



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

A G E N D A

TUESDAY, MARCH 12, 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) CE2024-0212
Barbara W Teisan
Hilary Erin Teisan Et Al
Gregory Walton Teisan
Jeremy Adam Teisan
47 Grove Ave
Ch. 17 Sec. 17-72- Engaging in business without a receipt; failure to comply.
 - b) CE2024-0219
Ray Rima
135 Menendez Road
Ch. 8 Sec. 608- Permit required.
 - c) CE2024-0227
Bicknell Family Trust
C/O Lee Bicknell
19 Milton Street
Ch. 19 Sec. 19-3- Unlawful conditions.

- e) CE2024-0240
Jason Sinclair, Kelley Sinclair
208 Alcazar Street
Ch. 8 Sec. 608- Permit required.
- f) CE2024-0262
Vladmir Tesler, Anna Tesler
212 Kenan Street
Ch. 30 Sec. 30-8- Placing containers for collection.
- g) CE2024-0265
Vladmir Tesler, Anna Tesler
212 Kenan Street
Ch. 30 Sec. 30-7-Garbage and trash to be deposited in
containers.
- h) CE2024-0266
Columbia Resturant of St. Aug
98 St. George Street
Ch.26 Sec. 26-82-
Interceptors.

8. Fine Assignment Hearing

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

9. Fine Reduction Hearing

- a) None

10. Lien Hearing
a) CE2022-0337
Barbara Teisan
47 Grove Ave
Ch. 25 Sec. 25-56- Tree removal and replacement

b) CE2023-0296
Rosa Jane Prevatt,
R. L. Peterson,
David Peterson,
Gloria Jean Rohrer,
Dee Ann Peterson,
Lori Harvey
Lee Peterson,
Todd Peterson,
Amy Peterson-Golde,
Shawna Enos
30 S. Leonardi St
Ch. 19 Sec. 19-3 Unlawful conditions.

c) CE2023-0305
Bcs Aquistion Group LLC
56 Carrera St
Ch. 8 Sec. 8-608- Permit required.

11. Compliance Hearing

a) CE2022-0375
Amanda Battell
12 Newcomb St
Ch. 19 Sec. 19-3- Unlawful conditions.

b) CE2023-0207
Joscph Largay Jr
7 Blanchc Lanc
Ch. 19 Scc. 3- Unlawful conditions.

- c) CE2023-0259
Dirct Homc Buycr 1 Inc.
C/O Christa Jackson
118 Lincoln St
Ch. 8 Scc 8-608- Pcrmits rcquircd.

- d) CE2023-0409
Courtyard 50 LLC Et Al and
Nuvicw Trust CO Custodian Fbo
Ruby Joann Thompson Ira #2217645
158 Blanco Strcct
Ch. 25 Scc 25-56- Trcc rcmoval and
rcplaccmnt.

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

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments and Appeals Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading market.

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
February 13, 2024

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, February 13, 2024, 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

Marilyn Meade Garrett,
Karen Valachovic,

Staff Present:

Isabelle Lopez City Attorney
Richard "Buddy" Schauland, Building Official
Barry Fox, Code Enforcement Manager
James Tomaselli, 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

Tom Day motioned to approve the minutes for November 14, 2023, Karen Valachovic seconded, the motion passed.

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

BJ Kalaidi of West City of St. Augustine asked about the procedure of lien processing and how they are closed by the board. Jan Kelly directed to staff to respond.

5. DISCLOSURE OF EX-PARTE COMMUNICATIONS

None

6. BUILDING CODE VARIANCES

None

7. REVIEW OF NEW CASES

a. CE2023-0207

Largay, Justin Et Al
C/O Largay Joseph
7 Blanche Lane
Ch. 19 Sec.3- Unlawful conditions

Barry Fox relayed case information and Morganne Lanni provided testimony, on Jan 5, 2023, City Staff observed an RV, construction debris, and unregistered/inoperable vehicles on the property. On December 6, 2023, a Notice of Violation was sent and on January 25, 2024, a Notice of Hearing was sent. The property currently still has debris although the nature of the debris had changed. Jan Kelly asked if respondent was present. The respondent's father Joseph Largay Sr, Gainesville FL, gave witness but did not have an owner's authorization form. Mr. Largay Sr stated 4 vehicles had been removed from property, several items were removed.

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
February 13, 2024

Public comment: Joseph Largay Sr. witness.

MOTION

Karen Valachovic motioned to find the property in violation and give 10 days to comply by cleaning up the property, with a fine of up to 250 per day if compliance is not met. Jan Kelly seconded, and the motion passed unanimously.

b. CE2023-0208

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

Barry Fox relayed case information and Morganne Lanni provided testimony. On January 5, 2023, City Staff observed construction debris of several kinds, a tiny house on a trailer, tubs, fans, and other miscellaneous items on the property. On December 6, 2023, a Notice of Violation was sent and on January 25, 2024 a Notice of Hearing was sent. As of the date of the meeting, the remains on the property. Karen Valachovic asked if someone was living in tiny house, Morganne Lanni stated not that staff could confirm. Barry Fox discussed some of the debris in photos was recognizable from a previous case with a church who did not realize debris was on property they owned. The respondent's father, Joseph Largay Sr confirmed that some of the vehicles and debris were on the church's property and that he made attempts to put them back on his son's property.

Public comment: Joseph Largay Sr, witness.

MOTION

Marylin Garret motioned to find the property in violation and give 10 days to comply by cleaning up the property, with a fine of up to 250 per day if compliance is not met. Jan Kelly seconded, and the motion passed unanimously.

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

Barry Fox relayed case information and Morganne Lanni provided testimony. On October 3, 2023, City Staff saw an RV under construction and covered in tarps in the driveway. On November 20, 2023, a Notice of Violation was sent. Morganne Lanni spoke with the owner and granted additional time due to the condition of the vehicle. On December 27, 2023, the property was still in violation and on January 25, 2024, a Notice of Hearing was sent. On February 6, 2024, Morganne Lanni received an email that the RV was removed, and on February 13, 2024, it was confirmed the RV was gone and property in compliance. The respondent was not present.

Public comment: None

MOTION

Karen Valachovic motioned to find the property in violation, and find it is currently in compliance and close the case. Jan Kelly second and the motion passed unanimously.

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d. CE2023-0442

Kimberly Craig
204 inlet drive

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

Barry Fox relayed case information and Morganne Lanni provided testimony. City staff observed two large RVs on property, one in the driveway and one on the street. Staff spoke with the property owner and on December 11, 2023 observed RV in street was moved but RV in drive remained. Jan 25 2024 NOH was hand delivered. Office not notified when RV was moved to compliance location. As of today RV is in compliance location. Respondent was present, Kimberly Craig of 204 inlet drive, stated she was living in RV during construction to elevate house and now is currently in the house and RV has been moved back.

Public comment: None

MOTION

Karen Valachovic motioned the property was in violation and is currently in compliance, close for compliance. Marilyn Garrett seconded motion passed.

e. CE2023-0453

Tiffany Tabb
24 East Park Ave

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

Barry Fox relayed case information and Morganne Lanni provided testimony. On November 13, 2023, large oak tree removal, approx. 45 inches in diameter had been removed without site plan approval. On January 25, 2024, Notice of Hearing posted. The respondent was present, Tiffany Tabb was sworn in, and provided a copy of a site plan. Tiffany Tabb stated replacement tree was planted. Buddy Schauland showed the site plan that was submitted and approved did not include the tree inside of the site plan. Jan Kelly asked who gave site plan, the contractor, who is the respondent's husband.

Public comment: None

MOTION

Karen Valachovic motioned property in violation, and to issue a fine of \$5,000 for irreversible damage and follow replanting requirements. Jan Kelly seconded; motion passed.

f. CE2023-0454

Courtyard 50 LLC
158 Blanco

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

Barry Fox relayed case information and Morganne Lanni provided testimony. Staff observed 2 live oak trees removed with no permit. The 6 inches wide oak was available for an after the fact permit. The second was labeled a Significant tree was removed. On January 25, Notice of Hearing was sent. Two replacement trees

CITY OF ST. AUGUSTINE, FLORIDA

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on site already. Jan Kelly asked if the site was for a new build or existing house Morganne Lanni replied an existing house. The building contractors provided an Owner's Authorization Form and spoke on owner's behalf stated there was a miscommunication and the trees were cut down instead of trimmed. Immediately two shade tree replacements planted. Jan Kelly asked for evidence of miscommunication, contractor stated he did not have any.

Public comment: None

MOTION

Jan Kelly motioned to find in violation, issue a fine of \$5,000 for irreparable damage. Tom Day seconded, motion passed.

2. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2022-0217

Valerie Lee Properties LLC
38 White Street
Ch. 8 Sec. 8-608 Permit required.

Barry Fox relayed case information. Respondent was not present. 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. Buddy Schauland stated building permit expired because as of January 19, 2024 it passed 180 days without inspection. Tom Day asked if anyone had attempted to contact the city, Buddy Schauland said no and the board discussion continued.

Public comment: None

MOTION

Karen Valachovic motioned to assign a fine of \$250 per day beginning January 19 2024 and for the fine to run ongoing until compliance, Tom Day seconded and the motion passed.

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b. **CE2021-0283**

Gary Ray Parks Estate
14 Poinciana Ave
Ch. 19 Sec. 19-4

Jan Kelly motioned to close for compliance, Tom Day seconded and the motion passed.

c. **CE2023-0249**

Jeffrey Gunther
18 Locust Street
Ch. 8 Sec. 8-608

Marilyn Garret motioned to close for compliance, Karen Valachovic seconded, motion passed.

d. **CE2023-0397.**

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

Tom Day motioned to close for compliance, Marilyn Garret seconded, motion passed.

CITY ATTORNEY ITEMS

(None)

OTHER BUSINESS

(None)

ADJOURNMENT

4:31 pm

Jan Kelly, Chairperson

Emily Howington, Administrative Coordinator, Recording Secretary

Case Number: CE2024-0212

**47 Grove Avenue
Saint Augustine, FL 32084**

**City Code: Chapter 17, Section 17-72-
Engaging in business without a receipt;
failure to comply.**

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: March 12, 2024

SUBJECT: Case Number: CE2024-0212

**RESPONDENT: Teisan Barbara W
Teisan Hilary Erin Et AL
Teisan Gregory Walton
Teisan Jeremy Adam**

**LOCATION: 47 Grove Avenue, Saint Augustine, FL 32084; Parcel Number
1940200000**

**VIOLATION: City Code, Chapter 17, Section 17-72, - Engaging in business
without a receipt; failure to comply.**

BACKGROUND INFORMATION:

On January 10, 2024 I received a complaint regarding the property located at 47 Grove Avenue using their residential yard as a pay-to-park lot. I responded to the property and observed several parking signs and flags staged out front, and an empty chair where a parking attendant would sit. I immediately contacted Hilary Teisan; who informed me it was a way for her brother Jeremy to subsidize income around the holidays. I advised her that while I understand the need, operating a pay to park lot without proper zoning, permits, improvements or ultimate approval is a violation, and I strongly encouraged her to cease the parking activities immediately. I also informed her that this property was already found in violation of this code previously and therefore, the fine could be set at up to \$500 a day.

On January 14, 2024 at approximately 2p.m., I observed several parking signs and flags out in front of the lot facing West Castillo Drive, with a parking attendant waving cars into the lot. On January 30, 2024, I observed the parking signs staged out front, but no parking attendant was visible at that time. On February 3, 2024, at approximately 2:15 p.m., City Staff observed the same events, with parking attendants on site.

An Official Notice of Hearing was sent via certified mail on February 22, 2024 and posted on-site and at the City Clerk's office on March 4, 2024.



Morgahne Lanni
Code Enforcement Officer

Sec. 17-72. - Engaging in business without a receipt; failure to comply.

It shall be unlawful for any person to exercise any of the privileges or to carry on, engage in or conduct any of the businesses, occupations or professions, specifically enumerated in section 17-73, without paying a business tax at the time and in the manner herein provided or fail to make reports to the city comptroller as provided herein, or to violate any other provision of this article.

(Ord. No. 06-33, § 1, 12-11-06)









CITY OF
ST AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

February 22, 2024

IN THE MATTER OF: Name: Teisan Barbara W
Teisan Hilary Erin Et AL
Teisan Gregory Walton
Teisan Jeremy Adam

Address: 47 Grove Avenue
Saint Augustine, FL
32084

Case #: CE2024-0212

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 17, Section 17-72, Engaging in business without a receipt; failure to comply.

SITE OF VIOLATION: 47 Grove Avenue, St. Augustine, FL 32084

LEGAL DESCRIPTION: CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E
30FT LOT 22 OR394/38 & 763/857 & 1116/30 &
5695/636(L/E)

PARCEL NUMBER: 1940200000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 14, 2024 which revealed the following violations:

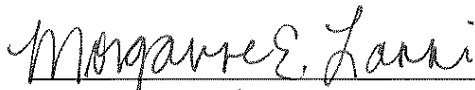
Property being utilized as a pay to park lot without proper permitting/improvements and approvals.

Notice of Violation
CE2024-0212

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent **has committed a repeat violation and therefore a fine of \$500.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The required action of the respondent:

Appear before the Code Enforcement, Adjustments and Appeals Board.

