



CITY OF
ST. AUGUSTINE
EST. 1565

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE

A G E N D A

WEDNESDAY, JUNE 5, 2024 - 9:00 AM

ALCAZAR ROOM

1. Introduction
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. New Violation Hearing
 - a) CE2024-0233
Balok Michael C
34 Phillips St
Ch 19 Sec. 19-3 - Unlawful conditions.
 - b) CE2024 0342
Rimel Aaron J
Ramliissoon-Rimel Asha
37 S. Whitney St.
Ch. 25 Sec. 25-56- Tree removal and replacement.

7. Fine Assignment Hearing

- a) CE2023-0208
Roots Construction Group LLC
C/O Joseph Largay Jr
6 Blanche Lane
Ch. 19 Sec 3- Unlawful conditions.
- b) CE2024-0209
Teisan Barbara W
Teisan Hilary Erin Et Al
Teisan Gregory Walton
Teisan Jeremy Adam
47 Grove Ave
Ch. 28 Sec 28-33-Certificates of occupancy

8. Fine Reduction Hearing

- a) None

9. Lien Hearing

- a) CE2024-0212
Teisan Barbra W
Teisan Hilary Erin Et Al
Teisan Gregory Walton
Teisan Jeremy Adam
47 Grove Ave
Ch. 17 Sec 17-72- Engaging in business without a receipt; failure to comply.

10. Compliance Hearing
 - a) CE2018-0607
Les Bons Temps Rouler LLC
52 Spring St
Standard Housing Code 1997 Edition Ch 305
Sec 305.3- Roofs
 - b) CE2022-0294
Les Bons Temps Rouler LLC
52 Spring St
Ch. 19 Sec 4- Certain growth
and conditions prohibited
11. Previously Heard Cases Update
 - a) CE2024-0277
Bicknell Family Trust
C/O Bicknell Lee
19 Milton St
Ch. 19 Sec 19-3- Unlawful conditions
12. City Attorney Items
13. Other Business
14. Adjournment

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

Please note that one or more members of the City Commission or its appointed boards or committees 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
MEMORANDUM**

TO: Special Magistrate

DATE: May 31, 2024

SUBJECT: Case Number: CE2024-0233

RESPONDENT: Balok Michael

**LOCATION: 34 Phillips Street, Saint Augustine, FL 32084; Parcel Number
1251000000**

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

BACKGROUND INFORMATION:

On February 6, 2024, I responded to the property located at 34 Phillips Street in response to a complaint regarding unsheltered junk/ debris. Upon arrival, I observed the property to be littered with debris of several kinds, including but not limited to, household items, building materials, and an inoperable vehicle. I posted the property with a "doorknocker notice" giving the respondent ten days to come into compliance and attached a copy of my business card for contact. I spoke with the owner the same day, he advised he was recently out of the hospital and is working to get the debris cleaned up, but agreed it was unkempt.

I responded to the property regularly for the next coming weeks, and observed a small amount of progress, but as of April 25th, the progress seems to have stalled. A fence was constructed, with appropriate permitting, over Memorial Day weekend and has since obstructed my view of the backyard. However, I have not been contacted for a compliance reinspection and the front and side yards are still out of compliance as of May 27, 2024.

An Official Notice of Violation was issued on April 11th, 2024, and on May 24th, 2024, an Official Notice of Hearing was posted at the property and the City Clerk's office.



Morganne E. Lanni
Code Enforcement Officer

Sec. 19-3. - Unlawful conditions.

