



CITY OF
ST. AUGUSTINE
EST. 1565

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

A G E N D A

TUESDAY, APRIL 9, 2024 - 3:00 PM

ALCAZAR ROOM

1. Roll Call
2. Swearing in of Staff
3. Approval of Minutes
4. City Attorney Items
 - a) Schedule final board meeting to approve April minutes.
5. Disclosure of Ex-Parte Communications
6. General Public Comments for Items Not on the Agenda
7. Building Code Variances
8. New Violation Hearing
 - a) CE2023-0474
Dettra Living Trust Uad
Richard Dettra Trustee
Diane Dettra Trustee
31 Lewis Blvd
Ch. 22 Sec. 16 Use of and/or construction in City rights-of-way.
 - b) CE2024-0209
Barbara W Teisan
Hillart Erin Teisan Et Al
Gregory Walton Teisan
Jeremy Adam Teisan
47 Grove Ave
Ch. 28 Sec. 28-33- Certificates of occupancy

- c) CE2024-0224
112 Moore Street Extra Lot Land Trust
C/O Collins J Russell Trustee
112 Moore Street
Ch. 28 Sec. 28-160 Maximum impervious surface ratio (ISR) for all
single-family residential dwelling development.

9. Fine Assignment Hearing

- a) CE2023-0208
Roots Construction Group LLC
C/O Joseph Largay
6 Blanche Lane
Ch. 19 Sec. 3 - Unlawful conditions
- b) CE024-0227
Bicknell Family Trust
C/O Lee Bicknell
19 Milton Street
Ch. 19 Sec. 3- Unlawful conditions

10. Fine Reduction Hearing

- a) None

11. Lien Hearing

- a) None

12. Compliance Hearing

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

13. Previously Heard Cases Update

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
March 12, 2024

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, March 12, 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, Karen Valachovic seconded, minutes approved unanimously.

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

BJ Kalaidi West City St Augustine stated the CEAAB meetings should be streamed to public and showed an item received in her mail, she stated people don't come forward with concerns due to being afraid of retaliation.

5. DISCLOSURE OF EX-PARTE COMMUNICATIONS

None

6. BUILDING CODE VARIANCES

None

7. REVIEW OF NEW CASES

a. CE2024-0212

Barbara W Teisan
Hillary Erin Teisan
Geory Walton Teisan
Jeremy Adam Teisan
47 Grove Ave

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

Barry Fox relayed case information and Morganne Lanni provided testimony. On January 10 2024, staff received complaint the property was using residential yard as paid to park lot. On January 14, parking continued, on February 4 ,2024 they were still parking cars on the lot. For 4 days the violation was witness by staff. Karen Valachovic asked Barry Fox about parking zoning

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
March 12, 2024

requirements. Hillary Teisan of Ashby Landing Way, who is partial owner of the property talked about how other residents use there lots for parking and the money her family received is used to assist her mother. Karen Valachovic discussed how this is a continuing issue and the property already has had a violation for this issue. Jan Kelly asked for board discussion.

Public comment: None

MOTION

Tom Day motioned to find the property in violation and impose a fine of \$500 per day for the 4 days in violation for a total fine of \$2,000 Marylin Garret seconded and the motion passed unanimously

b. CE2024-0219

Ray Rima

135 Menedez Road

Ch. 8 Sec 608 Permit required.

Barry Fox relayed case information, James Tomaselli provided testimony. No permits had been applied for or issued for the work done inside. Notice of violation and hearing were sent. Karen Valachovic asked about window permit that had expired. Respondent was not present. The board discussed and Richard Schauland to give 10 days to apply for a permit. Jan Kelly asked about the Notice of Violation procedure.

Public comment: None

MOTION

Karen Valachovic motioned to find in violation require an after the fact permit issued in 30 days for the work that was done and imposing with a fine of up to \$250 per day for each day out of compliance. Marylin Garret seconded, and the motion passed unanimously.

c. CE2024-0227

Bicknell Family Trust

C/O Lee Bicknell

19 Milton Street

Ch. 19 Sec. 19-3 Unlawful conditions

Barry Fox relayed case information and James Tomaselli provided testimony. On December 28 2023 a review of property obtained by accessing the alley. On Sunday staff observed additional debris on trailer and concrete blocks. Jan Kelly asked about 10 days given, no changes in property. Jan Kelly asked about length of time property has been in this condition. Respondent was present. Lee Bicknell, stated he removed a van and stated in process of remedying the property and materials are for landscaping. Board discussion.

Public comment: None

MOTION

Jan Kelly motioned to find property in violation, give 10 days for compliance, and a fine of up to \$250 per day if compliance not met. Tom Day seconded, and the motion passed unanimously.

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Code Enforcement, Adjustments and Appeals Board Meeting
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d. CE2024-0240

Jason Sinclair, Kelley Sinclair
208 Alcazar Street
Ch. 8 Sec 608- Permit required.

Barry Fox relayed case information and James Tomaselli provided testimony on February 9, 2024, work was done outside the scope of the issued permits. The permits were for plumbing and roof, tasks outside permit. Jan Kelly asked how long permits are good for and when was the last inspection. Respondent was present. Jason Sinclair, 208 Alcazar St. stated he obtained his permit through contractor, primary and separate permits under his name for electrical, plumbing, HVAC, and roof. All inspections completed. On February 9, 2024, he submitted new drawings with concrete work included and stated he was willing to resubmit plans.

Public comment: None

MOTION

Karen Valachovic motioned to find in violation give 30 days for an approval of the revision to building permit with a fine of up to \$250 per day if compliance terms not met. Tom Day second and the motion passed unanimously.

e. CE2024-0262

Vladmir Tesler, Anna Tesler
212 Kenan Street
Ch. 30 Sec. 30-8 Placing containers for collection.

Barry Fox relayed case information and Morganne Lanni provided testimony. On January 3, 2024, regarding complaint received and violation confirmed. Complaint was recieved on February 7, and staff responded same day. On Feb 23 2024 the violation remained and on February 28. The trash was removed March 5, the day of collection. Jan Kelly asked about number of complaints and nature of complaints.

Public comment: None

MOTION

Jan Kelly motioned to find in violation and close for compliance. Karen Valachovic seconded and the motion passed unanimously.

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Code Enforcement, Adjustments and Appeals Board Meeting
March 12, 2024

f. CE2024-0265

Vladmir Tesler, Anna Tesler

212 Kenan Street

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

Barry Fox relayed case information and Morganne Lanni provided testimony. The owner purchased additional trash can so the service request was closed. The bags were torn open February 28. Owner emailed to state additional cans purchased. Respondent not present.