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 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 5188 69
9489 0090 0027 6577 5188 52

cc: John P. Regan, City Manager
CEAAB File

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



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**

February 22, 2024

IN THE MATTER OF: Name: Teisan Barbara W
Teisan Hilary Erin Et AL
Teisan Gregory Walton
Teisan Jeremy Adam

Address: 47 Grove Avenue
Saint Augustine, FL 32084

Case #: CE2024-0212

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 17 Section 17-72, - Engaging in business without a receipt; failure to comply.

SITE OF VIOLATION: 47 Grove Avenue, St. Augustine, FL 32084

LEGAL DESCRIPTION: CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21
& E 30FT LOT 22 OR394/38 & 763/857 & 1116/30 &
5695/636(L/E)

PARCEL NUMBER: 1940200000

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, March 12, 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:

Property being utilized as a pay to park lot without proper permitting/improvements and approvals.

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

Notice of Hearing
CE2023-0212

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 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 5188 52**
9489 0090 0027 6577 5188 69

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

Teisan Barbara W
Teisan Hilary Erin Et AL
Teisan Gregory Walton
Teisan Jeremy Adam
47 Grove Ave, St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0212

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 February 22, 2024 I received a copy of the attached Notice of Hearing for the hearing dated March 12, 2024
3. That on February 22, 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 _____.

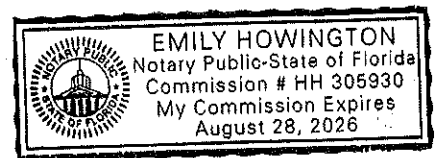
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Teisan Barbara W
Teisan Hilary Erin Et AL
Teisan Gregory Walton
Teisan Jeremy Adam
47 Grove Ave, St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0212

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 February 22, 2024, I received a copy of the attached Notice of Hearing for the hearing dated March 12, 2024.
3. That on March 4, 2024, I
☒ Posted said Notice on the property located at
47 Grove Avenue, St. Augustine, FL 32084.
4. That on March 4, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

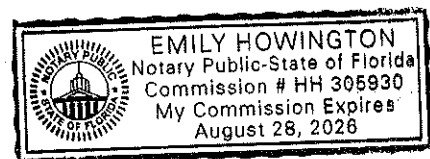
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 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](#)

2022 TRIM Notice

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

Summary

Parcel ID 1940200000
Location 47 GROVE AVE
Address SAINT AUGUSTINE 32084-0000
Neighborhood Kingsland Addition (604)
Tax Description* CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E 30FT LOT 22 OR394/38 & 763/857 & 1116/30 & 5695/636(L/E)
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Kingsland Tract Corrected Map
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.430
Homestead Y

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St. Johns County, FL

Owner Information

Owner Name Teisan Barbara W 100%
 Teisan Hilary Erin Et AL 0%
[Teisan Gregory Walton](#) 0%
 Teisan Jeremy Adam 0%
Mailing Address 47 GROVE AVE
 SAINT AUGUSTINE, FL 32084-3251

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Case Number: CE2024-0219

**135 Menendez Road
Saint Augustine, FL 32080**

**City Code: Chapter 7, Section 17-72-
Permit required.**

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: March 12, 2024

SUBJECT: Case Number: CE2024-0219

RESPONDENT: Ray Rima

**LOCATION: 135 Menendez Road, Saint Augustine, FL 32080; Parcel
Number 2226900000**

VIOLATION: City Code, Chapter 8, Section 8-608 Permit Required.

BACKGROUND INFORMATION:

On January 23, 2024, I observed work being performed on the property with no active permits. I was invited into the residence and observed recent remodeling. I was advised a new kitchen area was installed, as well as a water heater.

Upon staffing and review of permits and the online footprint provided by the St John's County Property Appraiser's Office it was determined the rear of the residence beyond the carport is depicted as a deck and has been converted to an enclosed roofed room with windows. The finished enclosed porch has a bath, and kitchen, and the finished car port is an enclosed space which has a new gas water heater. Upon this determination a STOP WORK ORDER was issued on January 23, 2024.

On January 24, 2024, contact was made with Homeowner Ray Rima who advised he remodeled the residence back to the way he purchased it and admitted to updating the kitchens and bathrooms. He was told the permit for the windows had expired and no final inspection had been completed. He advised he would contact the Building Department to obtain the proper permits.

On February 12, 2024, I determined no permits had been applied for or issued regarding the work in question; and as a result, an Official Notice of Violation was issued, officially giving ten days to come into compliance and obtaining the required permits. Upon reinspection, no changes were observed, and I noted no permits were obtained. On February 29, 2024, an Official Notice of Hearing was posted on the property and at the City Clerk's office.



JAMES TOMASELLI
Code Enforcement Officer

Sec. 8-608. - Permit required.

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

















City of St. Augustine, FL
Planning & Building Department

STOP WORK ORDER

BY ORDER OF THE BUILDING OFFICIAL PURSUANT TO CHAPTER 8, SECTION 8-101 OF THE CITY OF ST. AUGUSTINE CODE, AND SECTION 115 OF THE FLORIDA BUILDING CODE, ALL CONSTRUCTION OPERATIONS AT THIS SITE MUST CEASE AND NOT CONTINUE UNTIL THIS STOP ORDER IS RELEASED IN WRITING BY THE BUILDING OFFICIAL.

SITE ADDRESS: 135 MENENDEZ Road

PARCEL No. 2226900000

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

CORRECTIVE ACTION REQUIRED: OBTAIN ZONING CLEARANCE AND BUILDING PERMIT

R. SCHAU LAND
Building Official

by J. TOMASELLI
Code Enforcement Officer

Posting Date: 01/23/2024

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





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

CODE ENFORCEMENT DIVISION

February 12, 2024

IN THE MATTER OF: Name: Ray Rima
Address: 135 Menendez Road,
St. Augustine, FL 32080

Case #: CE2024-0219

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608 – Permit required.

SITE OF VIOLATION: 135 Menendez Road, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3/102 Davis Shores S6FT OF LOT 17 & ALL LOTS 19 & 19
BLK 59 OR4757/851

PARCEL NUMBER: 2226900000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 08, 2023 which revealed the following violations:

Property Owner had remodeled the residence away from its original footprint without providing the proper documentation or obtaining the proper permits in violation of Chapter 8-609, which states, "It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by 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:

Notice of Violation
CE2024-0219

Obtaining and submitting the proper architectural and engineering drawings as providing in Sec.8-609 and Sec. 8-610 as outlined in City of St. Augustine Code of Ordinances and obtaining the required permits and inspections as required.

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.



J. TOMASELLI
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 5194 15
9489 0090 0027 6577 5194 22

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
OFFICIAL NOTICE OF CEAAB HEARING**

February 29, 2024

IN THE MATTER OF: Name: Ray Rima

Address: 135 Menendez Road
Saint Augustine, FL 32080

Case #: CE2024-0219

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 8 Section 8-608, - Permit required.

SITE OF VIOLATION: 135 Menendez Road, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3/102 Davis Shores S6FT OF LOT 17 & ALL LOTS 19 &
19BLK 59 OR4757/851

PARCEL NUMBER: 2226900000

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, March 12, 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:

The property residence was remodeled away from its original footprint without providing the proper documentation or obtaining the proper permits in violation of Chapter 8-609, which states, "It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city."

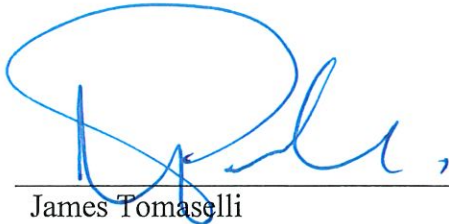
This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective action and compliance 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

Notice of Hearing
CE2024-0219

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.



James Tomaselli
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 5187 53**
9489 0090 0027 6577 5187 60

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

RAY RIMA
135 MENENDEZ ROAD
SAINT AUGUSTINE, FL. 32080

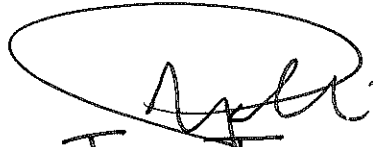
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0219

I, JAMES TOMASELLI, being duly sworn and deposed say:

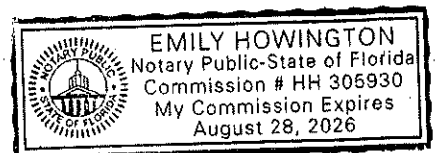
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on MARCH 7, 2024 I received a copy of the attached Notice of Hearing for the hearing dated MARCH 12, 2024
3. That on FEBRUARY 29, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20__, I
☐ Hand delivered said Notice to _____ at _____.

FURTHER, Affiant saith not.


JAMES TOMASELLI
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.


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



AFFIDAVIT OF Secondary SERVICE

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

RAY RIMA

135 MENENDEZ ROAD

SAINT AUGUSTINE, FL. 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER:

I, JAMES TOMASELLI, 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 MARCH 7, 2024 I received a copy of the attached Notice of Hearing for the hearing dated MARCH 12, 2024.
3. That on MARCH 1, 2024, I
☒ Posted said Notice on the property located at
135 MENENDEZ ROAD SAINT AUGUSTINE FL 32080.
4. That on MARCH 1, 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.



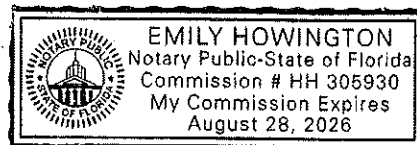
JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.


Notary Public, State of Florida

My Commission Expires: 18 day of August, 2026.



Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	2226900000
Location Address	135 MENENDEZ RD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3/102 DAVIS SHORES S6FT OF LOT 17 & ALL LOTS 18 & 19 BLK 59 OR4757/851 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.270
Homestead	N

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



Owner Information

Owner Name	Ray Rima 100%
Mailing Address	3434 BLANDING BLVD UNIT 224 JACKSONVILLE, FL 32210-5212

Map

[Skip to main content](#)

St. Johns County, FL



Case Number: CE2024-0227

**19 Milton Street
Saint Augustine, FL 32084**

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: March 12, 2024

SUBJECT: Case Number: CE2024-0227

RESPONDENT: BICKNELL FAMILY TRUST U/A/D 12/20/99 C/O BICKNELL, LEE

**LOCATION: 19 Milton Street, Saint Augustine, FL 32080; Parcel Number
1545100000**

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

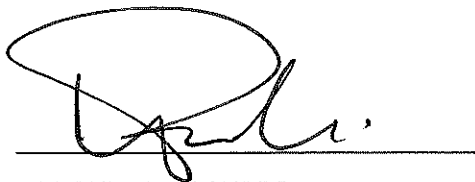
BACKGROUND INFORMATION:

On December 27, 2023, It was reported, "Property overgrown, 6 unused vehicles, owner burning chemical smelling materials, "On December 28, 2023 I responded to the residence and observed a number of unregistered/dilapidated vehicles, over grown grass and shrubs, various construction equipment, and discarded household items.

On January 16, 2024, a follow-up visit was conducted with Supervisor Fox and a view of the rear of the property was obtained by accessing the alley. It was determined there was numerous junk and debris, construction trucks and trailers, and construction materials strewn about the rear of the property. On January 28, 2024, a staffing was conducted, and a case was initiated.

On January 29, 2024, Subject was mailed A NOTICE OF VIOLATION citing Chapter 19-3-Unlawful Conditions, and property was posted, providing property owner ten days to rectify the situation.

On February 29, 2024, a reinspection occurred, and it was determined no improvement has been made by homeowner to rectify the unlawful property conditions; and as a result, an Official Notice of CEAAB Hearing was posted on the property and at the City Clerk's office, officially providing homeowner the opportunity to appear before the Board to address the City's concerns.

A handwritten signature in black ink, appearing to read 'J. Tomaselli', is written over a horizontal line.

JAMES TOMASELLI
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
EST. 1565

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

CODE ENFORCEMENT DIVISION

January 29, 2024

IN THE MATTER OF: Name: BICKNELL FAMILY TRUST U/A/D 12/20/99
C/O BICKNELL, LEE

Address: 19 Milton Street St Augustine Fl 32084-2188

Case #: CE2024-0227

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 19 Milton Street St Augustine

LEGAL DESCRIPTION: 2-1 NELMAR TERRACE LOT 75 R949/1272&1548/640(L/E)

PARCEL NUMBER: 1545100000

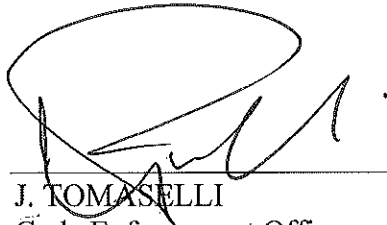
The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on December 28, 2023 which revealed the following violations:

The property was littered with unregistered/inoperable vehicles and debris throughout in violation of Chapter 19-3. This is the second offense.

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:

Notice of Violation
CE2023-0227

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.



J. TOMASELLI
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 5194 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.



CITY OF
ST AUGUSTINE
EST. 1565

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

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

February 29, 2024

IN THE MATTER OF: Name: Bicknell Family Trust
C/O Bicknell Lee

Address: 19 Milton Street
Saint Augustine, FL 32084

Case #: CE2024-0227

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 19 Milton Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 2-1 NELMAR TERRACE LOT 75
R949/1272&1548/640(L/E)

PARCEL NUMBER: 1545100000

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, March 12, 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:

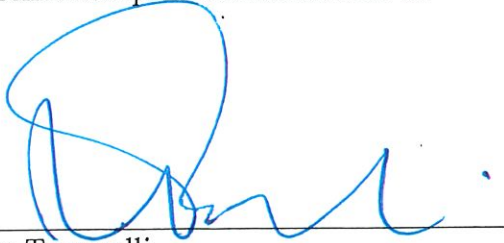
The property was littered with unregistered/inoperable vehicles and debris throughout in violation of Chapter 19-3.