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

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

Feb 8, 2024 at 11:33:36 AM
CE INSP M.LANNI



Feb 8, 2024 at 11:33:44 AM
CE INSP M. LANNI

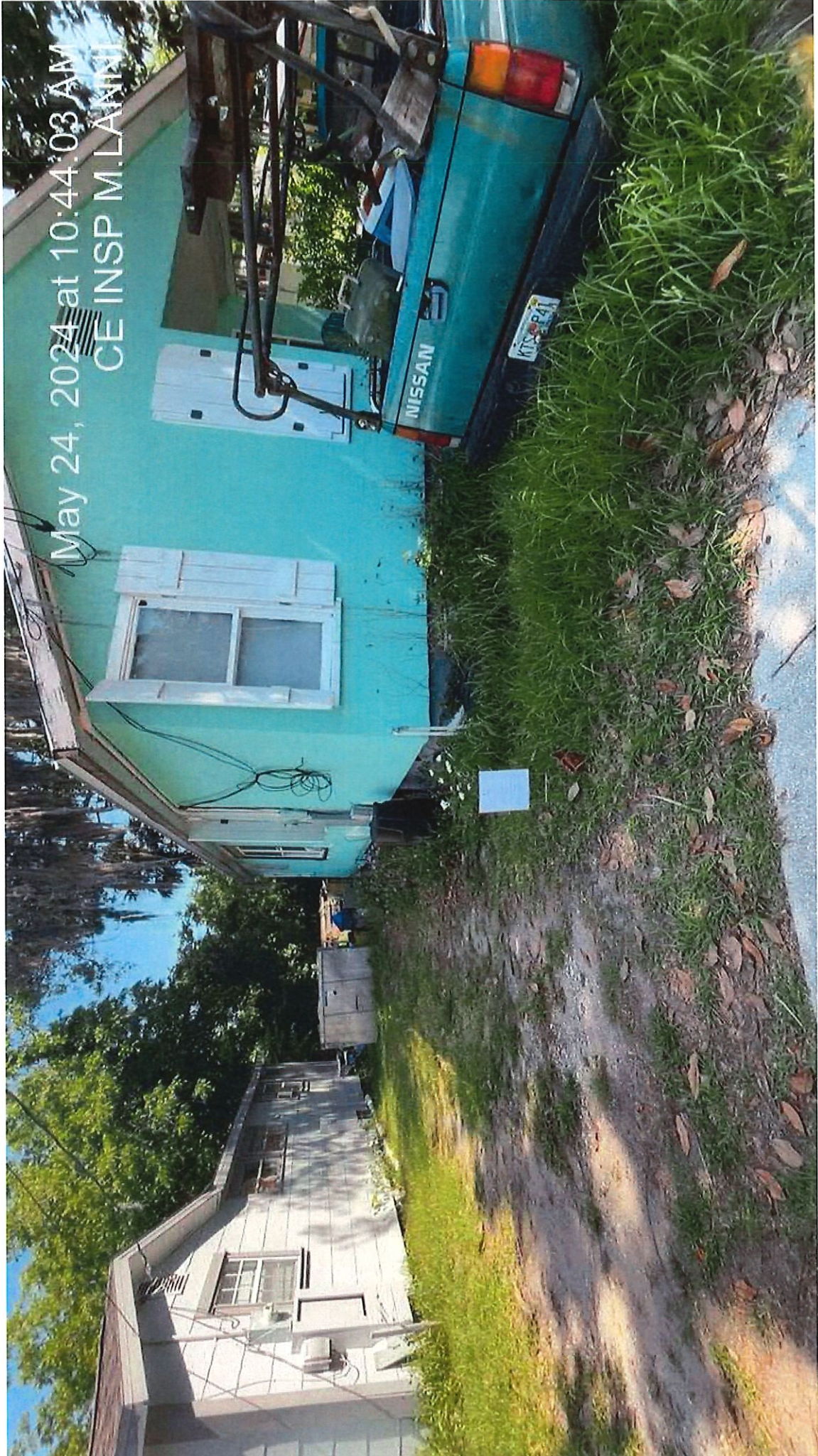


Feb 8, 2024 at 11:33:55 AM
CE INSP M.LANNI



Feb 8, 2024 at 11:34:09 AM
CE INSP M.LANNI





May 24, 2024 at 10:44:03 AM
CE INSP M.LANIKU



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

CODE ENFORCEMENT DIVISION

April 11, 2024

IN THE MATTER OF: Name: Balok Michael C
Address: 34 PHILLIPS ST
SAINT AUGUSTINE, FL 32084
Case #: CE2024-0233

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: 34 PHILLIPS ST, SAINT AUGUSTINE, FL 32084
LEGAL DESCRIPTION: E1/2 HUERTAS GRANT SUB BLK 12 LOT 26 & E1/2 OF
LOT 42 OR4502/597
PARCEL NUMBER: 1251000000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on February 9, 2024 which revealed the following violations:

**Unsheltered debris littered throughout the property,
storage of inoperable vehicle in backyard.**

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 Special Magistrate. The violation may be corrected via:

Remove inoperable vehicle and unsheltered debris from the property.

Notice of Violation
CE2024-0233

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 5179 85

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 SPECIAL MAGISTRATE
HEARING**

May 14, 2024

IN THE MATTER OF: Name: Balok Michael C

Address: 34 Phillips Street, St. Augustine, FL 32084

Case #: CE2024-0233

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 34 Philips St, St. Augustine, FL 32084

LEGAL DESCRIPTION: E1/2 HUERTAS GRANT SUB BLK 12 LOT 26 & E1/2
OF LOT 42 OR4502/597

PARCEL NUMBER: 1251000000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Wednesday, June 5, 2024, at 9:00 a.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:

**Unsheltered debris littered throughout the property,
storage of an inoperable vehicle in backyard.**

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate 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 Special Magistrate. 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 Special Magistrate.

Notice of Hearing
CE2024-0233

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 5174 35**

cc: David Birchlin, City Manager

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

Balok Michael C
34 PHILLIPS ST
SAINT AUGUSTINE, FL
32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0233

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 May 14, 2024, I received a copy of the attached Notice of Hearing for the hearing dated June 5, 2024.
3. That on May 14, 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 _____.

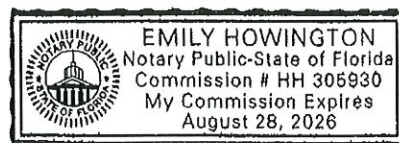
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF May, 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

Balok Michael C

34 PHILLIPS ST

SAINT AUGUSTINE, FL 32084-0000

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0233

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 May 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated June 5, 2024.
3. That on May 24, 2024, I
☒ Posted said Notice on the property located at
34 Phillips St, St. Augustine, FL 32084.
4. That on May 24, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

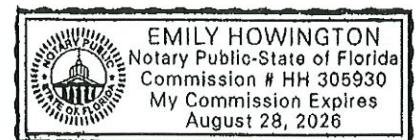
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF August, 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 1251000000
 Location Address 34 PHILLIPS ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Madore-Columbus Street (SF) (2510)
 Tax Description* E1/2 HUERTAS GRANT SUB BLK 12 LOT 26 & E1/2 OF LOT 42 OR4502/597
 *The Description above is not to be used on legal documents.
 Property Use Single Family (0100)
 Code
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.190
 Homestead Y

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


Owner Information

Owner Name Balok Michael C 100%
 Mailing Address 34 PHILLIPS ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Special Magistrate

DATE: May 31, 20024

SUBJECT: CE 2024-0342

RESPONDENT: Aaron Rimel and Asha Rimel

LOCATION: 37 South Whitney St. St. Augustine, FL. 32084

VIOLATION: City Ordinance: Chapter 25, Section 25-56

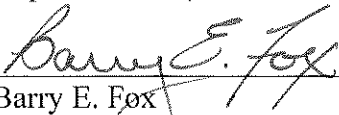
Tree Removal and Replacement

BACKGROUND INFORMATION:

On April 16, 2024, I responded to 37 S. Whitney St. in reference to the report of a tree being removed. An inspection of records revealed no open tree removal permits for this location. Upon arrival, I observed that a large degree of tree trimming had occurred, which I determined would not require a permit. As I observed the backside of the residence from the street, I observed that a large Laurel Oak tree had the entire canopy removed from it. What was remaining was an approx. 18 foot tall stomp.

