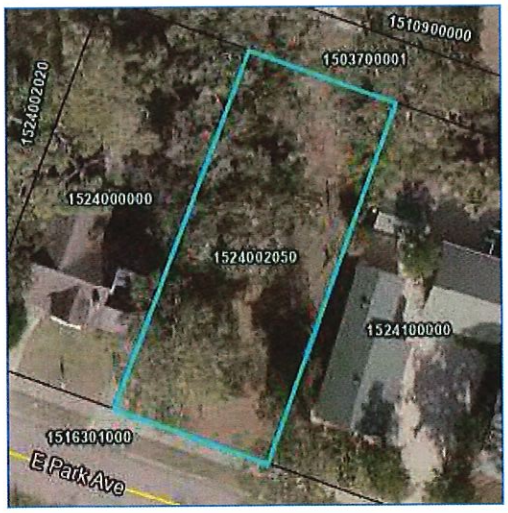
Skip to main content
St. Johns County, FL

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Tabb Tiffany 100%
Mailing Address	336 OCEAN FOREST DR
	SAINT AUGUSTINE, FL 32080-0000

Map



CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **February 13, 2024**

SUBJECT: **Case Number: CE2023-0454**

RESPONDENT: **Courtyard 50 LLC Et Al & Nuview Trust CO Custodian Fbo Ruby Joann Thompson Ira #2217645**

LOCATION: **158 Blanco Street, Saint Augustine, FL 32084; Parcel Number 2122500000**

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

BACKGROUND INFORMATION:

On November 14, 2023, City Staff responded to the property located at 158 Blanco Street regarding the removal of two trees. Upon arrival, Staff observed two Live Oak trees, one approximately six (6) inches in diameter, and one approximately twenty-four (24) inches in diameter, being removed with no permits on file. The six (6) inch Live Oak tree is eligible for an after-the-fact tree permit, with fees assigned in ordinance, and it is not included in this violation. On-site, Staff advised the contractor to cease work at the property until the proper permit was obtained for the significant tree.

On November 16, 2023, an official Notice of Violation was sent to all registered owners and on November 17, 2023, the after-the-fact tree permit application was submitted. Because the significant tree was removed without a permit, it was still considered a violation, and an Official Notice of Hearing was posted at the property and the City Clerk's office January 25, 2024.

Morganne E. Lanni

Morganne Lanni
Code Enforcement Officer

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

(a) *Permits required.* It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (juniperus silicicola) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.

(b) *Permit applications and application fees.*

(1) Permits for removal or relocation of trees shall be obtained by making application for permit to the city planning and building division. The application shall indicate the number, species and diameter breast height (dbh.) of each tree to be removed or relocated and the reasons for the removal or relocation. Such applications for permits for removal or relocation of trees shall be accompanied by a fee of twenty dollars ($20.00). Such fees are hereby declared to be necessary for the purpose of processing the application and making the necessary inspection for administration and enforcement of this section.

(2) Permits for removal or relocation of trees associated with a site plan for a development shall be obtained by making application for permit for the development to the city planning and building division. The application shall be accompanied by a site plan. When the permit for the development is issued it will include tree removal, relocation and replacement as indicated on the approved site plan for the development.