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
CE2024-0227

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.



James Tomaselli
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 5187 77**

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

BICKNELL FAMILY TRUST
C/O BICKNELL, LEE
19 MILTON STREET
SAINT AUGUSTINE, FL. 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0227**

I, **JAMES TOMASELLI**, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. Pursuant to Florida Statute 162.12, On **MARCH 7, 2024**, I received a copy of the attached Notice of Hearing for the hearing dated **MARCH 12, 2024**.
3. That on FEBRUARY 29, 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.

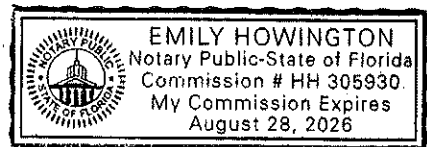

JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

BICKNELL FAMILY TRUST

C/O BICKNELL, LEE

19 MILTON ST. SAINT AUGUSTINE FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0227

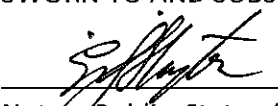
I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on MARCH, 7, 2024, I received a copy of the attached Notice of Hearing for the hearing dated MARCH 12, 2024.
3. That on MARCH 1, 2024, I
☒ Posted said Notice on the property located at
19 MILTON STREET SAINT AUGUSTINE FL. 32084.
4. That on MARCH 1, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

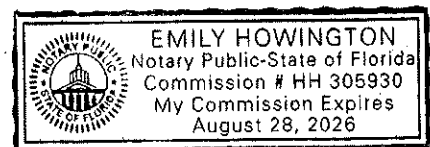
FURTHER, Affiant saith not.


JAMES TOMASELLI
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1545100000
Location Address 19 MILTON ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Nelmar Terrace & Genoply Tract (707)
Tax Description* 2-1 NELMAR TERRACE LOT 75 OR 949/1272 & 1548/640(L/E)
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Nelmar Terrace
Sec/Twp/Rng 53-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.360
Homestead Y

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


Owner Information

Owner Name Bicknell Lee 100%
 Bicknell Family Trust U/A/D:12/20/99 100%
[Bicknell Constance Inez](#) 0%
Mailing Address 19 MILTON ST
 SAINT AUGUSTINE, FL 32084-2188

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Case Number: CE2024-0240

**208 Alcazar Street
Saint Augustine, FL 32084**

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: March 12, 2024

SUBJECT: Case Number: CE2024-0240

**RESPONDENT: SINCLAIR JASON R., KELLY GUDAH, SINCLAIR KELLY
GUDAH**

**LOCATION: 208 ALCAZAR STREET, Saint Augustine, FL 32080; Parcel
Number 2167000000**

VIOLATION: City Code, Chapter 8, Section 8-608 PERMIT REQUIRED.

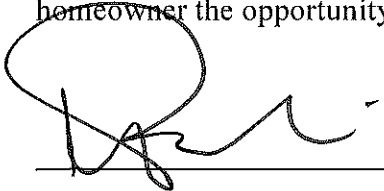
BACKGROUND INFORMATION:

On February 9, 2024, I observed work which may have been completed outside issued permits. Upon inspection of permit BP2023-0457 (Plumbing) and BP2022-1720 (Remodel Kitchen & Bath, New Roof, New Doors, Repair Drywall, & Paint) it was determined a number of tasks were completed outside the scope of the initial permit; to include, removing and replacing a portion of front and rear of wood structure of the residence and replacing it with block and adding electrical outlets. The work performed is well outside the parameters of the existing permit and violates code, resulting in a STOP WORK ORDER being initiated.

On February 9, 2024 a call was received from Homeowner Sinclair who stated the following, he had obtained an owner builder permit and was also working with a contractor. He was unaware the additional work required a permit as it was determined the framing of the residence was compromised in a number of areas and it was redone in block. He was advised by this Inspector the proper permits needed to be obtained prior to continue working.

On February 20, 2024 a NOTICE OF VIOLATION-Citing Violation of Chapter 8 Section 8-608 PERMIT REQUIRED, was mailed to the homeowner; who was provided ten (10) days to Contact the City of Saint Augustine Planning and Building Department, provide the required documentation, obtain the proper permit, and pay the appropriate fees.

On February 29, 2024, a check of recent permits for address occurred and it was determined no permits have been applied for or received by Homeowner; and as a result, an Official Notice of CEAAB Hearing was posted on the property and at the City Clerk's office, officially providing homeowner the opportunity to appear before the Board to address the City's concerns.

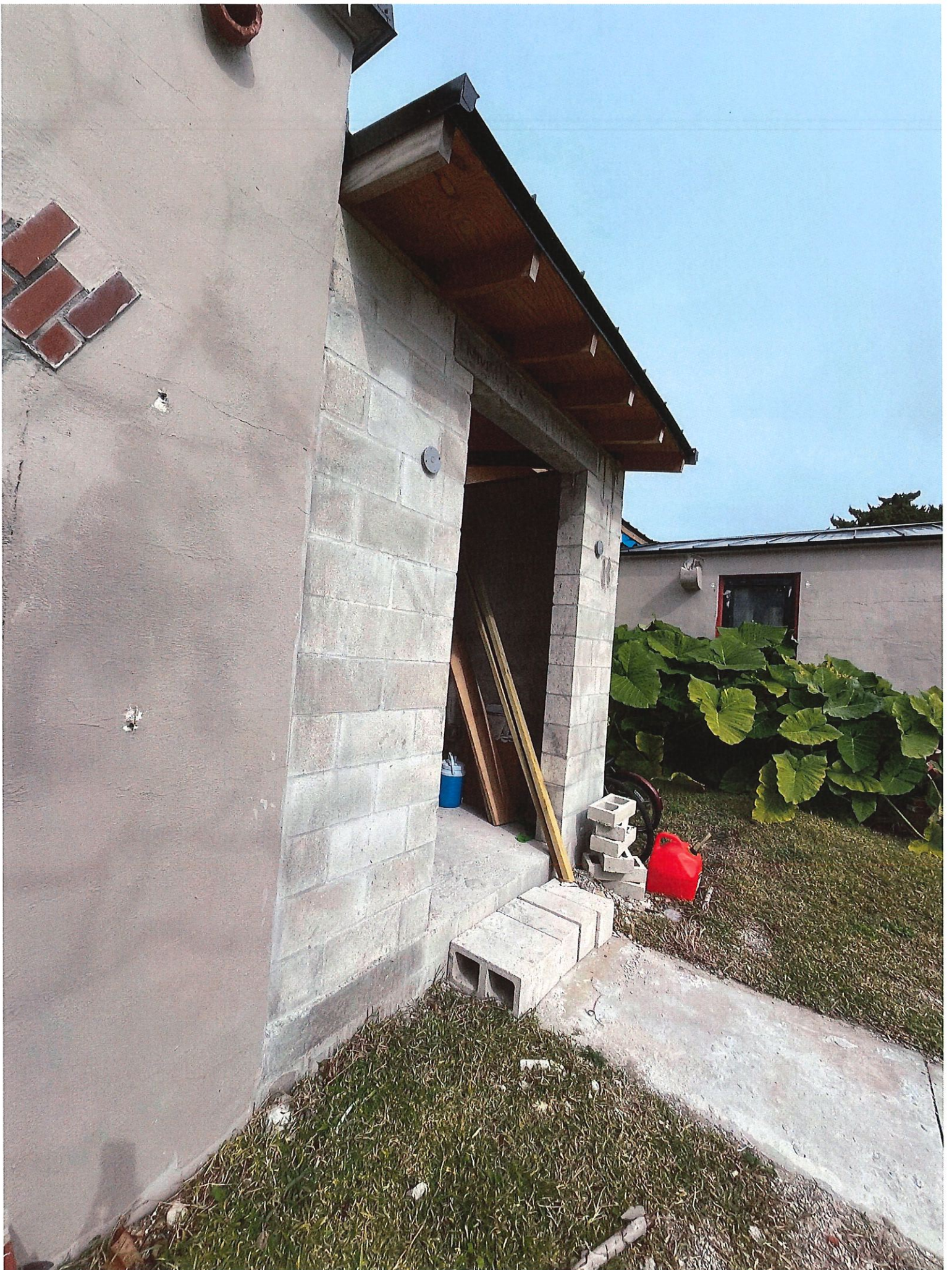


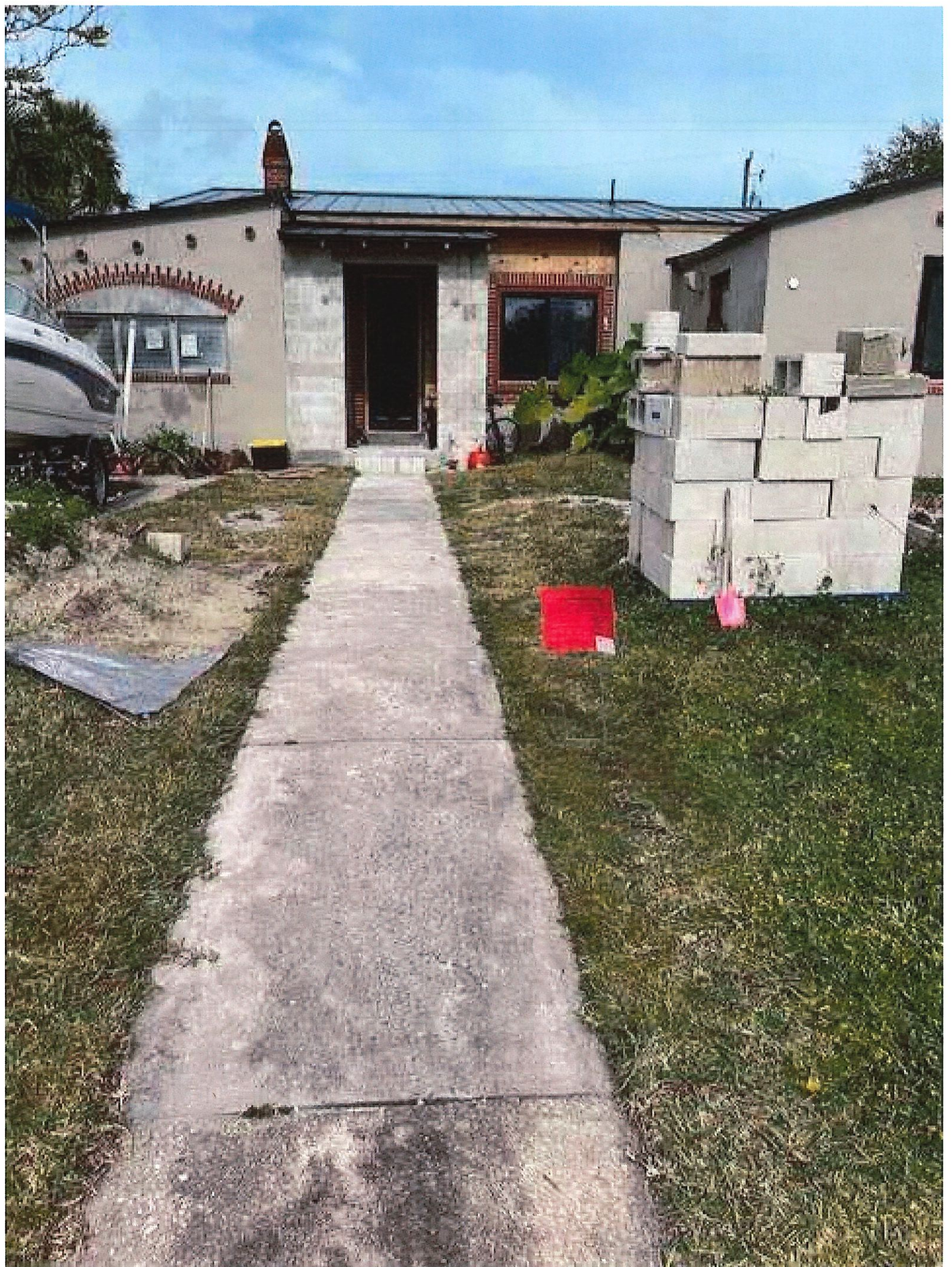
JAMES TOMASELLI
Code Enforcement Officer

Sec. 8-608. - Permit required.

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









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

CODE ENFORCEMENT DIVISION

February 20, 2024

IN THE MATTER OF: Name: **Sinclair Jason R. , Kelley Gudahl,
Sinclair Kelley Gudahl**

Address: **208 Alcazar Street, St. Augustine, FL 32084**

Case #: **CE2024-0240**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8- 608 – Permit required.

SITE OF VIOLATION: 208 Alcazar Street, St. Augustine, FL

LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 26 27 28 28A & 29 BLK 17
OR5542/81

PARCEL NUMBER: 2167000000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on February 09, 2024 which revealed the following violations:

Upon inspection of permit BP2023-0457 and BP2022-1720, it was determined a number of tasks were completed outside the scope of the initial permit to include; removing and replacing a portion of front and rear wood structure of the residence and replacing it with block. The work performed is well outside the parameters of the existing permit and violates code.