I then contacted an individual completing the work, who advised that the resident had made the preparations for the removal of the tree. I then met with a female who identified herself as the homeowner. I explained to her that a permit was required for the removal of the tree. I added that by removal of the entire canopy, the tree in question had essentially been removed. I was unable to get measurements of the tree, due to the growing frustrations of the homeowner. I agreed that the tree company could remove the remainder of the tree, as the damage had already been done. The homeowner did not produce an approved permit or Arborist report which called for the removal of the tree in question.

A Notice of Violation and a Notice of Hearing were prepared and delivered to the respondent.



Barry E. Fox
Code Enforcement Manager

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

- (a) *Permits required.* It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (*juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (*juniperus silicicola*) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.
- (b) *Permit applications and application fees.*
- (1) Permits for removal or relocation of trees shall be obtained by making application for permit to the city planning and building division. The application shall indicate the number, species and diameter breast height (dbh.) of each tree to be removed or relocated and the reasons for the removal or relocation. Such applications for permits for removal or relocation of trees shall be accompanied by a fee of twenty dollars (\$20.00). Such fees are hereby declared to be necessary for the purpose of processing the application and making the necessary inspection for administration and enforcement of this section.
 - (2) Permits for removal or relocation of trees associated with a site plan for a development shall be obtained by making application for permit for the development to the city planning and building division. The application shall be accompanied by a site plan. When the permit for the development is issued it will include tree removal, relocation and replacement as indicated on the approved site plan for the development.
- (c) *Application review.* Upon receipt of a complete application, which may include a site plan for a development, the city planning and building division shall review such application which may include a field check of the site and referral of the application to other departments or agencies as necessary to determine any adverse effect upon the general public welfare, adjacent properties or city services and facilities.
- (1) The planning and building division may issue a tree removal permit for trees which are not considered preserved trees.
 - (2) To remove a preserved tree anywhere on site, approval shall first be given by the code enforcement, adjustments and appeals board, or by the planning and zoning board, if such approval is related to the review of a site plan.
 - (3) In determining whether or not a permit required by this section should be issued, the city planning and building division shall consider and base all decisions on the following:
 - a.

The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.

- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a preserved tree.
 - f. Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization.
 - Water quality and aquifer recharge.
 - Ecological impacts.
 - Noise pollution.
 - Air movement.
 - Air quality.
 - Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (d) *Issuance of permit.* The planning and building division shall issue the removal permit unless, upon consideration of the criteria set forth above, the division finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially

similar to that originally proposed.

- (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
- (4) That the subject trees are preserved trees and removal must be reviewed by the code enforcement, adjustments and appeals board or the planning and zoning board.
- (e) *Denial of permit.* If the planning and building division denies the removal permit it shall set forth with particularity its reasons for such denial in writing.
- (f) *Appeals.* When a tree removal permit, including a permit for the removal of a preserved tree not involved with a site plan for new development, has been denied by the planning and building division, the property owner or agent may appeal this decision to the code enforcement, adjustments and appeals board. The code enforcement, adjustments and appeals board shall approve or deny the appeal and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. The board may require more stringent replacement requirements than is required by this chapter. The code enforcement, adjustments and appeals board shall not be empowered to relax the standards and requirements contained herein. If a preserved tree is approved by the board to be removed, a minimum of two (2) shade trees a minimum of ten (10) feet in height shall be used as replacement. The replacement of trees that have been removed after board approval shall be done within thirty (30) days after the tree has been removed.
- (g) *Relocation and replacement.* As condition to the granting of a permit, the property owner or agent will be required to relocate the tree being removed or required to replace the tree being removed with a tree somewhere within the site. Native vegetation shall be replaced with native vegetation. Shade trees must be replaced by shade trees. Understory and palm trees may be replaced by any type tree. Replacement shade trees shall be a minimum of ten (10) feet high and understory trees shall be a minimum of ten (10) feet high when planted. Each Southern Red Cedar tree (*juniperus silicicola*) removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be determined by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The property owner or agent shall also be required to replace the relocated or replacement tree should same die within three (3) years from date of planting.
- (h) *Public lands.* No tree shall be removed from any public property or public right-of-way except in accordance with the provisions of this section.
- (i) *"After the fact" tree removal permits.*
 - (1) The application fee shall be as follows:
 - a. One hundred dollars (\$100.00) for each tree three (3) inches or more but less than seven (7) inches dbh.