Public comment: None

MOTION

Jan Kelly motioned to find in violation and close for compliance. Marilyn Garret seconded, and the motion passed unanimously.

g. CE2024-0226

Columbia Restaurant of St. Aug

98 St. George Street

Ch. 26 Sec. 26-82 Interceptors.

Barry Fox relayed case information Morganne Lanni provided testimony with additional testimony by environmental inspector Laura Arnot. Failing 3 grease trap inspections. On February 7 routine inspection failed, and 7 days to be compliant. On February 14, reinspection still out of compliance. Respondent stated the grease trap dumping was scheduled for week of February 19. On February 22 still out of compliance. On February 28, still out of compliance and code enforcement was contacted. On March 5 out of compliance, on March 7 and were in compliance and currently in compliance. Grease traps of this size are inspected 1 per yr. unless failed. Owner authorization form not on file but Jan Kelly allowed the chef of the restaurant to speak. Chef stated they signed a contract with new company, with a more frequent pump out schedule.

MOTION

Karen Valachovic motioned to find in violation and close for compliance. Marilyn Garret seconded and the motion passed unanimously.

2. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2022-0217

Roots Construction Group LLC

C/O Joseph Largay

6 Blanche Lane

Ch. 19 Sec. 19-3 Unlawful conditions

Barry Fox relayed case information Morganne Lanni provided testimony and case updates. The property owner has made significant progress in cleaning the property. No respondent present.

Public comment: None

MOTION

Jan Kelly motioned to table until CEAAB meeting April 9, 2024. Karen Valachovic seconded and the motion passed unanimously.

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b. CE2022-0337

Barbara Teisan
47 Grove Ave
Ch. 25 Sec. 25-56 Tree removal and replacement

Barry Fox relayed case information and provided case updates. Marilyn Garret asked about the other lien on the property, board discussed. Respondent no longer present.

Public comment: None

MOTION

Karen Valachovic motioned to file the fine of \$1000 as a lien, Jan Kelly seconded, motion passed unanimously.

c. 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

Barry fox relayed case information and provided updates, as February 2024, the \$50,000 threshold reached. Respondent not present.

Public comment: None

MOTION

Karen motioned to file a lien for \$50,000 Jan Kelly seconded and the motion passed unanimously.

d. CE2023-0305

Bcs Acquisition Group LLC
56 Carrera St
Ch. 8 Sec. 8-608 Permit required.

Barry fox relayed case information and provided updates. Respondent not present.

Public comment: None

MOTION

Marilyn motioned to file a lien in the mount of \$4,100, Jan Kelly seconded and the motion unanimously.

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Compliance

- e. **CE2022-0375**
Amanda Battell
12 Newcomb St
Ch. 19 Sec. 19-3

Barry Fox relayed case information and provided updates. Respondent not present.

Public comment: None

MOTION

Jan motioned to close for compliance tom day 2. Motion unanimous.

- f. **CE2023-0207**
Joseph Largay Jr
7 Blanche Lane
Ch. 19 Sec. 3

Barry fox relayed case information and Morganne Lanni provided testimony and case updates. Respondent not present.

Public comment: None

MOTION

Karen motioned to close for compliance, tom 2nd motion unanimous.

- g. **CE2023-0259**
Direct Home Buyer 1 Inc
118 Lincoln St
Ch. 8 Sec. 8-608

Barry Fox relayed case information and provided updates. Respondent not present.

Public comment: None

MOTION

Marylin Garret motioned to close for compliance, Jan Kelly seconded, motion passed unanimously.

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h. **CE2023-0409**

Courtyard 50 LLC Et Al and
Nuview Trust Co Custodian Fbo
Ruby Joann Thompson Ira 217645
158 Blanco Street
Ch. 28 Sec. 25-56 Tree removal and replacement.

Barry Fox relayed case information and provided updates. Respondent not present.

Public comment: None

MOTION

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

CITY ATTORNEY ITEMS

Discussion of the implementation of the special magistrate.

OTHER BUSINESS

(None)

ADJOURNMENT

5:00pm

Jan Kelly, Chairperson

Emily Howington, Administrative Coordinator, Recording Secretary

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: April 9, 2024

SUBJECT: Case Number: CE2023-0474

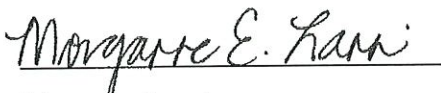
RESPONDENT: Dettra Living Trust Uad 11-30-2007
Dettra Richard P Trustee
Dettra Diane V Trustee

LOCATION: 31 Lewis Blvd, Saint Augustine, FL 32084; Parcel Number 1199200290

VIOLATION: City Code, Chapter 22, Section 22-16(m)(p)- Use of and/or
construction in City rights-of-way.

BACKGROUND INFORMATION:

I received a complaint on December 15, 2023 about construction in the City right-of-way, and I responded to the property located at 31 Lewis Blvd. I confirmed the violation, and contacted the owner, Rich Dettra, to advise him as such. He emailed me a copy of his property survey where I again confirmed the violation. I informed him he needed to apply for a right-of-way permit through Public Works or remove the pavers from the right-of-way. After my initial contact, I contacted the owner again asking for an update on January 30th and again on February 20th, 2024 and received no response. No right-of-way permit applications have been submitted as of March 27th, 2024. An Official Notice of Violation was issued on February 28, 2024 and an Official Notice of Hearing was posted at the property on March 28th, 2024.



Morganne Lanni
Code Enforcement Officer

Sec. 22-16. - Use of and/or construction in city rights-of-way.**(a) Definitions.** In this section:

- (1) *Construction* means any activity or installation, other than the placement of utilities governed by section 22-8 of this Code, performed within the boundaries of any city right-of-way, including, but not limited to, curb cuts; driveways; excavation activities; installation of pavers, poles, fencing, signage and sidewalks; structures or other improvements; and landscaping activities.
- (2) *Rights-of-way* means any opened or unopened city street, roadway or alleyway or any easement or any real property owned by the city.

(b) Activities in city rights-of-way without permits.

- (1) The following construction and/or use activities are prohibited within the boundaries of all city rights-of-way unless permitted in accord with the provisions of this article:
 - a. Installation of mailboxes other than units prescribed by U.S. Postal Service Standards and Florida Department of Transportation Parking and Traffic Design Standards.
 - b. Decorative walls.
 - c. Retaining walls.
 - d. Buildings or structures of any kind.
 - e. Barriers or obstructions of any kind.
 - f. Basketball goals.
 - g. Skateboard ramps.
 - h. Recreational structures of any kind, whether temporary or permanent.
 - i. Fences.
 - j. Swimming pools.
 - k. Parking lots.
 - l. Landscaping of any kind.
 - m. Any other facility, object or item requiring a permanent foundation or which cannot be removed readily.
 - n. Any facility, object or item designed and intended for personal or private use and not for public use.
 - o. Security lights and street lights.
 - p. Driveways, new, modified or replaced.
 - q. Any work, construction activity or item which creates an obstruction, whether permanent or temporary, to the free and complete use of the right-of-way.
 - r.