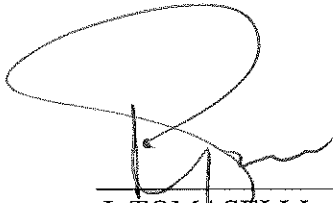
It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **TEN (10) days** of the receipt of this Notice, or a fine

Notice of Violation
CE2024-0240

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

**Contacting the City of St. Augustine Planning and Building Department,
provide the required documentation, obtain the proper permit, and pay the
appropriate fees.**

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.



J. TOMASELLI
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 5193 61

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
OFFICIAL NOTICE OF CEAAB HEARING**

February 29, 2024

IN THE MATTER OF: Name: Sinclair Jason R., Kelley Gudahl
Sinclair Kelley Gudahl

Address: 208 Alcazar Street
Saint Augustine, FL 32084

Case #: CE2024-0240

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 8 Section 8-608, - Permit required.

SITE OF VIOLATION: 208 Alcazar Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 26 27 28 28A & 29 BLK 17
OR5542/81

PARCEL NUMBER: 2167000000

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, March 12, 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:

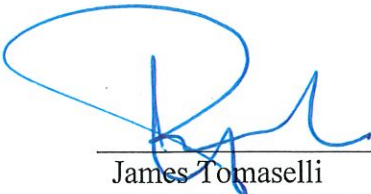
A number of tasks were complete outside of the scope of the permits BP2023-0457 and BP2022-1720 to include; removing and replacing a portion of front and rear wood structure of the residence and replacing it with block.

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
CE2024-0240

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.



James Tomaselli
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 5187 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

SINCLAIR JASON R., KELLY GUDAH

SINCLAIR KELLY GUDAH

208 ALCAR STREET SAINT AUGUSTINE FL. 32080

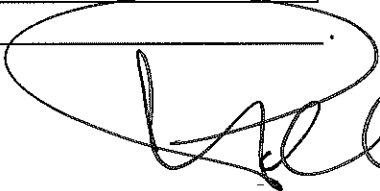
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0240

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. Pursuant to Florida Statute 162.12, On **MARCH 7, 2024** I received a copy of the attached Notice of Hearing for the hearing dated, **MARCH 12, 2024**
3. That on **FEBRUARY 29, 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.

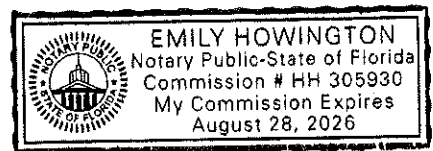

JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF March, 2024.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF Secondary SERVICE

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

SINCLAIR JASON R, KELLY GUDAHLE

SINCLAIR KELLY GUDAHLE

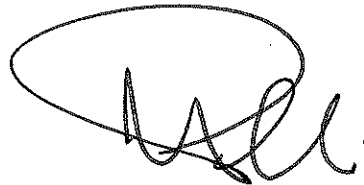
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0240

I, JAMES TOMASELLE, 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 MARCH 7, 2024, I received a copy of the attached Notice of Hearing for the hearing dated MARCH 12, 2024.
3. That on MARCH 1, 2024, I
☒ Posted said Notice on the property located at
208 ALCAZAR STREET SAINT AUGUSTINE FL 32080.
4. That on MARCH 1, 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.

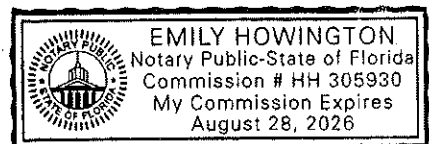


JAMES TOMASELLE
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF March, 2024.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID	2167000000
Location Address	208 ALCAZAR ST SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-98 DAVIS SHORES LOTS 26 27 28 28A & 29 BLK 17 OR5542/81 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.320
Homestead	N

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

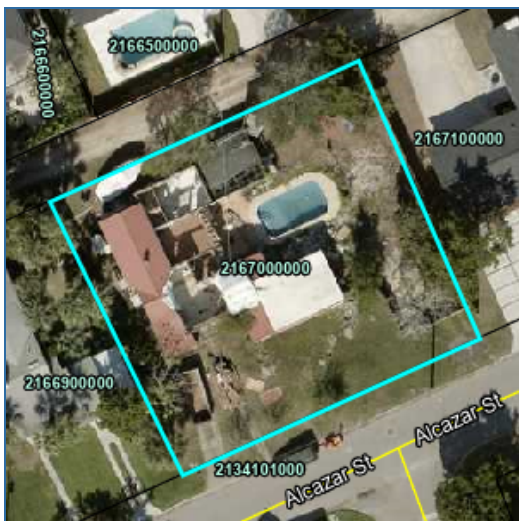
12/24/2022



Owner Information

Owner Name	Sinclair Jason R,Kelley Gudahl 100%
	Sinclair Kelley Gudahl 100%
Mailing Address	208 ALCAZAR ST SAINT AUGUSTINE, FL 32080-3707

Map



Case Number: CE2024-0262

**212 Kenan Street
Saint Augustine, FL 32080**

**City Code: Chapter 30, Section 30-8-
Placing containers for collection.**

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: March 12, 2024

SUBJECT: Case Number: CE2024-0262

RESPONDENT: Tesler Vladimir, Anna
Tesler Anna

LOCATION: 212 Kenan Street, Saint Augustine, FL 32080 ; Parcel Number
2221500000

VIOLATION: City Code, Chapter 30, Section 30-8.- Placing containers for
collection.

BACKGROUND INFORMATION:

On January 3, 2024, I responded to the property located at 212 Kenan Street regarding a complaint I received from a Ms. Donna Dove, stating that the trash had been placed at the curb for collection outside of permissible collection times. I went to the property and confirmed the violation. Upon this confirmation, I contacted the owner of this property, and advised him he needed to remove the trash cart from the curb immediately. The owner agreed, and the cart was removed the next day, and the service request was closed.

I received another complaint of the same nature again on February 7, 2024, and again, I contacted the owner to have the trash cart removed. He responded the same day, had the cart removed, and I advised him if this becomes a reoccurring problem, I will be forced to move forward with Code Enforcement action. On February 23, 2024, I responded to a complaint of the same nature, again contacted the property owner, and again had the cart removed from the roadway. February 28, 2024, I received an additional complaint of the same nature, again I contacted the owner, and this time the cart was not removed from the roadway until it was picked up Tuesday, March 5th, by the Solid Waste department as regularly scheduled. Due to the reoccurring nature of this violation, an Official Notice of Violation and an Official Notice of Hearing were posted at the property March 1, 2024; I contacted the owner the same day and advised him as such.

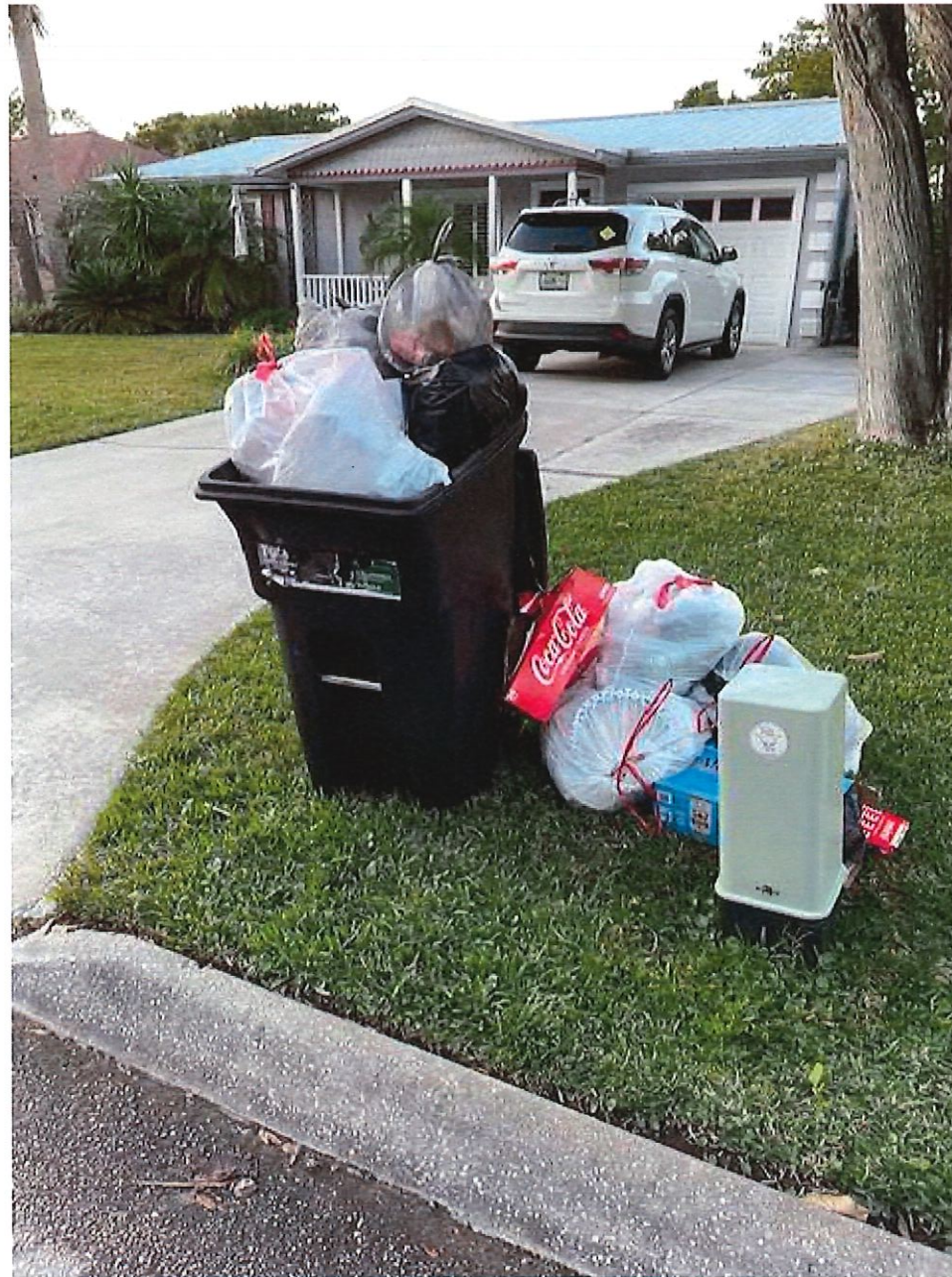


Morganne Lanni
Code Enforcement Officer

Sec. 30-8. - Placing containers for collection.

- (a) *Placement.* No person is allowed to keep or maintain a cart or bulk refuse container on or adjacent to any street, sidewalk, right-of-way, front yard or other place within the view of persons using the city streets or sidewalks, except as specifically allowed in subsections (b) and (c), below.
- (b) *Carts for collection.* Not earlier than 6:00 p.m. of the day preceding that upon which collection of garbage, trash and recycling are made from such premises, carts may be placed within five (5) feet of the street or alley to allow collection of garbage and trash. Carts can remain in such places only for and during the day on which collection was made.
- (c) *Collection, preparation and placement.*
 - (1) Bulky yard or vegetative waste, bulk trash and yard trash must be prepared and placed as described below within five (5) feet of the street or alley directly adjacent to the owner's property in a single location to allow weekly collection.
 - (2) The amount of yard trash placed for collection shall be stacked in compact piles at curbside or roadside within the confines of residents' or owners' side property lines not to exceed limitations set out in section 30-5 of this chapter.
 - (3) In no case shall any bulky yard and vegetative wastes be placed for collection within ten (10) feet of any pole connected by wires conducting electricity or guy wires connected to such pole or near mailboxes, low wires, trees or on top of storm drains, fire hydrants or other such fixtures or structures.
 - (4) No collection service shall be provided where the material to be collected is not placed as specified in this chapter.
 - (5) Yard trash shall be collected once per week according to a schedule established by the city manager or his or her designee.
 - (6) Yard trash shall be placed at curbside for collection by 7:00 a.m. In no case shall such yard trash be placed for collection earlier than twenty-four (24) hours prior to the scheduled collection period.
 - (7) In no case shall residential refuse or recyclable materials be placed for collection with bulky yard and vegetative waste or yard trash.
 - (8) Bulk trash shall be collected according to a schedule established by the city manager or his or her designee.
 - (9) Bulk trash such as refrigerators, freezers, ovens and ranges shall not be placed for collection until all doors or locks have been removed so as to prevent a hazard to children.
- (d) *Collection during state of emergency.* If a state of emergency has been declared by a person authorized to make such declaration, residential solid waste collection shall be made in accordance with the emergency plans of the city or as authorized by the city manager or his/her

03JAN24



07FEB24



Feb 23, 2024 at 3:45:21 PM
POLICE INSPECTION



Mar 1, 2024 at 1:40:26 PM
CE INSP M.LANNI





CITY OF
ST. AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

March 1, 2024

IN THE MATTER OF: Name: Tesler Vladimir, Anna
Tesler Anna

Address: 212 Kenan Street, St. Augustine, FL 32080

Case #: CE2024-0262

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 30, Sec. 30-8.- Placing containers for collection.

SITE OF VIOLATION: 212 Kenan Street, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3-102 DAVIS SHORES W36FT OF LOT 8 & E26FT OF LOT
9 BLK 56 OR5691/147

PARCEL NUMBER: 2221500000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on February 23, 2024 which revealed the following violations:

Trash placed out to the curb for collection outside of permissible times.

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, 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:

Appear before the Code Enforcement, Adjustments, and Appeals Board as a result of reoccurring violation.