- b. Two hundred dollars (\$200.00) for each tree seven (7) inches or more but less than twelve (12) inches dbh.
 - c. Four hundred dollars (\$400.00) for each tree twelve (12) inches or more but less than twenty (20) inches dbh.
 - d. Eight hundred dollars (\$800.00) for each tree twenty (20) inches or more dbh.
- (2) The planning and building director may issue an "after the fact" tree removal permit for trees which are not considered preserved trees, but only after considering the above mentioned factors and the reason why a permit was not obtained prior to the removal.
- (3) If the planning and building director denies the "after the fact" tree removal permit, he/she shall set forth with particularity the reasons for such denial in writing. When such permit is denied, said denial may be appealed as stated above to the adjustments and appeals board.
- (4) No "after the fact" tree removal permits shall be issued for the removal of preserved trees. Any such action shall be subject to code enforcement proceedings wherein any explanation or reason for removal without a permit and evidence as to the tree's condition prior to removal may be presented as mitigation.
- (j) In certain instances, it may be impossible or infeasible for a property owner to replace a tree or trees as required by subsection (g) of this section and section 11-28(d) of this Code. In such cases, the owner may instead pay a sum of money into the tree mitigation fund.
- (1) The amount to be paid into the tree mitigation fund shall be determined by resolution, updated from time to time in order to reflect the actual cost for the city to purchase and plant an appropriate replacement tree offsite.
 - (2) Monies paid into the tree mitigation fund shall be used by the city to plant and maintain trees on the city right-of-way or on city or other public property within the city, with the location to be determined by the city manager or his or her designee, in order to promote street tree rehabilitation, maintain a diverse tree inventory, and support the tree canopy throughout the city.
 - (3) The city manager or his or her designee shall not issue a tree removal permit until the monies owed for tree mitigation are paid in full.

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 15-09, § 3, 3-19-15; Ord. No. 20-05, § 1, 2-10-20)







May 24, 2024 at 10:42:29 AM
CE INSP MCLANNI



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

May 16, 2024

IN THE MATTER OF: Name: Rimel Aaron J Et AL
Ramkissoon-Rimel Asha

Address: 37 South Whitney
St. Augustine, FL 32084

Case #: CE2024-0342

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 25, Sec-56. Tree Removal and Replacement

SITE OF VIOLATION: 37 South Whitney St. St. Augustine, FL 32084

LEGAL DESCRIPTION: 49/100-101 DAVIS ACRES LOT 2 OR2433/871 & 3563/895

PARCEL NUMBER: 1235800020

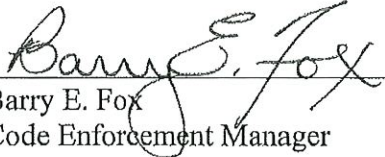
The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 16, 2024 which revealed the following violations:

A large Laurel Oak was removed without an approved City of St. Augustine permit or Arborist report.

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. Due to the nature of the violation the Respondent will appear before the Special Magistrate.

Notice of Violation
CE2024-0342

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.


Barry E. Fox
Code Enforcement Manager

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 5174 04

cc: David Birchim, 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.



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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING**

May 14, 2024

IN THE MATTER OF: Name: Rimel Aaron J Et Al
Ramkisson-Rimel Asha

Address: 37 S. Whitney Street, St. Augustine, FL 32084

Case #: CE2024-0342

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 37 S. Whitney, St. Augustine, FL 32084

LEGAL DESCRIPTION: 49/100-101 DAVIS ACRES LOT 2*OR2433/871 &
3563/895

PARCEL NUMBER: 1235800020

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Wednesday, June 5, 2024, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

A large Laurel Oak was removed without an approved City of St. Augustine permit or Arborist report.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate 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 Special Magistrate. 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 Special Magistrate.

Notice of Hearing
CE2024-0342

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.


Barry Fox
Code Enforcement Manager

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

Certified Mail Number: **9489 00090 0027 6577 5174 04**

cc: David Birchim, City Manager

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

Rimel Aaron J, Ramkisson- Rimel Asha
37 S Whitney St. St. Augustine FL, 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0342

I, Barry Fox, 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 May 14, 2024, I received a copy of the attached Notice of Hearing for the hearing dated June 5, 2024.
3. That on May 17, 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 _____.

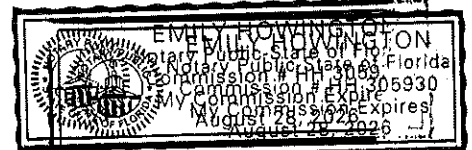
FURTHER, Affiant saith not.

Barry E. Fox
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF May, 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

Rimel Aaron J

Ramkisson-Rimel Asha

37 S. Whitney St, St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0342

I, Barry Fox, 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 May 14, 2024, I received a copy of the attached Notice of Hearing for the hearing dated June 5, 2024.
3. That on May 24, 2024, I
☒ Posted said Notice on the property located at
37 S. Whitney St. St Augustine, FL 32084.
4. That on May 24, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

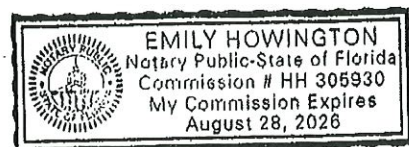
FURTHER, Affiant saith not.

Barry E. Fox
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 6 Blanche Lane / CE2023-0208: Ch. 19 Sec 19-3 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.
- On March 12, 2024 the CEAAB voted to table discussion on the case until the meeting on April 9, 2024
- On April 9, 2024 the CEAAB found the case in violation and issued an "order Finding Violation Remains" which allowed the respondent thirty (30) 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.
- An Affidavit of Non Compliance is on file.

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

**ORDER FINDING VIOLATION
REMAINS**

CEAAB CASE NUMBER: CE2023-0208

IN THE MATTER OF:

**Roots Construction Group LLC
C/O Joseph Largay 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 **APRIL 9, 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 April 9, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative was not present.