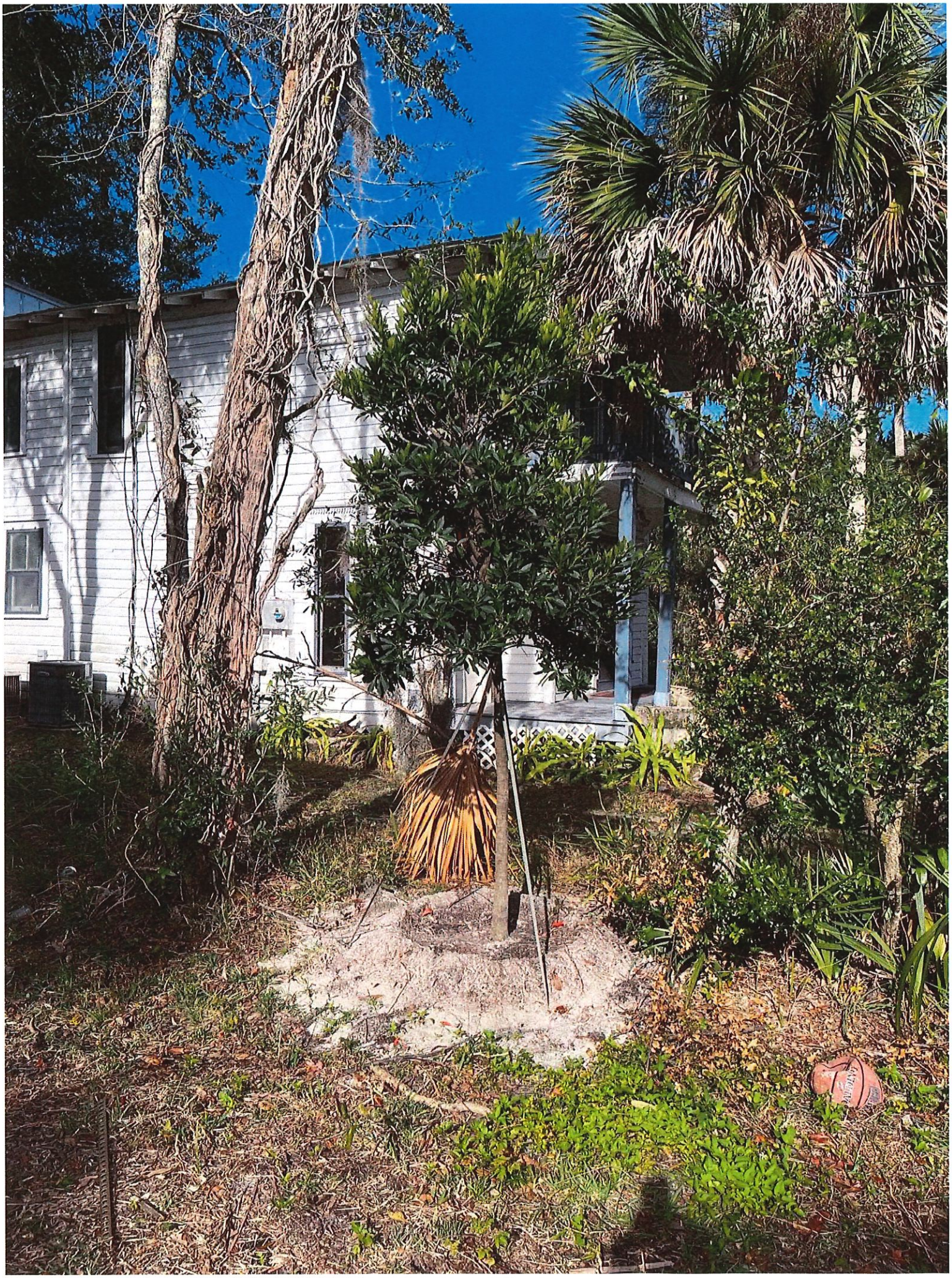
(c) *Application review.* Upon receipt of a complete application, which may include a site plan for a development, the city planning and building division shall review such application which may include a field check of the site and referral of the application to other departments or agencies as necessary to determine any adverse effect upon the general public welfare, adjacent properties or city services and facilities.

(1) The planning and building division may issue a tree removal permit for trees which are not considered preserved trees.

(2) To remove a preserved tree anywhere on site, approval shall first be given by the code enforcement, adjustments and appeals board, or by the planning and zoning board, if such approval is related to the review of a site plan.

(3) In determining whether or not a permit required by this section should be issued, the city planning and building division shall consider and base all decisions on the following:

a.