Notice of Violation
CE2024-0262

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
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 6577 5185 48
9489 0090 6577 5185 55

cc: John P. Regan, City Manager
CEAAB File

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



CITY OF
ST. AUGUSTINE
EST. 1565

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

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

March 1, 2024

IN THE MATTER OF: Name: Tesler Vladimir, Anna
Tesler Anna

Address: 212 Kenan Street, St. Augustine, FL 32080

Case #: CE2024-0262

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 30, Sec. 30-8.- Placing containers for collection.

SITE OF VIOLATION: 212 Kenan Street, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3-102 DAVIS SHORES W36FT OF LOT 8 & E26FT OF
LOT 9 BLK 56 OR5691/147

PARCEL NUMBER: 2221500000

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, March 12, 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:

Trash placed out to the curb for collection outside of permissible times.

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

Notice of Hearing
CE2024-0262

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.


Morganhe E 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 5185 24**
9489 0090 0027 6577 5185 31

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

Tesler, Vladimir Anna
Tesler, Anna
212 Kenan street
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0262

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 March 1, 2024 I received a copy of the attached Notice of Hearing for the hearing dated March 12, 2024.
3. That on March 1, 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 _____.

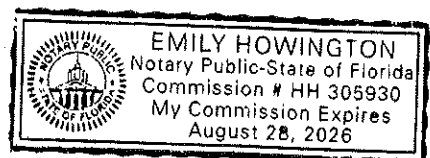
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Tesler, Vladimir Anna
Tesler, Anna

212 Kenan Street

St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0262

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on March 1, 2024, I received a copy of the attached Notice of Hearing for the hearing dated March 12, 2024.
3. That on March 1, 2024, I
☒ Posted said Notice on the property located at
212 Kenan Street, St. Augustine, FL 32080.
4. That on March 4, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

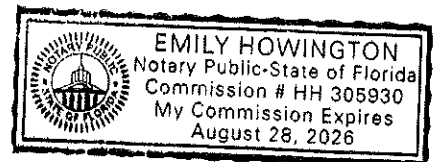
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID	2221500000
Location Address	212 KENAN ST SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-102 DAVIS SHORES W36FT OF LOT 8 & E26FT OF LOT 9 BLK 56 OR5691/147 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.170
Homestead	N

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

Owner Information

Owner Name	Tesler Vladimir,Anna 100%
	Tesler Anna 100%
Mailing Address	579 E KESLEY LN SAINT JOHNS, FL 32259-0000

Map



Case Number: CE2024-0265

**212 Kenan Street
Saint Augustine, FL 32080**

**City Code: Chapter 30, Section 30-7-
Garbage and trash to be deposited in
containers.**

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: March 12, 2024

SUBJECT: Case Number: CE2024-0265

RESPONDENT: Tesler Vladimir, Anna
Tesler Anna

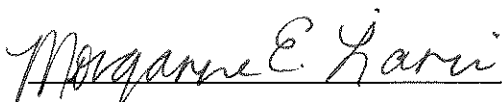
LOCATION: 212 Kenan Street, Saint Augustine, FL 32080 ; Parcel Number
2221500000

VIOLATION: City Code, Chapter 30, Section 30-7.- Garbage and trash to be
deposited in containers.

BACKGROUND INFORMATION:

On January 3, 2024, I responded to the property located at 212 Kenan Street regarding a complaint I received from a Ms. Donna Dove, stating that the trash had been placed at the curb for collection outside of permissible collection times and, additionally, not placed properly inside containers. As information, regularly scheduled pickup for this address falls on Tuesdays. I went to the property on Wednesday, January 3rd and confirmed the violation. Upon this confirmation, I contacted the owner of this property, and advised him he needed to remove the trash from the front yard and purchase an additional trash can to prevent this issue in the future. The owner agreed, and the trash was removed the next day, and the service request was closed.

I received another complaint of the same nature again on February 7, 2024, this time the loose garbage had spilled into the public roadway. Again, I contacted the owner to have the trash and debris removed. He responded the same day, had the garbage removed, and I advised him if this becomes a reoccurring problem, I will be forced to move forward with Code Enforcement action. On February 23, 2024, I responded to a complaint of the same nature, again contacted the property owner, and again had the garbage removed from the roadway. On Wednesday, February 28, 2024, I received additional complaints; this time the garbage bags had been torn open by vermin and dragged down the road and into the adjacent wooded lot, again I contacted the owner, and the garbage was not removed. Due to the reoccurring nature of this violation, an Official Notice of Violation and an Official Notice of Hearing were posted at the property March 1, 2024, and I contacted the owner the same day and advised him as such. The garbage verified as present on February 28th was not removed from the roadway until it was picked up Tuesday, March 5th, by the Solid Waste department as regularly scheduled.



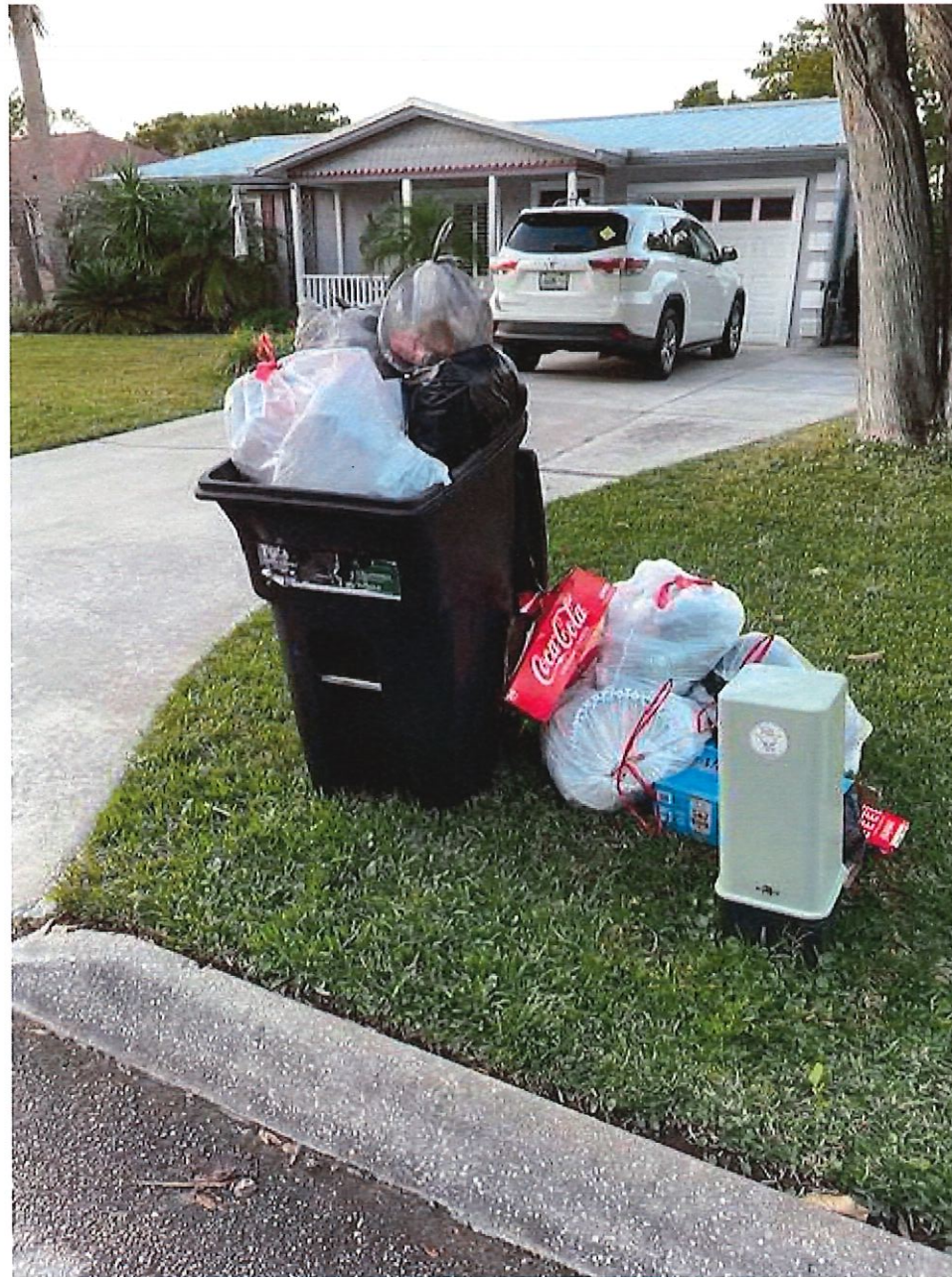
Morganne Lanni
Code Enforcement Officer

Sec. 30-7. - Garbage and trash to be deposited in containers.

All garbage must be deposited in carts provided for such purpose. All other solid waste, except as provided in this article, must be deposited in containers provided for such purpose. The city reserves the right not to collect garbage or trash not properly contained.

(Ord. No. 02-06, § 2, 3-11-02; Ord. No. 11-17, § 1, 10-24-11)

03JAN24



07FEB24



Feb 23, 2024 at 3:45:21 PM
POLICE INSPECTION



Feb 23, 2024 at 3:45:06 PM
CE INSP M.LANNI



Feb 23, 2024 at 3:44:53 PM
CE INSP M. LANNI



Mar 1, 2024 at 1:40:26 PM
CE INSP M.LANNI





CITY OF
ST AUGUSTINE
EST 1565

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

CODE ENFORCEMENT DIVISION

February 29, 2024

IN THE MATTER OF: Name: Tesler Vladimir, Anna
Tesler Anna

Address: 212 Kenan Street, St. Augustine, FL 32080

Case #: CE2024-0265

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 30, Sec. 30-7.- Garbage and trash to be deposited in containers.

SITE OF VIOLATION: 212 Kenan Street, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3-102 DAVIS SHORES W36FT OF LOT 8 & E26FT OF LOT
9 BLK 56 OR5691/147

PARCEL NUMBER: 2221500000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on February 23, 2024 which revealed the following violations:

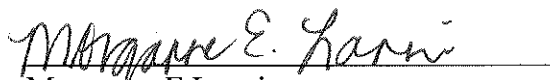
Garbage not deposited in provided carts for collection.

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, 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:

Appear before the Code Enforcement, Adjustments, and Appeals Board as a result of reoccurring violation.

Notice of Violation
CE2024-0265

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


Morganne E 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 5187 22
9489 0090 0027 6577 5187 39

cc: John P. Regan, City Manager
CEAAB File

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



CITY OF
ST AUGUSTINE
EST. 1565

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

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

February 29, 2024

IN THE MATTER OF: Name: Tesler Vladimir, Anna
Tesler Anna

Address: 212 Kenan Street, St. Augustine, FL 32080

Case #: CE2024-0265

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 30 Section 30-7, -Garbage and trash to be deposited in containers.

SITE OF VIOLATION: 212 Kenan Street, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3-102 DAVIS SHORES W36FT OF LOT 8 & E26FT OF
LOT 9 BLK 56 OR5691/147

PARCEL NUMBER: 2221500000

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, March 12, 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:

Garbage not deposited in provided carts for collection.

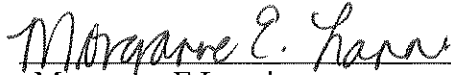
This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective action and compliance 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

Notice of Hearing
CE2024-0265

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
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 5185 62**
9489 0090 0027 6577 5185 79

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

Tester, Vladimir Anna
Tester, Anna
212 Kenan Street
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0265

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 February 29, 2024 I received a copy of the attached Notice of Hearing for the hearing dated March 12, 2024.
3. That on February 29, 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 _____.

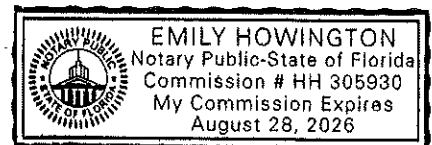
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

STATE OF FLORIDA

COUNTY OF ST. JOHNS

CITY OF ST. AUGUSTINE

Tesler, Vladimir Anna

Tesler, Anna

212 Kenan Street

St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0265

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 February 29, 2024, I received a copy of the attached Notice of Hearing for the hearing dated March 12, 2024.
3. That on March 1, 2024, I
☒ Posted said Notice on the property located at
212 Kenan Street, St. Augustine, FL 32080.
4. That on March 4, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

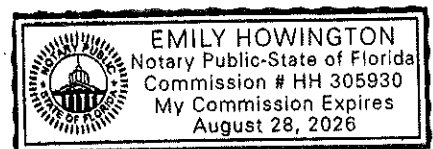
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID	2221500000
Location Address	212 KENAN ST SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-102 DAVIS SHORES W36FT OF LOT 8 & E26FT OF LOT 9 BLK 56 OR5691/147 <i>*The Description above is not to be used on legal documents.</i>
Property Use	Single Family (0100)
Code	
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.170
Homestead	N

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

Owner Information

Owner Name	Tesler Vladimir, Anna 100%
	Tesler Anna 100%
Mailing Address	579 E KESLEY LN SAINT JOHNS, FL 32259-0000

Map



Case Number: CE2024-0212

**98 St. George
Saint Augustine, FL 32084**

**City Code: Chapter 17, Section 17-72-
Engaging in business without a receipt;
failure to comply.**

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: March 12, 2024

SUBJECT: Case Number: CE2024-0266

RESPONDENT: Columbia Restaurant of St Aug

LOCATION: 98 Saint George Street, Saint Augustine, FL 32084 ; Parcel

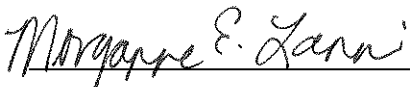
Number 1975000000

VIOLATION: City Code, Chapter 26, Section 26-82-Interceptors.