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

Unlawfully depositing, keeping, and maintaining the unsheltered storage of any junk or refuse, including 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 **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 up the property according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On April 9, 2024, the Code Enforcement, Adjustments and Appeals Board noted significant improvement on the property and found the case in violation and issued an "Order Finding Violation Remains" which allowed the Respondent thirty (30) 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.
6. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR for a compliance hearing before the Special Magistrate. 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.
7. 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 9TH DAY OF APRIL 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

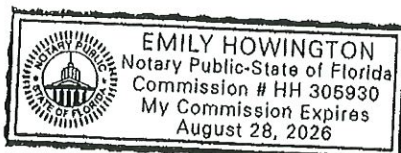


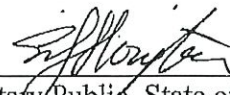
BY Jan Kelly, Chairman Tom Day, VICE-CHAIRMAN
Code Enforcement, Adjustments & Appeals Board

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 16 day of April, 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.

AFFIDAVIT OF NON-COMPLIANCE

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

Roots Construction Group LLC
505 Wilson Road
Hastings, FL 32145

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 April 9, 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) Ch. 19, Section 19-3 as of May 24, 2024.

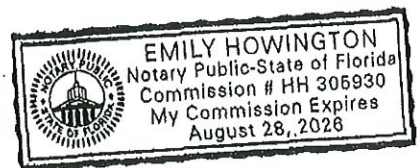
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2024.



AFFIDAVIT OF PRIMARY SERVICE

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

Roots Construction Group
LLC
505 WILSON RD
HASTINGS, FL 32145-0000

Respondent

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

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on May 14, 2024, I received a copy of the attached Notice of Hearing for the hearing dated June 5, 2024.
3. That on May 14, 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 _____.

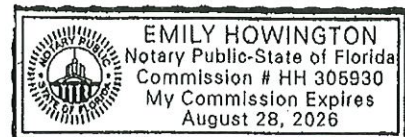
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF May, 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

Roots Construction Group, LLC

505 Wilson Rd

Hastings, FL 32145

Respondent

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

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on May 14, 2024, I received a copy of the attached Notice of Hearing for the hearing dated June 5, 2024.
3. That on May 24, 2024, I
☒ Posted said Notice on the property located at
6 Blanche Lane, St. Augustine, FL 32084.
4. That on May 24, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

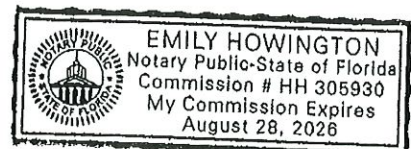
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF May, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 47 Grove Ave / CE 2024-0209:

- On March 18, 2024, a member of staff observed that a storage shed was converted to habitable space with no permits or approvals on file.
- On April 9, 2024 the CEAB heard this case and issued an "Order Finding Violation" which gave the respondent ten (10) days from the date of the order to correct the violation by reverting the structure back to the approved state of not habitable shed and if not met a fine of up to \$250 per day will be issued.
- An Affidavit of Non Compliance is on file.

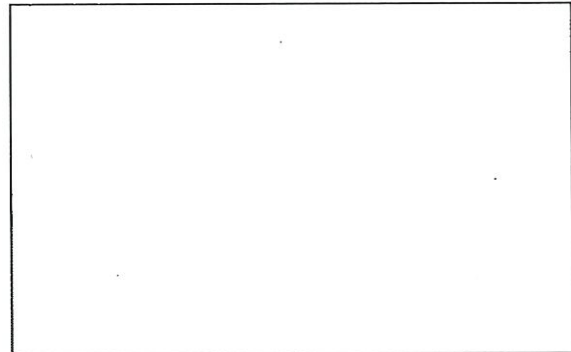
BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2024-0209

IN THE MATTER OF:

**Barbara W Teisan
Hilary Erin Teisan Et Al
Gregory Walton Teisan
Jeremy Adam Teisan
47 Grove 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 28, Section 28-33 – Certificates of occupancy.

VIOLATION SITE: 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 CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD
TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON APRIL 9, 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 April 9, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative was not present.

2. During a routine code enforcement inspection, the staff observed the following code violations on March 18, 2024:

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

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

City Code, Chapter 28, Section 28-33 Certificates of occupancy.

4. On March 18, 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 March 28, 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 April 9, 2024.
6. On April 9, 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 reverting the structure back to the approved state of not habitable shed and if not met a fine of up to \$250 per day will be issued.
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR for a compliance hearing before the Special Magistrate. 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.

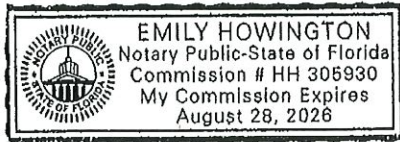
DONE AND ORDERED THIS 9TH DAY OF APRIL 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.


~~BE7 Jan Kelly, Chairman~~ Tom Day, Vice-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 16 day of April, 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.

AFFIDAVIT OF NON-COMPLIANCE

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: CE2024-0209

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated APRIL 9, 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)

Ch. 28, Section 28-33 as of APRIL 19, 2024.

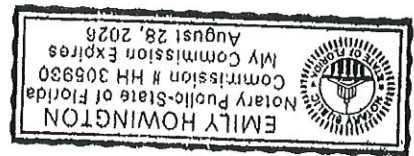
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 30th day of August, 2026.



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 47 Grove Ave / CE 2024-0212:

- On January 14, 2024 a member of staff observed that the property was being utilized as a pay to park lot without proper permitting/improvements and approvals.
- On April 12, 2024, the CEAAB heard this case and issued an "Order Finding Repeat Violation and Imposing a Fine" and established a fine of \$500 for the four days the violation was verified by officers amounting to a total fine of \$2,000.00. The respondent was given 30 days to pay the fine in full.
- As of May 12, 2024, the fine has not been paid.