Trenchless construction activities.**(c) *Permits and revocable licenses required.***

- (1) Any person or entity desiring to install, place, construct or replace any improvement in a city public right-of-way shall obtain prior to commencement of any work a permit for such activity issued by the city manager or his or her designee on terms and conditions as defined below and, in certain instances, the issuance of a revocable license approved by the city commission.
- (2) Fees for permits and revocable licenses shall be determined by resolution of the city commission.
- (3) No use of or construction in a public right-of-way shall be permitted or licensed if that use or construction creates an obstruction, barrier or safety hazard as defined by generally accepted engineering practices.
- (4) All requested uses of or construction in a public right-of-way shall be evaluated for the benefit of said use or construction to the general public or for whether the benefit to and convenience gained by a private property owner conflicts with the benefit to the general public for the use of the right-of-way affected.
- (5) Revocable licenses are required for all improvements in the public right-of-way which are not accepted for maintenance by the city. Such improvements are for the benefit and pleasure of the property owner. License fees shall be adopted by resolution of the city commission.
- (6) All revocable license agreements shall include terms established by the city attorney and shall be approved by the city commission upon recommendation of the city manager or his or her designee.
- (7) The permit applicant shall be the owner or owners of the real property located adjacent to the affected right-of-way or a person designated by affidavit of said owner or owners.
- (8) Time limitations.
 - a. In no case shall construction commence on any improvement within any public right-of-way or easement before a permit is issued. A permit issued by the city shall be valid for a period of one hundred twenty (120) days from the date of issuance. If a period in excess of one hundred twenty (120) days is required because of the scope of work, approval shall be obtained in advance of the issuance of the permit and the permit validation period shall reflect such extension. A permit shall not be extended more than three (3) times or for more than one (1) year from the date of issuance.
 - b. After issuance of the permit, the permittee shall notify the city public works department a minimum of two (2) business days prior to commencing construction. This notification will allow for scheduling of inspections. If a road closure is required, the permittee shall submit with the permit application a maintenance of traffic (MOT) plan to include all

proposed road closures and an expected time duration for each closing. Road closures shall require separate approval by the public works department and a minimum of three (3) business days prior notification before the commencement or construction. Road closures of fewer than fifteen (15) minutes shall not require notification.

(9) It shall be the duty and responsibility of each applicant for a permit under this article to:

- a. Make a written application for permit with the public works department on such forms as the city shall prescribe. No work shall commence until the engineer has approved the application and plan and the applicant has paid and provided all fees, deposits and certificates required by this article. The engineer shall review the application and issue a decision or comments for revision and will issue permit providing all conditions of the permit application have been met and all required fees, deposits and certificates from the applicant have been received.
- b. Include in the application information stating the kind, character and purpose of the proposed excavation or opening and such other information which may be reasonably required to fulfill the requirements of this article.
- c. Furnish in triplicate a detail plan with dimensions showing the location of the work to be performed under such permit. If approved by the engineer, one copy of such plan shall be returned to the applicant at the time the permit is granted.
- d. Obtain a permit for each and every project.
- e. Agree to save the city, its officers, employees and agents harmless from any and all costs, damages and liabilities which may accrue or be claimed to accrue by reason of any work performed under such permit. The acceptance of any permit under this article shall constitute such an agreement by the applicant whether such acceptance is expressed or not.
- f. Pay a permit and engineering review fee and security deposit. Developers of major subdivisions may request to pledge assurances to the city in lieu of cash or check, and the city, in the sole exercise of the city's judgment and discretion, may accept or reject such assurances.
- g. Furnish a certificate of insurance.
- h. Keep the original copy of the permit and an approved copy of the plan in the possession of the party actually doing the work, and when required, exhibit such copy to the engineer, duly authorized inspectors or, in the instances of county and state roads, to the respective inspectors representing these authorities.
- i. Agree to perform the work, in accord with the permit conditions, the regulations established under this article and such further conditions as may be imposed by the engineer.

- (10) Bond. A performance bond, or other financial security, in form, content and execution approved by the city attorney, may be required to protect the city in the event the specified work is incomplete and certificate of occupancy has been requested or when damages to the right-of-way or any public property have occurred and not repaired in accord with good engineering practices or when the work is nonconforming as determined by the public works department. In addition to paying the permit and inspection fees established by resolution of the city commission, a performance bond or other security approved by the city attorney shall be due in the amount of one hundred dollars (\$100.00) for a nonrefundable processing fee plus two thousand dollars (\$2,000.00) as a retainer refundable within thirty (30) days after completion of specified work. If the work in question exceeds a value of two thousand dollars (\$2,000.00), the bond amount shall be increased by the difference plus ten (10) percent of that difference. If said work remains incomplete after thirty (30) days, the bond will be forfeited. Such forms shall prescribe the manner in which noncompliance with the provisions of a permit or this subchapter shall be remedied and shall provide the necessary financial assurances to remedy any noncompliance.

(Ord. No. 11-18, § 1, 9-26-11)





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 28, 2024

IN THE MATTER OF: Name: Dettra Living Trust Uad
Dettra Richard Trustee
Dettra Diane V Trustee

Address: 31 Lewis Blvd, St. Augustine, FL 32084

Case #: CE2023-0474

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 22, Sec. 22-16- Use of and/or construction in City rights-of-way.

SITE OF VIOLATION: 31 Lewis Blvd, St. Augustine, FL 32084

LEGAL DESCRIPTION: 1-43 BRAVO PARK PT OF LOTS 25 27 29 & 30
OR5834/837

PARCEL NUMBER: 1199200290

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, April 9, 2024, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

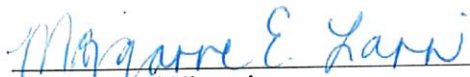
Pavers placed in City of St. Augustine rights-of-way without proper permitting or approval.

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

Notice of Hearing
CE2023-0474

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 5180 50
9489 0090 0027 6577 5180 67

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

February 23, 2024

IN THE MATTER OF: Name: Dettra Living Trust Uad
Dettra Richard P Trustee
Dettra Diane V Trustee

Address: 21 BERMUDA RUN WAY
SAINT AUGUSTINE, FL 32080

Case #: CE2023-0474

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 22, Section 22-16, -Use of and/or construction in City rights-of-way.