BACKGROUND INFORMATION:

On February 28, 2024, I was contacted by the City Environmental Compliance Department regarding the Columbia Restaurant, located at 98 Saint George Street, failing three consecutive grease-trap inspections. The inspections were dated February 7th, 14th, 28th, and 5th, respectively. All three inspections failed and according to records provided by Laura Arnot, the Environmental Compliance Inspector, they remained in violation throughout the entire three weeks.

An Official Notice of Violation and Notice of Hearing were hand-delivered to the manager on duty, MJ, on March 1st, 2024 at approximately 3:30p.m. and additionally posted at the City Clerk's office March 5, 2024.



Morganne Lanni
Code Enforcement Officer

Sec. 26-82. - Interceptors.

- (a) *Users required to install interceptors.* Interceptors, as defined in this Code, must be installed as follows prior to any certificate of occupancy being issued:
- (1) For any new source, as defined by this Code, likely to discharge oil, grease or sand to the POTW;
 - (2) For any new facility or use likely to discharge oil, grease or sand to the POTW;
 - (3) For any existing facility or use that has been expanded or renovated, resulting in the addition of facilities or uses likely to discharge oil, grease or sand to the POTW, where such facilities or uses did not previously exist;
 - (4) For any existing facility or use that the city manager determines contributes oil, grease or sand to the POTW in quantities sufficient to cause line stoppages or necessitate increased maintenance on the collection system; and/or
 - (5) For renovation or expansion of any facility or use contributing or likely to contribute oil, grease or sand to the POTW, where such renovation or expansion requires a plumbing permit from the city.
 - (6) Sources, uses and facilities considered likely to discharge oil, grease or sand to the POTW include: Restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias, clubs, service stations, repair garages, factories producing oily or flammable wastes, car washes, commercial laundries and dry cleaners, bottling plants, and slaughtering houses.
- (b) *Program manual.* The Fats, Oils and Grease Program Manual promulgated by the city manager, as amended from time to time, is hereby adopted and incorporated by reference as part of this section. Copies of the Fats, Oils and Grease Program Manual shall be available upon request.
- (c) *Specifications and installation.* Interceptors shall be designed and installed in accordance with the Fats, Oils and Grease Program Manual solely at the user's expense. Plans and specifications for interceptors shall be submitted to the city for approval prior to installation.
- (d) *Cleaning and maintenance.* Interceptors shall be cleaned, maintained and repaired in accordance with requirements of the Fats, Oils and Grease Program Manual solely by the user and solely at the user's expense. Users shall maintain an on-site record log of all cleaning and maintenance activities for a minimum of three years.
- (e) *Inspections.* The city shall conduct inspections on all facilities with interceptors at a frequency based on the size of the device. Inspections are conducted to ensure compliance with the requirements of the Fats, Oils and Grease Program Manual and to ensure adherence to proper cleaning and maintenance schedules as established by the program manual.
- (f)

Adoption, incorporation and amendment of the City of St. Augustine Fats, Oils and Grease Program Manual.

The City of St. Augustine Fats, Oils and Grease Program Manual dated [November 4, 2011] is hereby adopted, ratified and implemented by reference into the City Code. The city manager is granted the authority to make amendments to said City of St. Augustine Fats, Oils and Grease Program Manual as the city manager finds necessary.

(Ord. No. 02-04, § 5, 3-11-02; Ord. No. 11-25, § 6, 10-24-11)





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

CODE ENFORCEMENT DIVISION

February 29, 2024

IN THE MATTER OF: Name: Columbia Restaurant Of St Aug
Address: 98 ST GEORGE ST, ST. AUGUSTINE, FL 32084
Case #: CE2024-0266

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 26, Sec. 26-82.- Interceptors.

SITE OF VIOLATION: 98 ST GEORGE ST, ST. AUGUSTINE, FL 32084
LEGAL DESCRIPTION: CITY OF ST AUG BLK 13 ALL LOT 4 & TRI PT LYING E
& W20FT LOT 9 & ALL LOTS 10 & 11 & IN REPLAT OF
LOTS 1 2 3 5 6 & 7 MB 4 PG 60 - LOT 1 (EX PT IN NE
CORNER) & ALL LOTS 2 & 3 & PTS OF LOTS 5 6 & 7
122.2FT ON ST GEORGE ST 189.75FT ON HYPOLITA
366FT ON SPANISH ST & 95FT ON CUNA ST OR728/1592
728/1794 & 733/407 (DISCLAIMER) &1513/1964(MERGER)
PARCEL NUMBER: 1975000000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on February 7, 2024 which revealed the following violations:

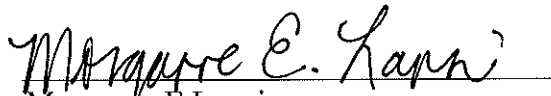
Grease trap inspection failed in accordance with the Fats, Oils and Grease Program Manual, and as adopted into City Code, Chapter 26, Section 26-82. Grease Trap failed to be pumped out appropriately at the request of the Environmental Department.

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

Notice of Violation
CE2024-0266

Appear before the Code Enforcement, Adjustments and Appeals Board.

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
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 5186 54

9489 0090 0027 6577 5186 61

9489 0090 0027 6577 5186 78

9489 0090 0027 6577 5186 85

9489 0090 0027 6577 5186 92

9489 0090 0027 6577 5187 08

9489 0090 0027 6577 5187 15

cc: David Bircham, City Manager
CEAAB File

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



CITY OF
ST AUGUSTINE
EST. 1585

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**

February 29, 2024

IN THE MATTER OF: Name: Columbia Restaurant Of St Aug
Address: 98 ST GEORGE ST, ST. AUGUSTINE, FL 32084
Case #: CE2024-0266

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 26 Section 26-82, - Interceptors.

SITE OF VIOLATION: 98 ST GEORGE ST, ST. AUGUSTINE, FL 32084

LEGAL DESCRIPTION: CITY OF ST AUG BLK 13 ALL LOT 4 & TRI PT LYING
E & W20FT LOT 9 & ALL LOTS 10 & 11 & IN REPLAT
OF LOTS 1 2 3 5 6 & 7 MB 4 PG 60 - LOT 1 (EX PT IN
NE CORNER) & ALL LOTS 2 & 3 & PTS OF LOTS 5 6
& 7 122.2FT ON ST GEORGE ST 189.75FT ON
HYPOLITA 366FT ON SPANISH ST & 95FT ON CUNA
ST OR 728/1592 728/1794 & 733/407 (DISCLAIMER)
& 1513/1964 (MERGER)

PARCEL NUMBER: 1975000000

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, March 12, 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:

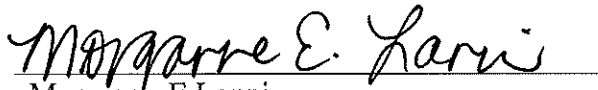
Grease trap inspection failed in accordance with the Fats, Oils and Grease Program Manual, and as adopted into City Code, Chapter 26, Section 26-82. Grease Trap failed to be pumped out appropriately at the request of the Environmental Department.

Notice of Hearing
CE2024-0266

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
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 5185 86

9489 0090 0027 6577 5185 93

9489 0090 0027 6577 5186 09

9489 0090 0027 6577 5186 16

9489 0090 0027 6577 5186 23

9489 0090 0027 6577 5186 30

9489 0090 0027 6577 5186 47

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

Columbia Restaurant of St Aug
98 Saint George Street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0266

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 March 1, 2024 I received a copy of the attached Notice of Hearing for the hearing dated March 12, 2024
3. That on March 1, 2024 I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on March 1, 2024 I
☒ Hand delivered said Notice to ML manager on duty at
98 Saint George Street, St. Augustine, FL.
32084

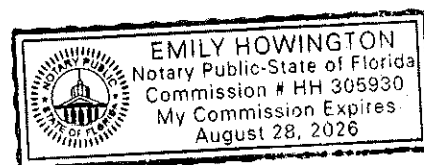
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Columbia Restaurant of St Aug.
98 Saint George Street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0266

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on March 1, 2024, I received a copy of the attached Notice of Hearing for the hearing dated March 12, 2024.
3. That on _____, 20____, I
☐ Posted said Notice on the property located at _____.
4. That on March 4, 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 7 DAY OF March, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 1975000000
Location 98 ST GEORGE ST
Address SAINT AUGUSTINE 32084-0000
Neighborhood Restaurants Stand Alone Historic (COM) (610.02)
Tax CITY OF ST AUG BLK 13 ALL LOT 4 & TRI PT LYING E & W20FT LOT 9 &
Description* ALL LOTS 10 & 11 & IN REPLAT OF LOTS 1 2 3 5 6 & 7 MB 4 PG 60 - LOT 1 (EX PT IN NE CORNER) & ALL LOTS 2 & 3 & PTS OF LOTS 5 6 & 7 122.2FT ON ST GEORGE ST 189.75FT ON HYPOLITA 366FT ON SPANISH ST & 95FT ON CUNA ST OR 728/1592 728/1794 & 733/407 (DISCLAIMER) & 1513/1964(MERGER)
**The Description above is not to be used on legal documents.*

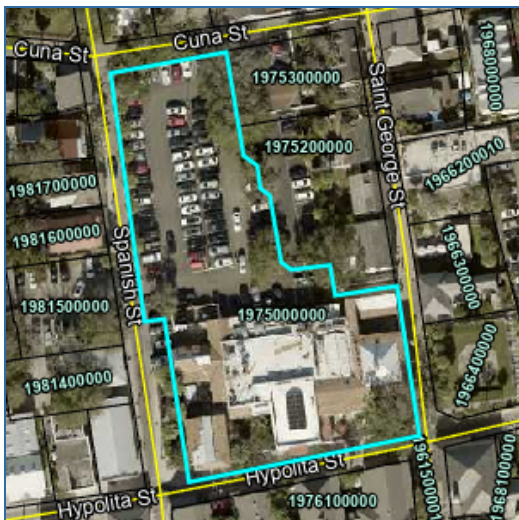
Property Use Code Restaurants & Cafeterias (2100)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 1.060
Homestead N

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

Owner Information

Owner Name Columbia Restaurant Of St Aug 100%
Mailing Address 2025 E 7TH AVE
TAMPA, FL 33605-3901

Map



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 6 Blanche Lane / CE 2023-0208: Ch. 19 Sec 3-Unlawful conditions

- On December 5, 2023, a member of staff observed the unlawful depositing keeping, and maintaining unsheltered storage of junk and debris, building materials, household goods, inoperable machinery, and inoperable, unlicensed vehicles on the property.
- On February 13, 2024 the CEAAB heard this case and issued an “Order Finding Violation” and which allowed the respondent 10 days to correct the violation by cleaning the property according to code, after which a fine of up to \$250 per day will be issued for each day the property is out of compliance.
- As of February 23, 2024, the compliance period has passed and the property remains in violation.

AFFIDAVIT OF NON-COMPLIANCE

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

Largay Joseph Et AL & Largay Joseph

6 Blanche Lane

St. Augustine, FL 32084

Respondent

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

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated February 13, 2024, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 19, Section 19-3 as of March 4, 2024.

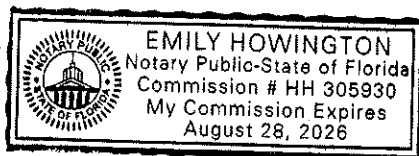
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF March, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



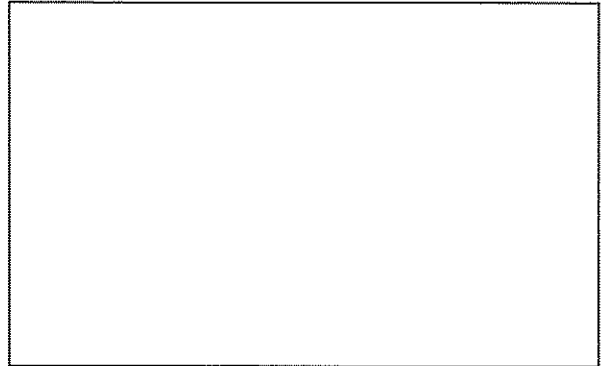
BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2023-0208

IN THE MATTER OF:

**Roots Construction Group LLC
C/O Largay Joseph Jr
6 Blanche Lane
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 3 – Unlawful conditions.

VIOLATION SITE: **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 CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **FEBRUARY 13, 2024**, 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 February 13, 2024, in accordance with Chapter 162 F.S.

**The respondent and/or representative was not present.
A witness, Mr. Largay, the respondent's father, provided testimony.**

2. During a routine code enforcement inspection, the staff observed the following code violations on December 5, 2023:

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.

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

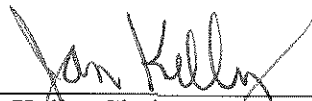
City Code, Chapter 19, Section 3 – Unlawful conditions.

4. On December 6, 2023, the Planning and Building Department sent an **“Official Notice of Violation”** to formally advise the respondent of the violation, via certified mail.