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

**ORDER FINDING REPEAT
VIOLATION AND IMPOSING A FINE**
CEAAB CASE NUMBER: CE2024-0212

IN THE MATTER OF:

**Barbara Teisan
Hillary Erin Teisan
Gregory Walton Teisan
Jeremy Adam Teisan
47 Grove 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 17, Section 17-72, Engaging in business without a receipt; failure to comply.

VIOLATION SITE: 47 Grove Ave, 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 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, 2023, in accordance with Chapter 162 F.S.

The respondent and/or representative was present.

2. During a routine code enforcement inspection, the staff observed the following code violations on January 14, 2024:

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

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

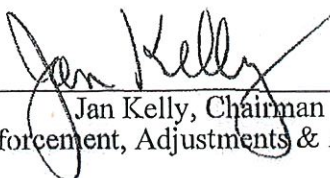
**City Code, Chapter 17, Section 17-72,
Engaging in business without a receipt; failure to comply.**

4. On February 22, 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 22, 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 Repeat Violation and Imposing a Fine" and imposed a fine of \$500 for the four days the violation was verified by officers amounting to a total fine of \$2,000.00.** The Respondent has thirty (30) days from the date of this order to pay the fine in full.
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, May 8, 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 Repeat 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.

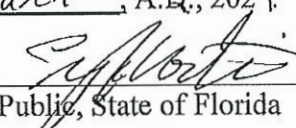


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

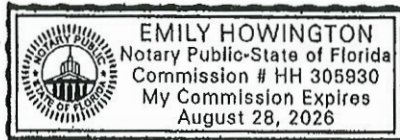
STATE OF FLORIDA
COUNTY OF ST. JOHNS

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 21 day of March, A.D., 2024.



Notary Public, State of Florida



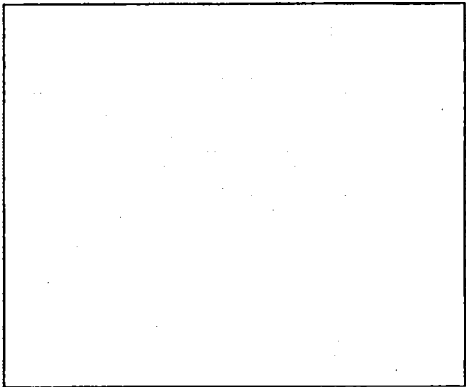
You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay 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 52 Spring St / CE 2018-0607: Standard Housing Code 1997 Editions Ch 305 Sec 305.3

- On September 12, 2018, a member of staff observed that sections of roof covering (metal roof panels) displaying signs of deterioration or improper installation and the building was considered a danger to human life and a hazard to safety of the public.
- On August 13, 2019, the CEAAB heard this case and issued an “Order Closing the Case and Imposing a Fine” in the amount of \$59,175.00 for the 223 days of continued violation, cost of inspections, and the abatement. The Board ordered that the City of St. Augustine record the fine with the St. Johns County Clerk of Courts.
- On March 5, 2024 the liens for both CE2018-0607 and CE2022-0294 totaling the amount of \$59,576.02 was paid in full by the title company and processed by the City of St. Augustine.
- On May 13, 2024 the City of St. Augustine Commission issued an "Order Releasing Liens" for the both liens.

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



ORDER RELEASING LIENS
CEAAB CASE NO. CE2018-0607
CEAAB CASE NO. CE2022-0294

IN THE MATTER OF: **LES BONS TEMPS ROULER, LLC**
52 SPRING STREET
ST. AUGUSTINE, FLORIDA 32084

VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
STANDARD HOUSING CODE 1997 EDITION, CH. 305, SEC. 305.3
CITY CODE, CHAPTER 19, SECTION 19-4

LIEN FILED AGAINST: **LES BONS TEMPS ROULER, LLC**

VIOLATION SITE: **52 SPRING STREET, ST. AUGUSTINE, FLORIDA 32084**

LEGAL DESCRIPTION: **RAVENSWOOD SUB LOTS 11 & ALL LOT 12 (EX N80 OF
E80FT) BLK 11 OR4115/287**

PARCEL NUMBER: **106830-0000**

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 Orders:

- **ORDER CLOSING CASE AND IMPOSING A FINE**
 - Dated August 13, 2019
 - Recorded in O.R. Book 4785, Page 1099 on August 27, 2019
- **ORDER IMPOSING LIEN**
 - Dated August 8, 2023
 - Recorded in O.R. Book 5811, Page 1935 on August 18, 2023

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

➤ **THE ABOVE REFERENCED LIENS HAVE BEEN PAID IN FULL.**

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

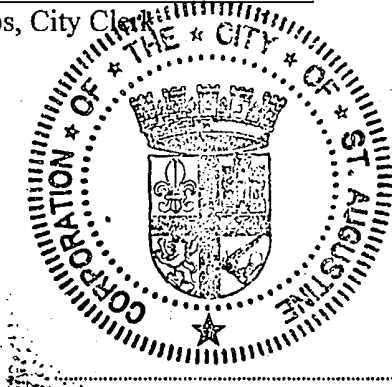
IN WITNESS WHEREOF, this Order Releasing Liens has been duly signed and executed by the Lienor, this 13th day of May, 2024.