SITE OF VIOLATION: 31 Lewis Blvd, St. Augustine, FL 32084

LEGAL DESCRIPTION: 1-43 BRAVO PARK PT OF LOTS 25 27 29 & 30 OR5834/837

PARCEL NUMBER: 1199200290

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on November 23, 2022 which revealed the following violations:

Pavers placed in City of Saint Augustine Right-of-way without proper permitting or approval.

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 receipt of this notice**, or a fine of **up to \$250.00 per day, for each day the violation remains** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

Apply for the proper permits and pass all required inspections to obtain permit.

Notice of Violation
CE2023-0474

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 76
9489 0090 0027 6577 5188 83

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

Dettra Living Trust Uad 11-30-2007
Dettra Richard P Trustee
Dettra Diane V Trustee
21 BERMUDA RUN WAY
SAINT AUGUSTINE, FL 32080
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0474 31 Lewis

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 28, 2024, I received a copy of the attached Notice of Hearing for the hearing dated April 9, 2024.
3. That on April, 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 _____.

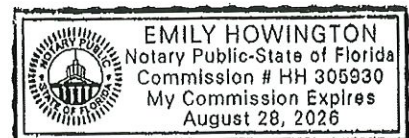
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF April, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of April, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Dettra Living Trust Uad 11-30-2007

Dettra Richard P Trustee

Dettra Diane V Trustee

21 BERMUDA RUN WAY

SAINT AUGUSTINE, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0474 31 Lewis

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

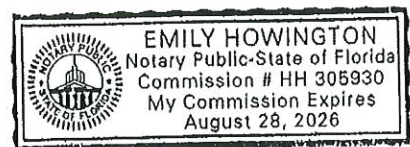
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on March 28, 2024, I received a copy of the attached Notice of Hearing for the hearing dated April 9, 2024.
3. That on March 28, 2024, I
☒ Posted said Notice on the property located at
31 Lewis Blvd, St. Augustine, FL 32084.
4. That on April 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.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF April, 2024.

[Signature]
Notary Public, State of Florida
My Commission Expires: 28 day of April, 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

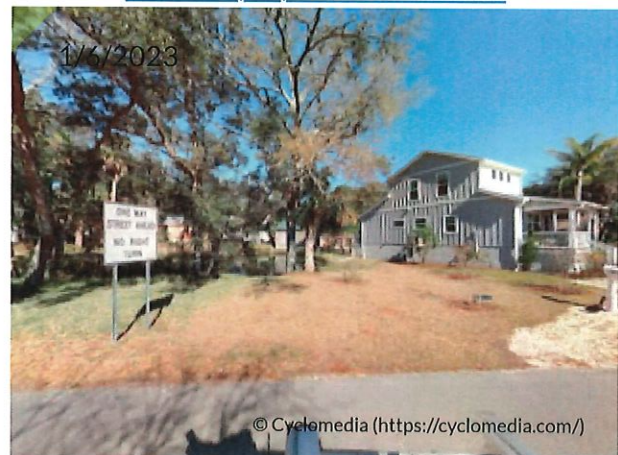
[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

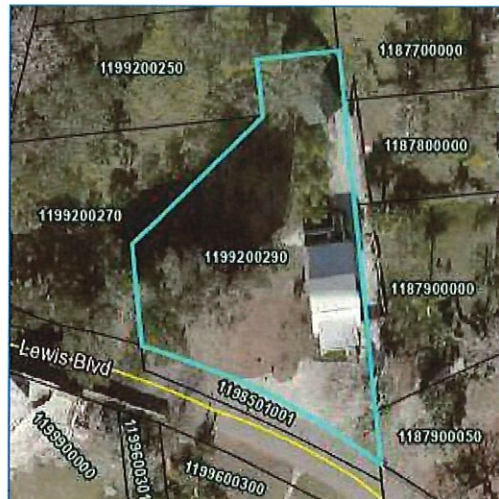
Parcel ID	1199200290
Location Address	31 LEWIS BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	1-43 BRAVO PARK PT OF LOTS 25 27 29 & 30 OR 5834/837 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Bravo Park, Plat Of Property Known As
Sec/Twp/Rng	37-7-30
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	Dettra Living Trust Uad 11-30-2007 100% Dettra Richard P Trustee 0% Dettra Diane V Trustee 0%
Mailing Address	21 BERMUDA RUN WAY SAINT AUGUSTINE, FL 32080-0000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: April 9, 2024

SUBJECT: Case Number: CE2024-0209

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 28, Section 28-33, - Certificates of
occupancy.

BACKGROUND INFORMATION:

On January 10, 2024 I received a complaint regarding the property located at 47 Grove Avenue. The complaint stated the cottage behind the home was rented out via AirBnB and the complainant expressed concern about the condition of the property, citing several City Codes. Upon receiving the complaint, I researched the property address and confirmed no permits for electrical, plumbing, or PZB exceptions for habitable space had ever been issued for the cottage, which currently operates a short-term rental. I located a paint permit from 1994 which states the owner, Barbara Tiesan, was applying to paint the cottage in question, and the specific proposed use of the structure was clearly marked as "storage". I immediately reached out to Hilary Teisan, who advised me the cottage had been converted for quite some time. I informed her of the paint permit I had found and advised her to produce the permits, if any, to show where the work completed had been properly inspected. She stated she had no such documentation.

I advised Ms. Tiesan she needed to get engineered drawings made to show the work that had been completed without a permit, apply for after-the-fact permits, and pass the required inspections. I spoke again to Ms. Tiesan on January 23 and 26, 2024 and both times she advised she was in the process of obtaining engineered drawings to reflect the work completed, I asked that she keep us informed of her progress as it comes about. An Official Notice of Violation was issued on March 20th, 2024 and as of 27th of March, I have not heard back or spoken to Ms. Tiesan; no building permit applications have been submitted.

An Official Notice of Hearing was posted at the property on March 28, 2024.