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

January 23, 2024

IN THE MATTER OF: Name: Courtyard 50 LLC Et Al and Nuview Trust CO Custodian Fbo Ruby Joann Thompson Ira #2217645

Address: 158 Blanco Street
St. Augustine, FL 32084
Case #: CE2023-0454

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: 158 Blanco Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: BUENA ESPERANZA SUB CITY LOT 7 BLK 6 OR5842/1857

PARCEL NUMBER: 212250 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, February 13, 2024, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Two trees removed without obtaining permit.

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

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

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

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

Morganne E. Lanni

Morganne Lanni
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 5197 81**
9489 0090 0027 6577 5197 98
9489 0090 0027 6577 5198 04
9489 0090 0027 6577 5198 11

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

November 16, 2023

IN THE MATTER OF:	Name:	Courtyard 50 LLC Et Al and Nuview Trust CO Custodian Fbo Ruby Joann Thompson Ira #2217645
	Address:	32 Macaris Street Saint Augustine, Florida 32084
	Case #:	CE2023-0409

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:	158 Blanco Street, St. Augustine, FL 32084
LEGAL DESCRIPTION:	BUENA ESPERANZA SUB CITY LOT 7 BLK 6 OR5842/1857
PARCEL NUMBER:	2122500000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on November 13, 2023 which revealed the following violations:

Two trees removed without obtaining permit.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent 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:

The owner shall appear before Code Enforcement, Adjustment, and Appeals Board on December 12, 2023, at 3:00pm in the Alcazar Room.

Notice of Violation
CE2023-0453

The owner shall replant two shade trees 2 inches in diameter and 10 feet tall anywhere on the property and call Code Enforcement for an inspection 904.825.1066.

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: 9489 0090 0027 6577 5200 22
9489 0090 0027 6577 5200 39
9489 0090 0027 6577 5200 46

cc: John P. Regan, City Manager
CEAAB File

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

AFFIDAVIT OF PRIMARY SERVICE

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

Courtyard 50 LLC Et AL & Nuview Trust CO Custodian
Fbo Ruby Joann Thompson Ira #2217645
158 Blanco Street
Saint Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER:

I, Morganne E. Lanni_____, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24 , 2024 , I received a copy of the attached Notice of Hearing for the hearing dated February 13 , 2024 .
3. That on January 24, 2024 , I
   ☑ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20__, I
   ☐ Hand delivered said Notice to _____ at _____.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

Courtyard 50 LLC Et Al & Nuview Trust CO

Custodian Fbo Ruby Joann Thompson Ira #2217645

158 Blanco Street

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0454

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on January 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated February 13, 2024.
3. That on January 25, 2024, I
   ☑ Posted said Notice on the property located at 24 E Park Avenue, St.Augustine, FL 32084.
4. That on January 25, 2024, I
   ☑ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January, 2024.

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

OWNER'S AUTHORIZATION FOR AGENT

Mario H. Echeverri is/are hereby authorized TO ACT ON BEHALF OF, the owner(s) of those lands described within the attached application, and as described in The attached deed or other such proof of ownership as may be required, in applying the City of St. Augustine's:

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

For property located at: 158 Blanco St, St Augustine, FL, 32084

BY:_____
Signature of Owner

David ~~Kettleker~~ Klefeker JB - Courtyard SO LLC
Print Name of Owner

904-307-0086.
Telephone

Sworn to and subscribed before me on this 21st day of November, 2023.

Notary Public: Jordan Bradbury

Notary Public State of Florida
Jordan Bradbury
My Commission HH 371877
Expires 4/7/2027