5. On January 23, 2024, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of CEAAB Hearing”** AND a Posting Affidavit was placed at the property and with the City Clerk’s office for the CEAAB Hearing for February 13, 2024.
6. **On February 13, 2024, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an “Order Finding Violation” which allowed the Respondent ten (10) days from the date of the “Order” to correct the violation by cleaning the property according to code after which if compliance is not met a fine of up to \$250 per day will be issued for each day the property is out of compliance.**
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, March 12, 2024**, at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this **“Order Finding Violation,”** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS **13TH DAY OF FEBRUARY 2024**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

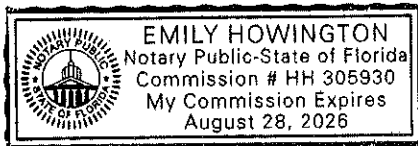


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21 day of February, A.D., 2024.





Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 47 Grove Ave / CE 2022-0337:

- On September 1, 2022, a member of staff observed that a Southern Red Cedar tree, measured 23" dbh had removed from the residential property without a permit or arborist report recommending removal.
- On November 8, 2022, the CEAAB heard this case and issued an "Order Finding Violation" and established a \$2,500.00 fine to be paid and two replacement southern red cedar trees be planted within 90 days.
- On February 14, 2023 the CEAAB heard the request for a reduction of fine and issued an "Order Reducing Fines" to the amount of \$1,000.00 with the instruction to reappear before the board one year to date of the order to inspect the status of the replacement trees.
- As of February 14, 2024, the fines have not been paid.

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

ORDER REDUCING FINES
CEAAB CASE NO. 2022-0337

IN THE MATTER OF:

BARBARA TEISAN
47 GROVE 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 25, Section 56- Removal of tree without a permit.

VIOLATION SITE: 47 Grove Avenue

LEGAL DESCRIPTION: CITY OF ST AUG KINGSLAND AND LOTS 20 & 21 & E 30FT
LOT 22 OR394/38 & 763/857 & 1116/30

PARCEL NUMBER: 194020 0000

THIS MATTER having come to be heard before the Code Enforcement, Adjustments and Appeals Board of the City of St. Augustine on February 14, 2023, upon the motion of the Respondent to reduce the penalties previously imposed by this Board, and the Board, having considered the testimony and evidence, hereby finds as follows:

1. That this Board, pursuant to appropriate Orders, has imposed penalties and fines against the subject property pursuant to an Order dated November 8, 2022, for payment of fines of \$2,500 be issued and two replacement southern red cedar trees be planted.
2. That the code violations on the site have been addressed by the owner, the replacement trees have been planted and the property is to reappear before the Board one year to the date of the order, being February 14, 2024 to inspect the status of the replacement trees.
3. That it is the duty of the Board to endeavor to bring property into compliance with the codes of the City of St. Augustine, and the Board has the power, by Florida Statutes, Chapter 162, to reduce fines under appropriate circumstances.

That the testimony and evidence presented to the Board on February 14, 2023 has provided sufficient grounds to reduce the fine.

NOW, THEREFORE, IT IS ORDERED AND ADJUDGED as follows:

1. That the fines and penalties previously imposed by this Board are hereby reduced to a total of One Thousand (\$1,000) DOLLARS.

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



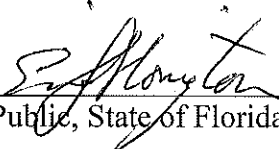
JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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





Notary Public, State of Florida

CITY OF ST. AUGUSTINE
Code Enforcement Department

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

- On May 10, 2023 staff observed construction equipment, large piles of construction debris, and large piles of tree debris unsheltered on the property.
- On August 8, 2023 the CEAABB issued an "Order Finding Violation" allowing the respondent 7 days to correct the violation by removing the debris.
- On September 12, 2023 the CEAAB issued an "Order Imposing Fine" which set the amount at \$250 per day for each day out of compliance beginning on August 16, 2023. The property will continue to accrue fines until compliance or the City fine threshold of \$50,000.00 is met.
- As of February 2024, the \$50,000.00 fine threshold was reached and the property is still in violation.

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

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: CE2023-0296

IN THE MATTER OF:

Rosa Jane Prevatt
R. L. Peterson
David Peterson
Gloria Jean Rohrer
Dee Ann Peterson
Lori Harvey
Lee Peterson
Todd Peterson
Amy Peterson-Golde
Shawna Enos
30 S. Leonardi Street
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

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

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

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

PARCEL NUMBER: **120280 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON, **SEPTEMBER 12, 2023** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on September 12, 2023, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was not present.

2. In response to a public complaint, the staff observed the following code violations on May 10, 2023:

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

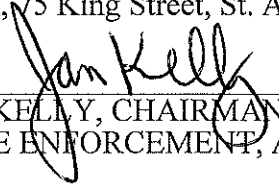
3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

Chapter 19, Section 19-3 Unlawful conditions.

4. On May 12, 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.
5. On July 27, 2023, the Planning and Building Department sent the respondent, via certified mail, AND a Posting Affidavit was placed with the City Clerk’s office of an **“Official Notice of Hearing”** for August 8, 2023.
6. On August 8, 2023, the Code Enforcement, Adjustment and Appeals Board found the case in violation and issued an **“Order Finding Violation”** which allowed the Respondent seven (7) days from the date of the order to correct the violation by removing the debris from the property after which if compliance is not met a fine of \$250 per day will be issued for each day the property is out of compliance.
7. On September 12, 2023, the Code Enforcement, Adjustments and Appeals Board issued an **“Order Finding Imposing Fine”** which set a fine in the amount of **\$250 per day for each day out of compliance starting on August 16, 2023. The property will continue to accrue fines until the date of compliance.**
8. In the event of a repeat violation of this **“Order Imposing a Fine,”** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS **12TH DAY OF SEPTEMBER, 2023** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21 day of August, A.D., 2023.



Emily Howington
Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 56 Carrera St / CE 2023-0305: Ch. 8-608- Permit required

- On May 19, 2023 staff observed two front exterior doors and 19 exterior windows had been replaced without obtaining building permits.
- On August 8, 2023, the CEAAB heard this case and issued an “Order Finding Violation” which allowed the respondent 7 days to correct the violation by obtaining a building permit.
- On October 10, 2023 the CEAAB issued an "Order Imposing a Fine" in the amount of \$100.00 per day for the 41 days out of compliance totaling a fine of \$4,100.00.
- As of February 28, 2024 the fine has not been paid.

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

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: CE2023-0305

IN THE MATTER OF:

Twin Peaks Property Mgmt. LLC
56 Carrera Street
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

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

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

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

PARCEL NUMBER: **204070 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON, **OCTOBER 10, 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 October 10, 2023, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was present.

2. In response to a public complaint, the staff observed the following code violations on May 19, 2023:

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

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

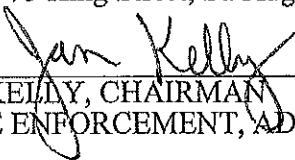
Chapter 8, Section 8-608 Building construction without a permit.

4. On May 22, 2023, the Planning and Building Department sent an **"Official Notice of Violation"**, via certified mail, to formally advise the respondent of the violation, via certified mail. The notice gave the respondent seven (7) days from the receipt of the letter to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On July 20, 2023, the Planning and Building Department sent the respondent, via certified mail, AND a Posting Affidavit was placed with the City Clerk's office of an **"Official Notice of Hearing"** for August 8, 2023.

6. On August 8, 2023, the Code Enforcement, Adjustments and Appeals Board found the property in violation and issued an **"Order Finding in Violation"** which allowed the respondent has seven (7) days from the date of this order correct the violation by obtaining a building permit.
7. On September 26, 2023 the respondent obtained a building permit 41 days after the compliance deadline.
8. On October 10, 2023, the Code Enforcement, Adjustments and Appeals Board found the property in violation and issued an "Order Finding Imposing Fine" in the amount of \$100 per day for the 41 days out of compliance totaling a fine of \$4,100. The respondent has thirty (30) days from the date of this order to pay this fine.
9. In the event of a repeat violation of this **"Order Imposing a Fine,"** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS 10TH DAY OF OCTOBER, 2023 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

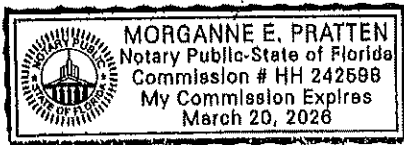


JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 17th day of October, A.D., 2023.



Morganne E. Pratten
Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 12 Newcomb / CE 2022-0375: Ch. 19 Sec 3-Unlawful conditions

- On March 12, 2023 the CEAAB heard this case and issued an "Order Finding Violation".
- On May 9, 2023 the CEAAB heard this case and issued an "Order Imposing a Fine" which allowed the respondent 30 days to pay the fine in the amount of \$1,100.00
- On June 13, 2023 the CEAAB issued an "Order Denying Reduction of Fine" and the fine remained in the amount of \$1,000.00.
- On August 8, 2023 the CEAAB issued an "Order Imposing Lien".
- On January 4, 2024 the lien was paid in full.
- On February 12, 2024 the City Commission issued an "Order Releasing Lien".

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

Public Records of St. Johns County, FL
Clerk number: 2024011995
BK: 5901 PG: 1079
2/16/2024 4:17 PM
Recording \$18.50

ORDER RELEASING LIEN
CEAAB CASE NO. 2022-0375

IN THE MATTER OF: **AMANDA BATTELL**
 12 NEWCOMB STREET
 ST. AUGUSTINE, FLORIDA 32084

VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
 CITY CODE, CHAPTER 19, SECTION 19-3

LIEN FILED AGAINST: **AMANDA BATTELL**

VIOLATION SITE: **12 NEWCOMB STREET, ST. AUGUSTINE, FLORIDA 32084**

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

PARCEL NUMBER: **124450-0000**

.....
ORDER

THIS MATTER having come to be heard before the Code Enforcement, Adjustments and Appeals Board of the City of St. Augustine, and this Board having entered the following Order:

➤ **ORDER IMPOSING LIEN**

- Dated August 8, 2023
- Recorded in O.R. Book 5811, Page 1939 on August 18, 2023

And the Board, being fully advised in the premises, hereby finds:

➤ **THE ABOVE REFERENCED LIEN HAS BEEN PAID IN FULL.**

THEREFORE, it is hereby ordered that the lien against the property, as established in the Order referenced herein, is hereby released.

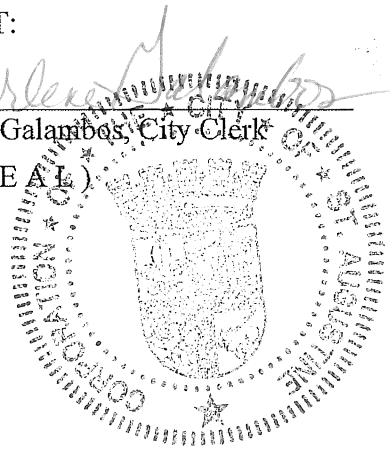
IN WITNESS WHEREOF, this Order Releasing Lien has been duly signed and executed by the Lienor, this 12th day of February, 2024.

**CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation**

ATTEST:


Darlene Galambos, City Clerk

(SEAL)

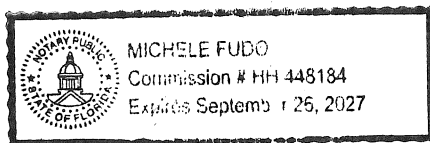


By:


Nancy Sikes-Kline, Mayor-Commissioner

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **NANCY SIKES-KLINE**, by means of [☒] physical presence or [☐] online notarization, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 12th day of February, 2024.





Notary Public, State of Florida

(SEAL)

CITY OF ST. AUGUSTINE - LIVE

RECEIPTS



Year/Batch	2024 2799626	Payment	Effective Date	01/11/2024
Category	02 Misc Cash Receipts		Entry Date/Time	01/12/2024 09:29
Receipt	2799626		Clerk	1596pcounter
Amount	1,100.00		Source	51515
Batch	11096319		Department	Planning
Transaction	4156438		Payment Entry	
Customer			GL Eff. Date	01/11/2024
Property Code			Yr/Per/Jnl	2024 04
Web Transaction?	N		Batch Status	In P-roof/Initial
External Batch			Reversal Status	Not Reversed
Reference			Reason	Voided? N
Comment			Paid By Ref	PONTE VEDRA TITILE, LLC

Seq.	Pmt. Method	Check/Card	Applied Amount	Deposit	Paid By	Pay Date
	Total Amount					Clear Date

1	CHECK	115064	1,100.00	01/11/2024		01/12/2024

Line	Charge	Description	Principal Paid	Interest Paid
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1	CODENF	CODE ENFORCEMENT FIN	1,100.00	0.00
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Inst.	Principal Paid	Interest Paid
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No Installment detail records exist.



CITY OF
ST. AUGUSTINE
EST. 1565

December 20, 2023

RE: 12 Newcomb Street, St. Augustine, FL 32084 / PID# 124450-0000

Dear Mr. Winarchick,

This letter is written in response to a request from your office for verification of payoff amount relating to Code Enforcement Fines/Liens associated with the above-referenced property, and more specific relating to CEAAB Case Number 2022-0375.

On August 8, 2023, an Order Imposing Lien for \$1,100.00 was issued by the Code Enforcement Adjustment and Appeals Board.

This serves as a statement of payoff for \$1,100.00 and is valid for fourteen (14) days from the date of this letter. Payments may be made by check or card at the Planning and Building Counter located at 75 King Street, St. Augustine, FL Lobby B, 4th floor. Payments may be made by mailing a check to P.O. Box 210, St. Augustine, 32085.