Morganne Lanni
Code Enforcement Officer

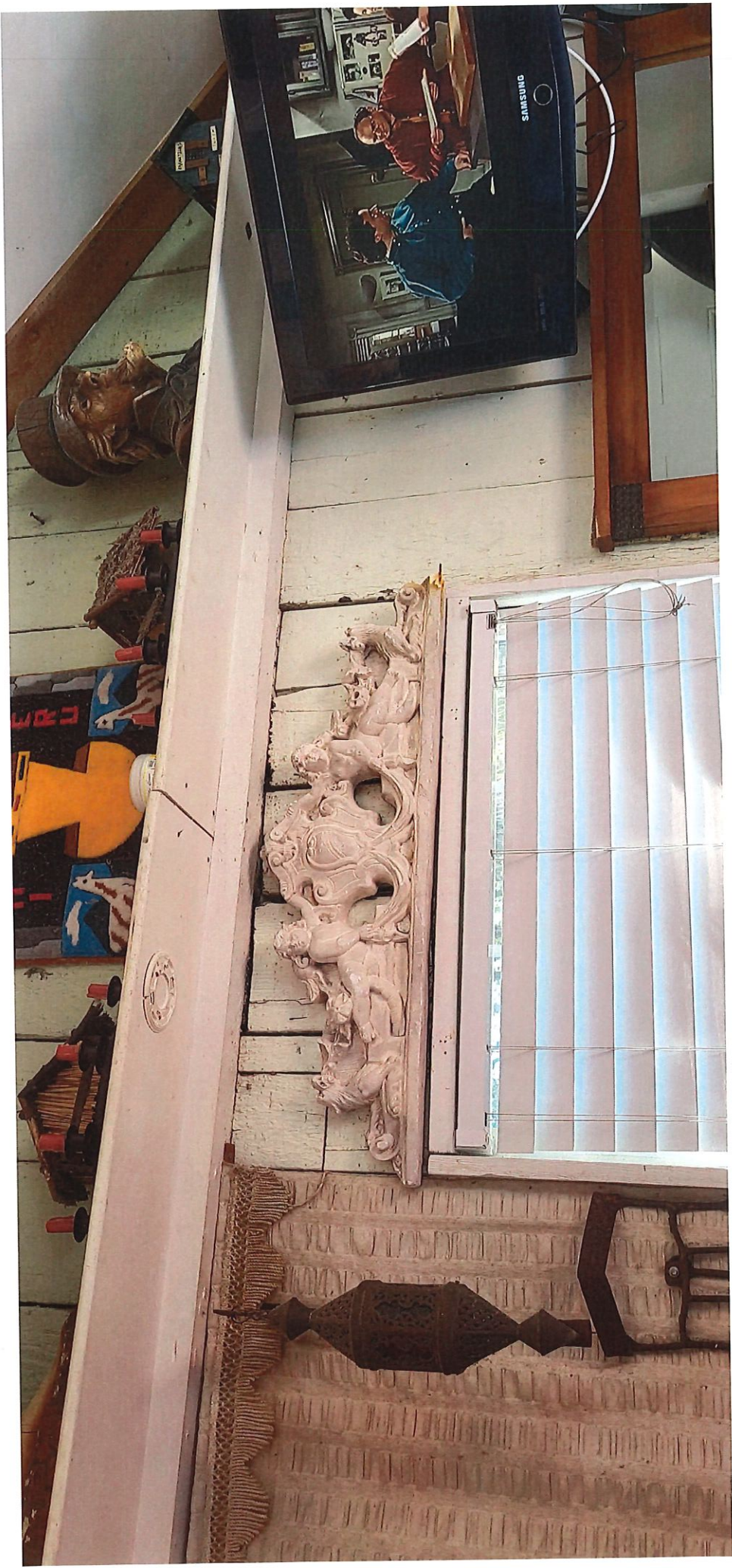
Sec. 28-33. - Certificates of occupancy.

No land shall be occupied or used, and no building or structure hereafter erected, constructed, reconstructed, restored or altered, shall be occupied or used in whole or in part for any purpose whatsoever until a certificate of occupancy and/or a use permit shall have been approved by the planning and building department stating that the occupancy and use and the building or structure complies with all the requirements of this chapter thereto and all the building and health laws, ordinances and regulations applicable thereto.

(Code 1964, § 33-166)







RECEIVED**City of St. Augustine, Florida**

Planning and Building Division

Permit Number 74-0089-001

FEB 10 1994

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT Barbara Teisson Daytime Telephone 824-1617
Business (if applicable) Shop Keeper
Address 475 Shore Ave City St. Augustine State FL Zip 32084
2. NAME OF PROPERTY OWNER B. Joseph Teisson Daytime Telephone same
Business (if applicable) _____
Address _____ City _____ State _____ Zip _____
3. Lot 20, 21, E 30' OF 22 Block _____
Subdivision KINGSLAND ADDN Parcel Number 194020-0000
4. PROJECT STREET ADDRESS 475 Shore Ave
5. SPECIFIC PROPOSED USE OF PROPERTY/STRUCTURE(S)
☐ Residential ☐ Other (specify) Storage # of units _____
6. TYPE OF PROPOSED WORK ☐ New Construction ☐ Addition ☒ Renovation/Remodeling
☐ Archaeological ☐ Building ☐ Demolition ☐ Electrical ☐ Mechanical ☐ Plumbing
Heated/Cooled Area of Proposed Work _____ sq. ft. Non-heated/Cooled Area of Proposed Work _____ sq. ft.
Description of Proposed Work Painting Iron Fence
COTTAGE RED

7. CURRENT MARKET VALUE OF EXISTING STRUCTURE \$ 90K ☐ Tax Roll ☒ Appraisal8. VALUATION OF PROPOSED CONSTRUCTION (Labor and Materials) \$ 100.00

9. Contractors/Subcontractors

State Certification/Registration No.

Archaeological Surcharge

Building

Demolition

Electrical

Mechanical

Plumbing

Other

Radon Tax

Permit Fees

\$ 7.5010.00Receipt Number B047543 Date Issued 2-10-94 Total \$ 17.50

10. NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of St. Johns County, and there may be additional permits required from other governmental agencies such as water management districts, state agencies or federal agencies.

11. In filling this application, I understand that it becomes a part of the public record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge. I hereby agree to perform the above permitted work according to the approved plans and specifications which are considered part of this agreement and part of the public record of the City of St. Augustine. I further agree to comply with all applicable local codes and work ordinances, and that written approval for deviations from the approved plans will be obtained prior to making any changes in the work being performed. THIS PERMIT IS VALID FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ISSUE, AND IS VOID IF WORK IS NOT BEGUN WITHIN SIX (6) MONTHS FROM DATE OF ISSUE.

FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

12. Barbara Teisson
SIGNATURE OF APPLICANT OR PROPERTY OWNER2-10-94
DATE

STAFF USE ONLY

ZONING CLASSIFICATION HP-5ARCHAEOLOGICAL ZONE N/ALAND USE/ZONING DETERMINATION ☐ Approved ☐ Denied

SENIOR PLANNER OR AUTHORIZED SIGNATURE

DATE

BUILDING OFFICIAL OR AUTHORIZED SIGNATURE

DATE

WHITE - BUILDING INSPECTOR

CANARY - PROPERTY APPRAISER

PINK - CONTRACTOR

OARD - JOB SITE

INSPECTION APPROVAL RECORD

THIS CARD MUST BE POSTED AT THE FRONT OF THE JOB IN PLAIN SIGHT

PROJECT STREET ADDRESS _____

PERMIT NUMBER _____

INSPECTION	DATE	APPROVED BY
ELECTRIC T-POLE		
SLAB		
BEAMS/COLUMNS		
SEWER CONNECTION		
POTABLE WATER CONNECTION		
FIRE SYSTEM WATER CONNECTION		
CURB CUTS		
DRIVEWAY PRE-POUR		
PARKING LOT PRE-POUR		
UNDERGROUND ELECTRIC		
ROUGH PLUMBING		
ROUGH MECHANICAL		
ROUGH ELECTRIC		
FRAME		
INSULATION		
PLUMBING TOP OUT		
DRYWALL		
DRIVEWAY FINAL*		
PARKING LOT FINAL*		
RETENTION POND FINAL*		
FINAL PLUMBING*		
FINAL MECHANICAL*		
FINAL ELECTRIC*		
FINAL BUILDING*	2-10-95	Tic
FINAL LANDSCAPING*		
FPL POWER RELEASE		
SWIMMING POOL		
PRE-GUNITE		
PRE-PLASTER		
FINAL		
H.P. DISTRICT		

*IF PERMIT IS COMBINATION TYPE ALL APPLICABLE FINALS MUST BE SIGNED BEFORE FINAL IS COMPLETE.

BUILDING SHALL NOT BE OCCUPIED
UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.

INSPECTIONS MUST BE SCHEDULED 24 HOURS IN ADVANCE

TO SCHEDULE INSPECTIONS CALL (904) 825-1085



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 28, 2024

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

Address: 47 Grove Ave, St. Augustine, FL 32084

Case #: CE2024-0209

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 28, Sec. 28-33- Certificates of occupancy.

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

LEGAL DESCRIPTION: CITY OF ST AUG KINGLAND 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, April 9, 2024, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

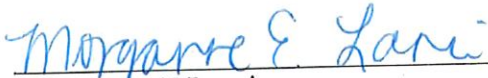
Storage shed converted to habitable space with no permits or approvals on file.

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
CE2024-0209

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 5180 36
9489 0090 0027 6577 5180 43

cc: John P. Regan, City Manager
CEAAB File

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



CITY OF
ST AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

March 18, 2024

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

Address: 47 GROVE AVE
SAINT AUGUSTINE, FL 32084

Case #: CE2024-0209

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 28, Sec. 28-33, Certificates of occupancy.

SITE OF VIOLATION: 47 GROVE AVE, SAINT 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 10, 2024 which revealed the following violations:

Storage shed converted to habitable space with no permits or approvals on file.

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.

Notice of Violation
CE2023-0209

The violation may be corrected via:

Submit building permit application and pass all required inspections.

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 5184 94
9489 0090 0027 6577 5185 00

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
SAINT AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: C62024-0209

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 28, 2024, I received a copy of the attached Notice of Hearing for the hearing dated April 9, 2024.
3. That on April, 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 _____.

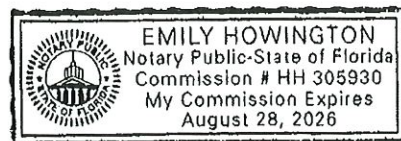
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF April, 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

Teisan Barbara W

Teisan Hilary Erin Et AL

Teisan Gregory Walton

Teisan Jeremy Adam

47 GROVE AVE

SAINT AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0209

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

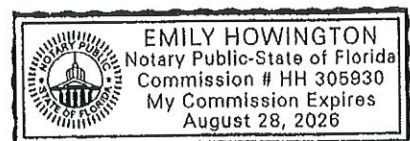
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2. That pursuant to Florida Statute 162.12, on March 28, 2024, I received a copy of the attached Notice of Hearing for the hearing dated April 9, 2024.
3. That on March 28, 2024, I
☒ Posted said Notice on the property located at
47 Grove Avenue, St. Augustine, FL 32084.
4. That on April 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.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF April, 2024.

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

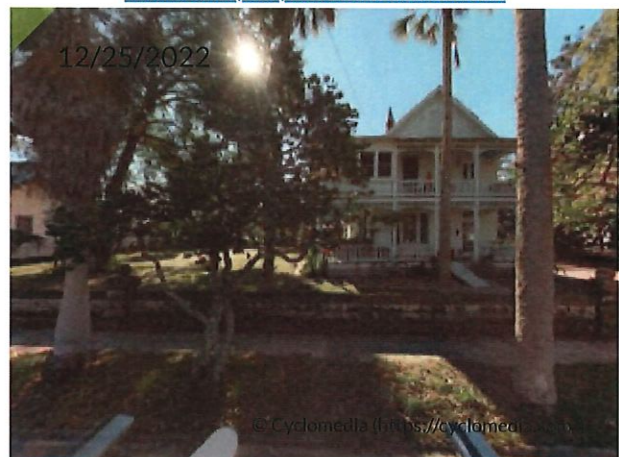


Apply for Exemptions
[Apply for Exemptions](#)
Sales Questionnaire Form

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 Single Family (0100)
 Code
 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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: April 9, 2024

SUBJECT: Case Number: CE2024-0224

RESPONDENT: 112 Moore Street Extra Lot Land Trust D:04/01/21
Collins J Russell Trustee

LOCATION: 112 Moore Street, Saint Augustine, FL 32084; Parcel Number
2085500000

VIOLATION: City Code, Chapter 28, Section 160- Maximum impervious
surface ratio (ISR) for all single family residential dwelling
development.

BACKGROUND INFORMATION:

On January 26, 2024, I responded to the property located at 112 Moore Street regarding a complaint received by the neighbor located behind the property; she stated she believed the property was over the 70% maximum lot coverage allowed. Upon inspection of the property, I noted the entire lot was covered by pavers and gravel. I spoke with the owner on-site via telephone and advised him he needed to remove 30% of the impervious surface from the lot to come into compliance.

I spoke with the owner again March 19th, where I again confirmed the violation. He advised his desire to speak to Public Works and Planning and Zoning to debate impervious versus pervious surfaces and I advised him I would be issuing a Notice of Hearing. An Official Notice of Violation was sent February 29, 2024 an Official Notice of Hearing was posted at the property March 28, 2024.