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

By: [Signature]
Nancy Sikes-Kline, Mayor-Commissioner

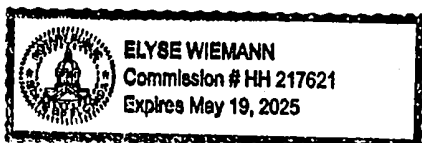
ATTEST:

[Signature: Darlene Galambos]
Darlene Galambos, City Clerk
(SEAL)



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 13th day of May, 2024.



[Signature: Elyse Wiemann]
Notary Public, State of Florida
(SEAL)

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

**ORDER
IMPOSING LIEN
CEAAB CASE NO. 2022-0294**

Public Records of St. Johns County, FL
Clerk number: 2023065773
BK: 5811 PG: 1935
8/18/2023 2:17 PM
Recording \$18.50

IN THE MATTER OF:

Les Bons Temps Rouler LLC
52 Spring 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 19-4- Certain growth and conditions prohibited.

ORDER

THIS MATTER originally came before the Board for public hearing on **August 8, 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 **February 14, 2023** the Board issued an “**Order Approving Abatement**” which authorized the City of St. Augustine to abate the property for the violation of Chapter 19 Section 4. On **June 13, 2023** the board issued an “**Order Imposing a Fine**” which allowed the Respondent **thirty (30)** days to pay the fine in the amount of **\$401.02** for the cost of the abatement by the City of St. Augustine.

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 19-4.

The Board’s previous order set forth a compliance date of **July 13, 2023**, and a fine of \$401.02. 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 \$401.02 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: 52 Spring Street, St. Augustine, FL 32084

Legal Description: RAVENSWOOD SUB LOTS 11 & ALL LOT 12 (EX N80 Of E80FT) BLK 11 OR4115/287

Parcel Number: 106830 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.

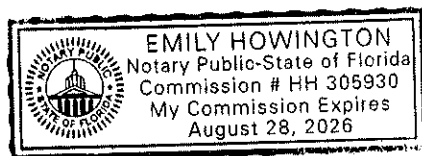


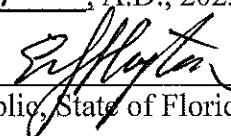
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

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.

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

**ORDER CLOSING CASE AND
IMPOSING A FINE**
CEAAB CASE NUMBER: CE2018-0607

Public Records of St. Johns County, FL
Clerk number: 2019063524
BK: 4785 PG: 1099
8/27/2019 11:32 AM
Recording \$27.00

IN THE MATTER OF:

LES BONS TEMPS ROULER LLC
2493 US HIGHWAY 1 S
SAINT AUGUSTINE, FL 32086-0000

(Hereinafter referred to as Respondent)

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

Standard Housing Code 1997 Edition, Chapter 305, Section 305.3, Roofs

VIOLATION SITE: 52 SPRING STREET

LEGAL DESCRIPTION: RAVENSWOOD SUB LOTS 11 & ALL LOT 12 (EX N80 OF
E80FT) BLK 11 OR4115/287

PARCEL NUMBER: 106830 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD
TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON DECEMBER 11,
2018, FEBRUARY 12, 2019, MAY 14, 2019, AND AUGUST 13, 2019, AND, BASED ON
THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on August 13, 2019, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was not present.

2. The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on September 12th and 13th, 2018, which revealed the following violations:

- Sections of roof covering (metal roof panels) displaying signs of deterioration or improper installation and may cause damage to immediate area or neighborhood.
- Building is a danger to human life and hazard to safety of the public and considered unsafe.

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

Standard Housing Code 1997 Edition, Chapter 305, Section 305.3

4. On September 19, 2018, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail. The notice gave the respondent fifteen (15) days from the receipt of the letter to correct the violation, and advised the respondent that the Code Enforcement, Adjustment and Appeals Board may impose a maximum fine of \$250 for each day the violation continued.
5. On November 15, 2018, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of CEAAB Hearing"** for December 11, 2018. AND on November 30, 2018, an affidavit of an **"Official Notice of CEAAB Hearing"** for December 11, 2018, was placed at the property and with the City Clerk's Office.
6. On February 12, 2019, and May 14, 2019, the CEAAB heard testimony and reviewed evidence in compliance hearings of the case. The previously ordered fine set forth by the CEAAB on December 11, 2018, was ordered to continue as the violation remained. And authorization was given to the City of St. Augustine for abatement of the property. Neither the Respondent nor Representative were present at either meeting. On both occasions, an **"Official Notice of Confirmation of Action and Official Notice of CEAAB Hearing"** was sent via Certified Mail to the Respondents.
7. On August 13, 2019, the Code Enforcement, Adjustments and Appeals Board issued an **"Order Closing the Case and Imposing a Fine"** in the amount of \$59,175.00, for the 223 days of continued violation, cost of inspections, and the abatement. The Board further ordered that the City of St. Augustine record the fine with the St. Johns County Clerk of Courts, and unanimously approved recommendation of the property be sent to the City Commission for Authorization of Foreclosure.

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 SECTIONS 162.08 AND 162.09, 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 AUGUST, 2019 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

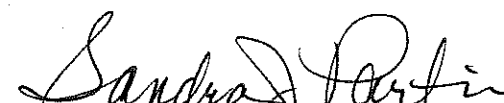


STEPHEN SIMMONS, VICE-CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD

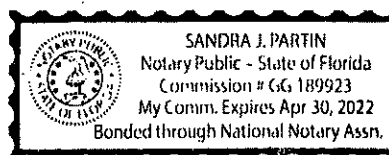
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Stephen Simmons, 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 13th day of August,
A.D., 2019.



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.