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

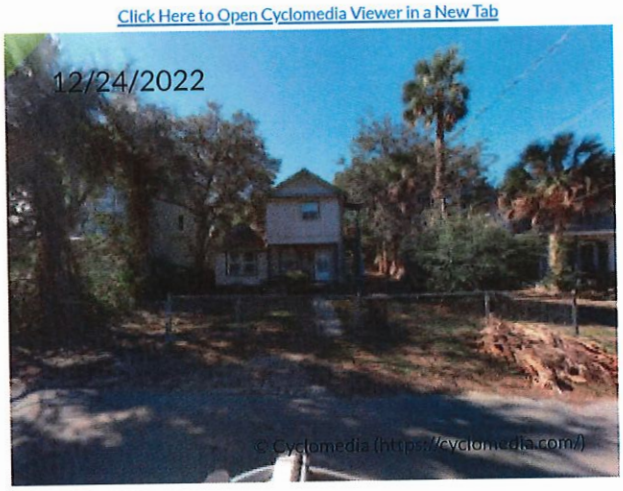
2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2122500000
Location Address	158 BLANCO ST SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA SUB CITY LOT 7 BLK 6 OR5842/1857 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.130
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Courtyard 50 LLC Et AL 76% Nuview Trust CO Custodian Fbo Ruby Joann Thompson Ira# 2217645 24%
Mailing Address	9424 BAYMEADOWS RD STE 250 JACKSONVILLE, FL 32256-0000

Map

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 38 White Street E / CE 2022-0217:
Chapter 8 Section 608- Permit required.

- On June 6, 2021 staff observed an external staircase and second floor deck under construction without obtaining building permits.

- On September 13, 2022, the CEAAB issued an "Order Finding Violation" which allowed the respondent 90 days to correct the violation.

- On December 19, 2022, plans and an application were submitted to the Planning and Building Department for the deck and stairs.

- On January 19, 2024, the building permit expired without any inspections of the work done.

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2022-0217

IN THE MATTER OF:

Valerie Lee Properties LLC
C/O Valerie Lee
38 White Street East
Saint Augustine, FL 32080

(Hereinafter referred to as Respondent)

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

City Code, Chapter 8, Section 8-608

VIOLATION SITE: **38 White Street E**

LEGAL DESCRIPTION: **3-58 KILLINGSWORTH SUB OF BLK 9 CARVERS SUB ANASTASIA LOT 7 OR4384/1791**

PARCEL NUMBER: **158230 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **SEPTEMBER 13, 2022,** 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 13, 2022, 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 June 6, 2021:

   On the west side of the building, an external staircase and a second floor deck was under construction without obtaining proper permits.

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

   City Code, Chapter 8, Section 8-608

4. On July 26, 2022, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail. The notice gave the respondent ten (10) 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 August 29, 2022, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of CEAAB Hearing"** for September 13, 2022. **AND** a Posting Affidavit was placed at the property and with the City Clerk's office on August 29, 2022 for the CEAAB Hearing for September 13, 2022.

6. **On September 13, 2022, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent ninety (90) days from the date of the "Order" to correct the violation, or the Board stipulated that a fine up to $250 per day would be imposed for each day the violation continued.**

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, January 10, 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 up to $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 **13TH DAY OF SEPTEMBER, 2022**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Larry Weeks, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 16 day of September, A.D., 2022.

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

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 14 Poinciana Ave / CE 2021-0283:
Chapter 19 Section 19-4 - Certain growth and conditions prohibited

- On July 13 2021, the CEAAB issued an order finding the proprty in violation and authorizing an abatement.

- On October 12, 2021, the CEAAB issued an "Order Imposing a Fine" in the amount of $3,950.00 to include the $2,950.00 abatement cost the respondent had 30 days to pay the fine in full.

- As of January 11th, 2022, the CEAAB issued an "Order Imposing Penalties and Lien" for the fine that had not been paid.

- On November 29, 2023 the lien of $3,950.00 had been paid in full.

- On January 8, 2023 the case went before City Commission and the lien was released.

MISCELLANEOUS PAYMENT RECPT#: 2768345
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 11/29/23 TIME: 13:13:41
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT:

CHG: CODENF CODE ENFORCEMEN 3950.00

AMOUNT PAID: 3950.00

PAID BY: ESTATE TITLE OF ST A
PAYMENT METH: CHECK
6044489

REFERENCE:

AMT TENDERED: 3950.00
AMT APPLIED: 3950.00
CHANGE: .00
VA

Instr #2022014115 BK: 5488 PG: 468, Filed & Recorded: 2/8/2022 11:14 AM #Pgs:2
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $18.50

825 . 1066
LM 6/22 @ 10:30 AM

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

RECEIVED
NOV 29 2023
Planning/Zoning Dept.