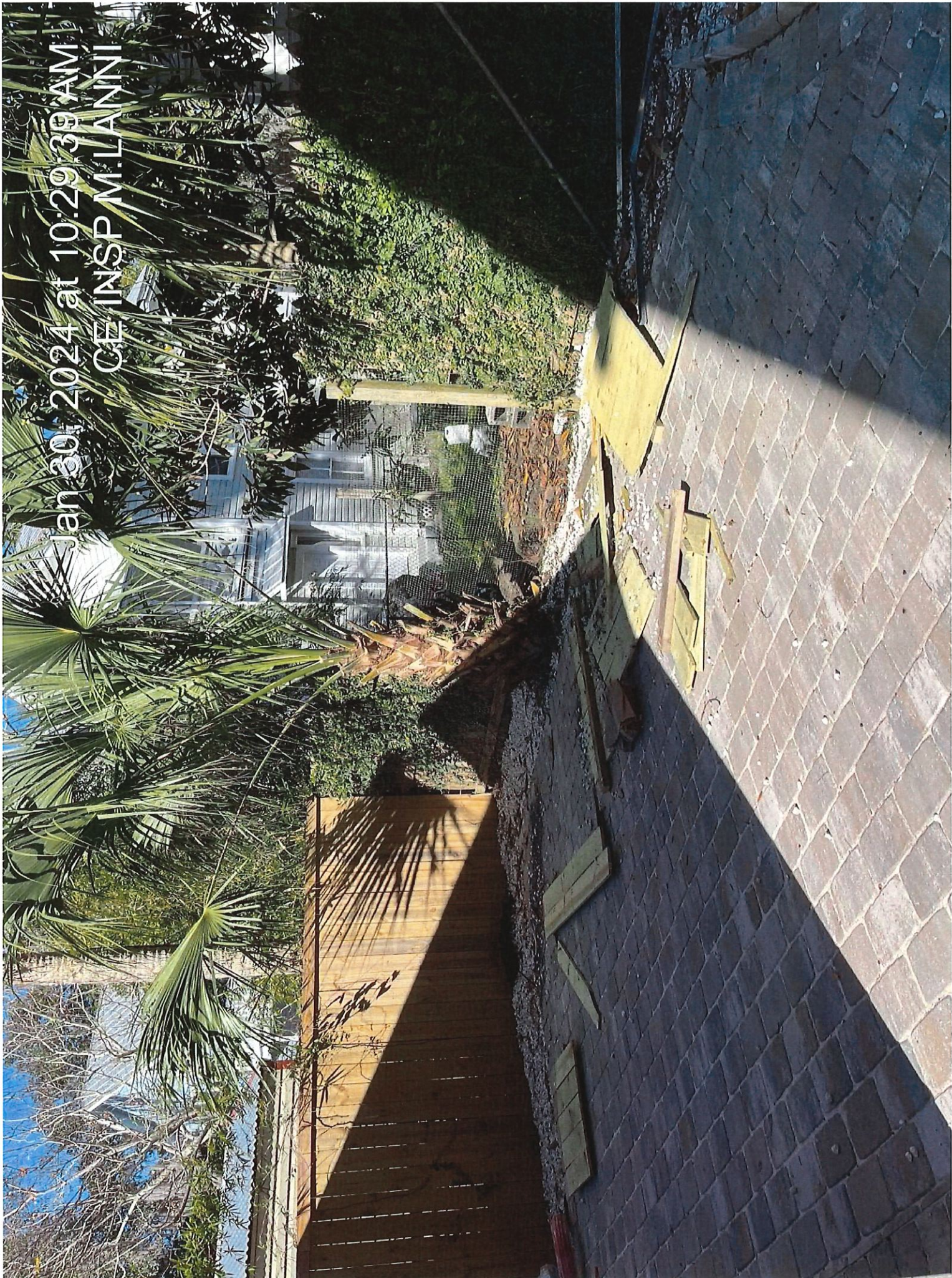
Morgarne Lanni
Code Enforcement Officer

Sec. 28-160. - Maximum impervious surface ratio (ISR) for all single family residential dwelling development.

There shall be a maximum impervious surface ratio (ISR) of seventy (70) percent of the lot size for all single family residential dwelling development regardless of the zoning district, except as established within the historic preservation districts and not within any master planned communities.

(Ord. No. 21-26, § 2, 10-11-21)

Jan 30, 2024 at 10:29:39 AM
CE INSP M. LANNI





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 28, 2024

IN THE MATTER OF: Name: 112 Moore Street Extra Lot Land Trust
Collins J Russell Trustee

Address: 112 Moore Street, St. Augustine, FL 32084

Case #: CE2024-0224

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
**Code Section: Chapter 28, Sec. 28-160 Maximum impervious surface ratio (ISR) for all
single-family residential dwelling development.**

SITE OF VIOLATION: 112 Moore Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: 1-86 ATWOOD TR CITY LOTS 34 & 35 BLK A
OR5235/1768

PARCEL NUMBER: 20855000000

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, April 9, 2024, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Parcel is 100% covered with impervious surface.

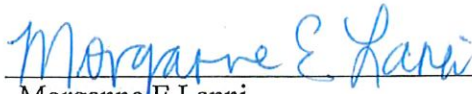
This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective action and compliance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

Notice of Hearing
CE2024-0224

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 5180 12
9489 0090 0027 6577 5180 29

cc: John P. Regan, City Manager
CEAAB File

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



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

CODE ENFORCEMENT DIVISION

February 29, 2024

IN THE MATTER OF: Name: 112 Moore Street Extra Lot Land Trust
Collins J Russell Trustee
Address: 112 Moore Street, St. Augustine, FL 32084
Case #: CE2024-0224

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 28, Sec. 28-160. – Maximum impervious surface ratio (ISR) for all single family residential dwelling development.

SITE OF VIOLATION: 112 Moore Street, St. Augustine, FL 32084
LEGAL DESCRIPTION: 1-86 ATWOOD TR CITY LOTS 34 & 35 BLK A
OR5235/1768
PARCEL NUMBER: 2085500000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 30, 2024 which revealed the following violations:

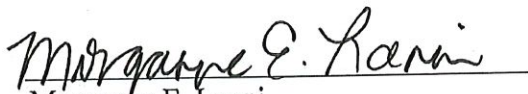
Parcel is 100% covered with impervious surface.

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

Remove 30% of existing lot coverage/impervious surface.

Notice of Violation
CE2024-0224

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 5188 07
9489 0090 0027 6577 5188 14

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

112 Moore Street Extra Lot Land Trust D:04/01/21
Collins J Russell Trustee
2493 US HWY 1 S
SAINT AUGUSTINE, FL 32086
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0209

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

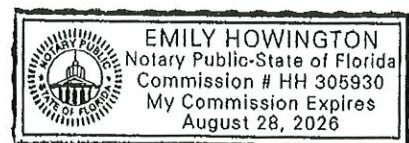
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on March 28, 2024, I received a copy of the attached Notice of Hearing for the hearing dated April 9, 2024.
3. That on April, 1 2024, I
☒ Mailed said Notice by certified U. S. Mail 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 1 DAY OF April, 2024.