Please note that the information contained herein does not constitute a title search and should not be relied upon as such.

Respectfully,

Emily Howington

Emily Howington
Administrative Coordinator
Code Enforcement Department

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

**ORDER
IMPOSING LIEN
CEAAB CASE NO. 2022-0375**

Public Records of St. Johns County, FL
Clerk number: 2023065775
BK: 5811 PG: 1939
8/18/2023 2:17 PM
Recording \$18.50

IN THE MATTER OF:

Amanda Battell
12 Newcomb Street
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

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

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

ORDER

THIS MATTER originally came before the Board for public hearing on **March 12 2023**, 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) to take corrective action by a time certain, as more specifically set forth in that order. On **May 9, 2023** the Board issued an “**Order Imposing a Fine**” which allowed the Respondent **thirty (30)** days to pay the fine in the amount of **\$100** a day for **the eleven (11)** days out of compliance **for a total fine of \$1,100**. On **June 13, 2023** the board issued an “**Order Denying Reduction of Fine**” and allowed the respondent **thirty (30)** days from the date of the order to pay the fine in the amount of **\$1,100**.

Based on the evidence and testimony presented at the **August 8, 2023** hearing, the Board finds that the required corrective action **has not** been taken as ordered which constitutes non-compliance with the City Code, Chapter 19, Section 19-3.

The Board’s previous order set forth a compliance date of **July 13, 2023**, and a fine of **\$1,100**. The Board acknowledged that as of **July 13, 2023** the fine had not been paid. On **August 8, 2023**, the Board ordered the fine would be imposed in the form of a lien.

IT IS HEREBY ORDERED that the above described fine in the amount of **\$1,100** 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: 12 Newcomb Street, St. Augustine, FL 32084

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

Parcel Number: 124450 0000

THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. 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 THIS **8TH DAY OF AUGUST, 2023**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

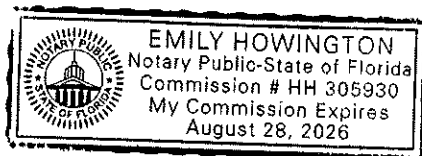


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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





Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 7 Blanche Lane / CE 2023-0207: Ch. 19 Sec 3-Unlawful conditions

- On December 5, 2023, a member of staff observed the unlawful depositing keeping, and maintaining unsheltered storage of junk and debris, building materials, household goods, inoperable machinery, and inoperable, unlicensed vehicles on the property.
- On February 13, 2024 the CEAAB heard this case and issued an “Order Finding Violation” and which allowed the respondent 10 days to correct the violation by cleaning the property according to code, after which a fine of up to \$250 per day will be issued for each day the property is out of compliance.
- As of February 23, 2024, the compliance period has passed and the property remains in violation.

AFFIDAVIT OF COMPLIANCE

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

Roots Construction Group LLC
7 Blanche Lane
St. Augustine, FL 32084
Respondent

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

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated February 13, 2024, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 19, Section 19-3 as of March 6, 2024.

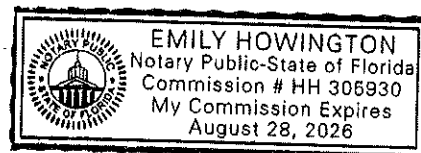
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF March, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2023-0207

IN THE MATTER OF:

**Largay Joseph Jr
7 Blanche Lane
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 3 – Unlawful conditions.

VIOLATION SITE: 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 CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **FEBRUARY 13, 2024**, 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 February 13, 2024, in accordance with Chapter 162 F.S.

**The respondent and/or representative was not present.
A witness, Mr. Largay, the respondent's father, provided testimony.**

2. During a routine code enforcement inspection, the staff observed the following code violations on December 5, 2023:

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.

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

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

4. On December 6, 2023, the Planning and Building Department sent an “**Official Notice of Violation**” to formally advise the respondent of the violation, via certified mail.

5. On January 23, 2024, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of CEAAB Hearing”** AND a Posting Affidavit was placed at the property and with the City Clerk’s office for the CEAAB Hearing for February 13, 2024.
6. **On February 13, 2024, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an “Order Finding Violation” which allowed the Respondent ten (10) days from the date of the “Order” to correct the violation by cleaning the property according to code after which if compliance is not met a fine of up to \$250 per day will be issued for each day the property is out of compliance.**
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, March 12, 2024**, at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this **“Order Finding Violation,”** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS 13TH DAY OF FEBRUARY 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

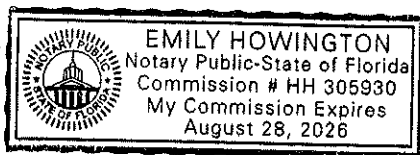


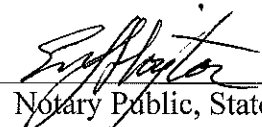
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21 day of February, A.D., 2024.





Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

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

- On May 9, 2023 the CEAAB heard this case and issued an "Order Finding Violation" and issued a fine in the amount of \$5,000.00
- On August 8, 2023 the CEAAB issued an "Order Denying Reduction of Fine" and the fine remained in the amount of \$5,000.00.
- On September 12, 2023 the CEAAB issued an "Order Imposing Lien".
- On February 5, 2024 the lien was paid in full.
- On February 26, 2024 the City Commission issued an "Order Releasing Lien".

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

Public Records of St. Johns County, FL
Clerk number: 2024015295
BK: 5907 PG: 1592
3/1/2024 8:43 AM
Recording \$18.50

ORDER RELEASING LIEN
CEAAB CASE NO. 2023-0259

IN THE MATTER OF: **DIRECT HOME BUYER 1, INC.**
 C/O CHRISTA JACKSON
 118 LINCOLN STREET
 ST. AUGUSTINE, FLORIDA 32084

VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
 CITY CODE, CHAPTER 8, SECTION 8-608

LIEN FILED AGAINST: **DIRECT HOME BUYER 1, INC.**

VIOLATION SITE: **118 LINCOLN STREET, ST. AUGUSTINE, FLORIDA 32084**

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

PARCEL NUMBER: **209900-0000**

.....
ORDER

THIS MATTER having come to be heard before the Code Enforcement, Adjustments and Appeals Board of the City of St. Augustine, and this Board having entered the following Order:

➤ **ORDER IMPOSING LIEN**

- Dated September 12, 2023
- Recorded in O.R. Book 5829, Page 517 on September 21, 2023

And the Board, being fully advised in the premises, hereby finds:

➤ **THE ABOVE REFERENCED LIEN HAS BEEN PAID IN FULL.**

THEREFORE, it is hereby ordered that the lien against the property, as established in the Order referenced herein, is hereby released.

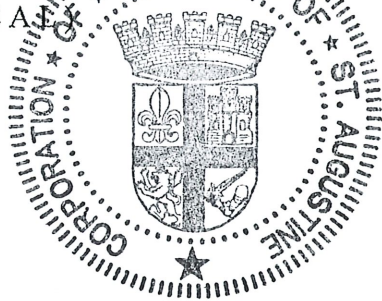
IN WITNESS WHEREOF, this Order Releasing Lien has been duly signed and executed by the Lienor, this 26th day of February, 2024.

**CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation**

ATTEST:

Darlene Galambos
Darlene Galambos, City Clerk

(SEAL)



By:

Nancy Sikes-Kline, Mayor-Commissioner

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **NANCY SIKES-KLINE**, by means of [✓] physical presence or [] online notarization, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 26th day of February, 2024.



Elyse Wiemann
Notary Public, State of Florida

(SEAL)



CITY OF
ST AUGUSTINE
EST. 1565

January 24, 2024

RE: 118 Lincoln Street, St. Augustine, FL 32084 / PID# 2099000000

Dear Mr. Cooper,

This letter is written in response to a request from your office for verification of payoff amount relating to Code Enforcement Fines/Liens associated with the above-referenced property, and more specific relating to CEAAB Case Number 2023-0259.

On September 12, 2023, an Order Imposing Lien for \$5,000.00 was issued by the Code Enforcement Adjustment and Appeals Board.

This serves as a statement of payoff for \$5,000.00 and is valid for thirty (30) days from the date of this letter. Payments may be made by check or card at the Planning and Building Counter located at 75 King Street, St. Augustine, FL Lobby B, 4th floor. Payments may be made by mailing a check to P.O. Box 210, St. Augustine, 32085.

Please note that the information contained herein does not constitute a title search and should not be relied upon as such.

Respectfully,

Emily Howington

Emily Howington
Administrative Coordinator
Code Enforcement Department



Browse Receipt Batch Contents

Year	Receipt Number	Eff. Date	Amount	Reason	Paid By	Created Date	Clerk	Reversed?	Payment Met
2024	2817701	02/08/2024	5000.00		DUANE C. ROMANELLO, P.A.	02/09/2024	1596pccounter	N	CHECK

** END OF REPORT - Generated by Planning & Building Count **

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

**ORDER
IMPOSING LIEN
CEAAB CASE NO. 2023-0259**

IN THE MATTER OF:

Direct Home Buyer 1 Inc.
C/O Christa Jackson
118 Lincoln St.
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

Public Records of St. Johns County, FL
Clerk number: 2023074872
BK: 5829 PG: 517
9/21/2023 3:22 PM
Recording \$18.50

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

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

ORDER

THIS MATTER originally came before the Board for public hearing on **May 9, 2023**, 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) to take corrective action by a time certain, as more specifically set forth in that order. Based on the evidence and testimony presented at the hearing, the Board issued an "**Order Finding Violation**" and stipulate a fine of \$5,000 be issued. The Respondent was given thirty (30) days from the date of the order to pay the fine in full. Prior to the recordation of lien, the applicant(s) requested a reduction of fines. On **August 8, 2023**, at a public hearing, the Code Enforcement, Adjustments and Appeals Board heard the Applicant(s) request for a reduction of fine. After consideration of the factors in 162.09 (2)(B), the Board **declined** to reduce the fines. The Respondent is given thirty (30) days from the date of this order to pay the fines in full.

Based on the evidence and testimony presented at the **September 12, 2023** hearing, the Board finds that the required corrective action **has not** been taken as ordered which constitutes non-compliance with the City Code, Chapter 8, Section 8-608.

The Board's previous order set forth a compliance date of **September 8, 2023**, and a fine of \$5,000. The Board acknowledged that as of September 8, 2023 the fine had not been paid. On **September 12, 2023**, the Board ordered the fine would be imposed in the form of a lien.

IT IS HEREBY ORDERED that the above described fine in the amount of \$5,000 is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

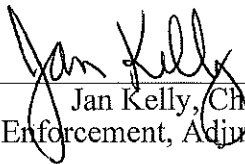
Violation Site: 118 Lincoln Street, St. Augustine, FL 32084

Legal Description: GENOVAR ADDN CITY LOT 13 BLK E OR5489/1941

Parcel Number: 209900 0000

THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. 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 THIS 12TH DAY OF SEPTEMBER, 2023. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

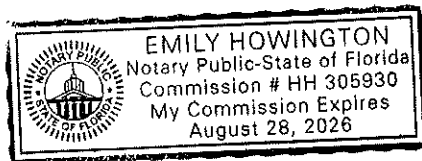


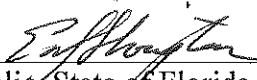
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21 day of August, A.D., 2023.





Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 158 Blanco / CE 2023-0454:

- On November 13, 2023, a member of staff observed that two tree,s measured 23" removed from the residential property without a permit.
- On February 13 ,2024, the CEAAB heard this case and issued an “Order Finding Violation and Imposing Fine” and established a \$5,000.00 fine to be paid in 30 days.
- On February 22, 2024 the fine has been paid in full and the property is in compliance.

158 Blanco ST.

MISCELLANEOUS PAYMENT RECPT#: 2827132
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 02/22/24 TIME: 16:28:05
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT:

CHG: CODENF CODE ENFORCEMEN 5000.00

AMOUNT PAID: 5000.00

PAID BY: COURTYARD 50 LLC
PAYMENT METH: CREDIT CARD
5904

REFERENCE:

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

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

**ORDER FINDING IN VIOLATION
AND IMPOSING A FINE
CEAAB CASE NUMBER: CE2023-0454**

IN THE MATTER OF:

**Courtyard 50 LLC Et Al and
Nuvview Trust CO Custodian Fbo
Ruby Joann Thompson Ira #2217645
158 Blanco 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: **158 Blanco Street, St. Augustine, FL 32084**

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

PARCEL NUMBER: **212250 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON, **FEBRUARY 13, 2024**, 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 February 13, 2024, 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 November 13, 2023:

Two trees removed without obtaining permit.

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 November 16, 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 January 23, 2024, the Planning and Building Department sent the respondent, via certified mail, AND a Posting Affidavit was placed with the City Clerk’s office of an **“Official Notice of Hearing”** for February 13, 2024.

6. On February 13, 2024, 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 **\$5,000 finding the violation to be irreversible and irreparable damage**. 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 STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY.

DONE AND ORDERED THIS **13TH DAY OF FEBRUARY, 2024** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

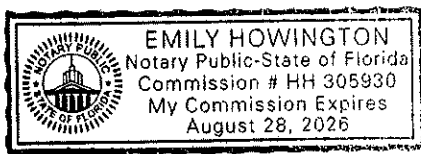


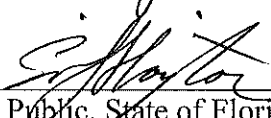
JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21 day of February, A.D., 2024.





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.