ORDER IMPOSING PENALTIES AND LIEN
CEAAB CASE NO. 2021-0283

IN THE MATTER OF:

GARY RAY PARKS ESTATE
14 POINCIANA AVENUE
ST. AUGUSTINE, FL 32084
(Hereinafter referred to as Respondent)

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

City Code, Chapter 19, Section 19-4

ORDER

THIS MATTER originally came before the Board for public hearing on **July 13, 2021,** 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 reduced to writing and furnished to the Respondent(s) that abatement was authorized to the City and a fine imposed. On **October 12, 2021,** this Board conducted a compliance hearing and determined that the Board's order of **July 13, 2021,** had been complied with.

Based on the evidence and testimony presented at the **January 11, 2022** hearing, the Board finds that the required corrective action **has** been taken as ordered which constitutes compliance with the City Code, Chapter 19, Section 19-4.

The Board's previous order on October 12, 2021 issued an "Order Imposing a Fine" in the total amount of $3,950, to include the $2,950 abatement cost and the reduction of the fine from the July 13, 2021 meeting to $1,000. The Respondent had thirty days from the date of that order to pay the fine in full.

IT IS HEREBY ORDERED that the above described fine in the amount of $3,950 is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

Violation Site:	**14 POINCIANA AVENUE**
Legal Description:	**4-34 FORT MOOSA GARDENS LOT 14 BLK A OR2560/1284 & 5327/1399(L/A)**
Parcel Number:	**1497300000**

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

ORDER IMPOSING PENALTIES AND LIEN

CEAAB CASE NO. 2021-0283

IN THE MATTER OF:

GARY RAY PARKS ESTATE
14 POINCIANA AVENUE
ST. AUGUSTINE, FL 32084
(Hereinafter referred to as Respondent)

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

City Code, Chapter 19, Section 19-4

ORDER

THIS MATTER originally came before the Board for public hearing on **July 13, 2021,** 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 reduced to writing and furnished to the Respondent(s) that abatement was authorized to the City and a fine imposed. On **October 12, 2021,** this Board conducted a compliance hearing and determined that the Board's order of **July 13, 2021,** had been complied with.

Based on the evidence and testimony presented at the **January 11, 2022** hearing, the Board finds that the required corrective action **has** been taken as ordered which constitutes compliance with the City Code, Chapter 19, Section 19-4.

The Board's previous order on October 12, 2021 issued an "Order Imposing a Fine" in the total amount of $3,950, to include the $2,950 abatement cost and the reduction of the fine from the July 13, 2021 meeting to $1,000. The Respondent had thirty days from the date of that order to pay the fine in full.

IT IS HEREBY ORDERED that the above described fine in the amount of $3,950 is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

Violation Site: **14 POINCIANA AVENUE**

Legal Description: **4-34 FORT MOOSA GARDENS LOT 14 BLK A OR2560/1284 & 5327/1399(L/A)**

Parcel Number: **1497300000**

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) 825-1066.

DONE AND ORDERED, at a public hearing on the **11TH DAY OF JANUARY, 2022**, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

LARRY WEEKS, 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, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Larry Weeks, by means of [✓] physical presence or [ ] online notarization, 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 28th day of January, 2022.

Notary Public, State of Florida

MEREDITH RANDOLPH
Notary Public-State of Florida
Commission # HH 92543
My Commission Expires
February 14, 2025

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 18 Locust St / CE 2023-0249:
Chapter 8, Section 8-608 Building without a permit.

- On March 1, 2023, a member of staff observed that several exterior windows had been removed and replaced with no building permits.

- On November 14, 2023, the CEAAB heard this case and issued an "Order Imposing a Fine" and established a $500.00 fine to be paid in thirty days.

- On December 14, 2023, the fine was paid in full and the case is in compliance.