E. 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

112 Moore Street Extra Lot Land Trust D:04/01/21

Collins J Russell Trustee

2493 US HWY 1 S

Saint Augustine, FL 32086

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0209

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 28, 2024, I received a copy of the attached Notice of Hearing for the hearing dated April 9, 2024.
3. That on March 28, 2024, I
☒ Posted said Notice on the property located at
112 Moore Street, St. Augustine, FL 32084.
4. That on April 1, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

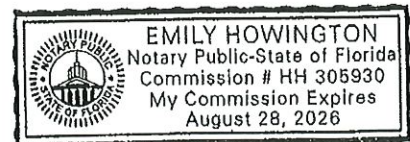
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF April, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



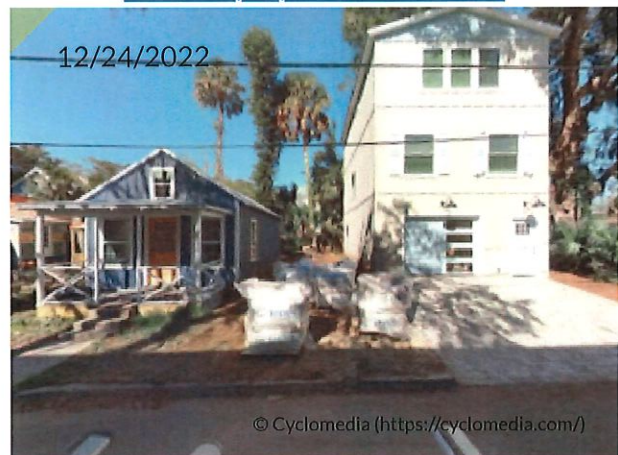
Apply for Exemptions
[Apply for Exemptions](#)
Sales Questionnaire Form

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 2085500000
 Location Address 112 MOORE ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Atwood Tract (626)
 Tax Description* 1-86 ATWOOD TR CITY LOT 34 BLK A OR5235/1768
 Skip to main content **The Description above is not to be used on legal documents.*
 Property Use Code Single Family (0100)
 Subdivision Atwood Tract, Buenaesperanza A Diagram O
 Sec/Twp/Rng 19-7-30
 District City of St Augustine (District 452)
 Millage Rate 10.872
 Acreage 0.040
 Homestead N

St. Johns County, FL

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

Owner Name [112 Moore Street Extra Lot Land Trust D:04/01/21](#) 100%
[Collins J Russell Trustee](#) 0%
 Mailing Address 2493 US HWY 1 S
 SAINT AUGUSTINE, FL 32086-0000

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 CEAB 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.
- On March 12, 2024 the CEAB voted to table discussion on the case until the meeting on April 9, 2024

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:

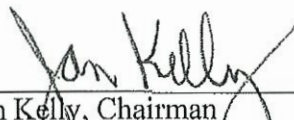
City Code, Chapter 19, Section 3 – Unlawful conditions.

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.

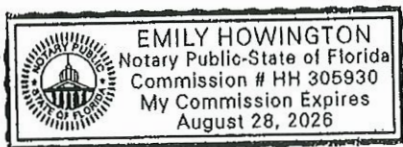


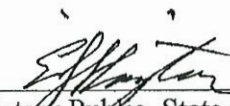
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

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 19 Milton St / CE 2024-0227:

- On December 28, 2023, a member of staff observed that the property was littered with unregistered/inoperable vehicles and debris throughout.
- On March 12, 2024, the CEAAB heard this case and issued an "Order Finding Violation" which allowed the respondent 10 days to correct the violation by cleaning up the property after which if compliance is not met a fine of up to \$250 per day will be issued.
- As of March 22, 2024 the property has not been cleaned and is still in violation.

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2024-0227

IN THE MATTER OF:

**Bicknell Family Trust
C/O Lee Bicknell
19 Milton 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: 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 CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MARCH 12, 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 March 12, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative was present.

2. During a routine code enforcement inspection, the staff observed the following code violations on December 28, 2023:

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

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

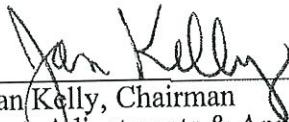
City Code, Chapter 19, Section 19-3, Unlawful conditions.

4. On January 29, 2024, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On February 29, 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 March 12, 2024.

6. On March 12, 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, April 9, 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.

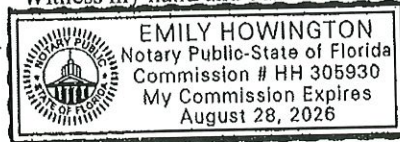
DONE AND ORDERED THIS **12TH DAY OF MARCH, 2024**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

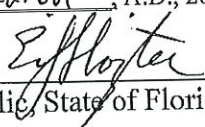

Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

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 11 day of March, 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 24 East Park Ave / CE 2023-0453:

- On November 13, 2023, a member of staff observed that a 45 inch Live Oak was removed without a permit.
- On February 13, 2024, the CEAAB heard this case and issued an "Order Finding Violation and Imposing a Fine" and established a \$5,000.00 fine to be paid within 30 days.
- On March 12, 2024 the fine was paid in full and the property is in compliance.

MISCELLANEOUS PAYMENT RECPT#: 2839117
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 03/12/24 TIME: 08:54:46
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#:

COMMENT: 24 E Park

CHG: CODENF CODE ENFORCEMEN 5000.00

AMOUNT PAID: 5000.00

PAID BY: Tiffany Tabb
PAYMENT METH: CHECK
2293

REFERENCE:

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

CE 2023-0453

EH

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

**ORDER FINDING IN VIOLATION
AND IMPOSING A FINE**
CEAAB CASE NUMBER: CE2023-0453

IN THE MATTER OF:

Tiffany Tabb
24 East Park Ave
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

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

VIOLATION SITE: 24 East Park Ave, St. Augustine, FL 32084

LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK LOT 205 OR 5766/1603

PARCEL NUMBER: 152400 2050

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:

One 45-inch Live Oak removed without obtaining a 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.

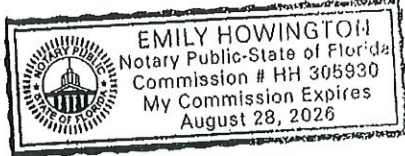


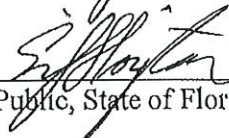
JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

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.