MISCELLANEOUS PAYMENT RECPT#: 2780243
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 12/14/23 TIME: 15:50:43
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT: 18 Locust FINE

CHG: CODENF CODE ENFORCEMEN 500.00

AMOUNT PAID: 500.00

PAID BY: LanceGunther
PAYMENT METH: CREDIT CARD
2079

REFERENCE:

AMT TENDERED: 500.00
AMT APPLIED: 500.00
CHANGE: .00
VA

12/14/23, 3:49 PM

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

PLANNING AND BUILDING

Date: 12/14/2023 03:49:54 PM

CREDIT CARD SALE

VISA
CARD NUMBER: **********2079 K

TOTAL AMOUNT: $500.00

APPROVAL CD: 08647C
RECORD #: 000
CLERK ID: ACannon
CUST CODE: LanceGunther
INVOICE #: 18LocustFINE

Customer Copy

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

ORDER IMPOSING A FINE
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 RACT 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 HEARINGS HELD ON, **NOVEMBER 14, 2023,** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on November 14, 2023, in accordance with Chapter 162, F.S.

   The respondent and/or authorized representative was not present.

2. In response to a public complaint, the staff observed the following code violations on March 1, 2023:

   Several exterior windows have been removed and replaced with no valid building permits.

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:
   Chapter 8, Section 8-608 Building without a permit.

4. On March 22, 2023, the Planning and Building Department sent an **"Official Notice of Violation"**, via certified mail, to formally advise the respondent of the violation.

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 November 14, 2023.

6. On November 14, 2023, the Code Enforcement, Adjustments and Appeals Board found the property in violation and issued an **"Order Imposing a Fine"** which set a fine in the amount of **$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 **14TH DAY OF NOVEMBER, 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 she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 20 day of November, A.D., 2023.

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

Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 190 Riberia St / CE 2023-0397:
Chapter 25 Section 25-56- Tree removal and replacement.

- On September 7, 2023, a member of staff observed a One Cedar Tree measuring 13.05" d.b.h. removed without a permit.

- On November 14, 2023, the CEAAB heard this case and issued an "Order in Violation and Imposing a Fine" and established a $2,500.00 fine to be paid in thirty days.

- On January 29, 2024, the fine was paid in full.

CEAAB FINES

MISCELLANEOUS PAYMENT RECPT#: 2809090
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

CE2023-0397

DATE: 01/29/24 TIME: 13:15:56
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT: Boniecki

CHG: CODENF CODE ENFORCEMEN 2500.00

AMOUNT PAID: 2500.00

PAID BY: 190 RiberiaCE2023-0397
PAYMENT METH: CREDIT CARD
8725

REFERENCE:

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

CEAAB Fines

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

PLANNING AND BUILDING

Date: 01/29/2024 01:12:58 PM

CREDIT CARD SALE

CE2023-0397

MASTERCARD
CARD NUMBER: **********8725 K

TOTAL AMOUNT: $2,500.00

APPROVAL CD: 07785Q
RECORD #: 000
CLERK ID: ACannon
CUST CODE: Boniecki
INVOICE #: 190 Riberia

Customer Copy

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

ORDER FINDING IN VIOLATION AND IMPOSING A FINE

CEAAB CASE NUMBER: CE2023-0397

IN THE MATTER OF:

Aug Dev Inc.
190 Riberia 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 25, Section 25-56 Tree removal and replacement.**

VIOLATION SITE: **190 Riberia Street, St. Augustine, FL 32084**

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

PARCEL NUMBER: **213351 0200**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON, **NOVEMBER 14, 2023** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on November 14, 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 September 7, 2023:

   One Cedar Tree measuring 13.05" 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:

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

4. On September 20, 2023, the Planning and Building Department sent an **"Official Notice of Violation"**, via certified mail, to formally advise the respondent of the violation, via certified mail. The notice stated the respondent caused irreparable and irreversible damage to the tree as outlined above.

5. On October 13, 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 November 14, 2023.

6. On November 14, 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 Finding in Violation and 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 **14TH DAY OF NOVEMBER, 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 she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 20 day of November, A.D., 2023.

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

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.