RECEIPTS

Year/Bill	2024 2835508	Payment	Effective Date	03/05/2024
Category	02 Misc Cash Receipts		Entry Date/Time	03/05/2024 16:09
Receipt	2835508		Clerk	15961mor
Amount	59,576.02		Department	51310 Admin
Batch	11096882		Source	Payment Entry
Transaction	4212534		GL Eff. Date	03/05/2024
Customer			Posted Date	03/06/2024
Property Code			Yr/Per/Jnl	2024 06 125
Web Transaction? N			Batch Status:	Completed
External Batch			Reversal Status:	Not Reversed
Reference			Reason	Voided? N
Comment	TAX DEED CASE TD23-0053		Paid By Ref	SJC HISTORICAL ST. JOHNS COUNTY

Seq.	Pmt. Method	Check/Card	Paid By	Pay Date
	Total Amount	Applied Amount	Deposit	Clear Date
1	CHECK	145050		03/05/2024
	59,576.02	59,576.02		

Line	Charge	Description	Principal Paid	Interest Paid
1	G-MISC	MISCELLANEOUS REV-GE	59,576.02	0.00

Inst.	Principal Paid	Interest Paid
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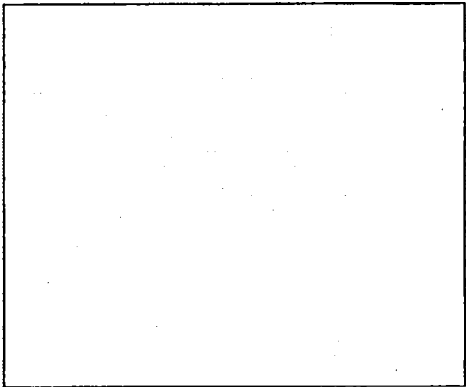
No Installment detail records exist.

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 52 Spring St / CE 2022-0294:

- On February 14, 2023 the CEAAB heard this case and issued an "Order Approving Abatement" which authorized the City of St. Augustine to abate the property for the violation of Chapter 19 Section 4.
- On June 13, 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 \$401.02 for the cost of the abatement by the City of St. Augustine.
- On August 8, 2023, the CEAAB issued an "Order Imposing Lien" and a lien was placed on the property in the amount of \$401.02.
- On March 5, 2024 the liens for both CE2018-0607 and CE2022-0294 totaling the amount of \$59,576.02 was paid in full by the title company and processed by the City of St. Augustine.
- On May 13, 2024 the City of St. Augustine Commission issued an "Order Releasing Liens" for the both liens.

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



ORDER RELEASING LIENS
CEAAB CASE NO. CE2018-0607
CEAAB CASE NO. CE2022-0294

IN THE MATTER OF: **LES BONS TEMPS ROULER, LLC**
52 SPRING STREET
ST. AUGUSTINE, FLORIDA 32084

VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
STANDARD HOUSING CODE 1997 EDITION, CH. 305, SEC. 305.3
CITY CODE, CHAPTER 19, SECTION 19-4

LIEN FILED AGAINST: **LES BONS TEMPS ROULER, LLC**

VIOLATION SITE: **52 SPRING STREET, ST. AUGUSTINE, FLORIDA 32084**

LEGAL DESCRIPTION: **RAVENSWOOD SUB LOTS 11 & ALL LOT 12 (EX N80 OF
E80FT) BLK 11 OR4115/287**

PARCEL NUMBER: **106830-0000**

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 Orders:

- **ORDER CLOSING CASE AND IMPOSING A FINE**
 - Dated August 13, 2019
 - Recorded in O.R. Book 4785, Page 1099 on August 27, 2019
- **ORDER IMPOSING LIEN**
 - Dated August 8, 2023
 - Recorded in O.R. Book 5811, Page 1935 on August 18, 2023

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

➤ **THE ABOVE REFERENCED LIENS HAVE BEEN PAID IN FULL.**

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

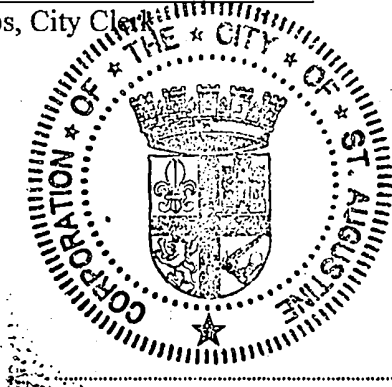
IN WITNESS WHEREOF, this Order Releasing Liens has been duly signed and executed by the Lienor, this 13th day of May, 2024.

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

By: [Signature]
Nancy Sikes-Kline, Mayor-Commissioner

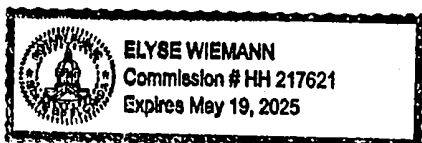
ATTEST:

[Signature: Darlene Galambos]
Darlene Galambos, City Clerk
(SEAL)



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 13th day of May, 2024.



[Signature: Elyse Wiemann]
Notary Public, State of Florida
(SEAL)

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

**ORDER
IMPOSING LIEN
CEAAB CASE NO. 2022-0294**

Public Records of St. Johns County, FL
Clerk number: 2023065773
BK: 5811 PG: 1935
8/18/2023 2:17 PM
Recording \$18.50

IN THE MATTER OF:

Les Bons Temps Rouler LLC
52 Spring 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 19-4- Certain growth and conditions prohibited.

ORDER

THIS MATTER originally came before the Board for public hearing on **August 8 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 **February 14, 2023** the Board issued an **"Order Approving Abatement"** which authorized the City of St. Augustine to abate the property for the violation of Chapter 19 Section 4. On **June 13, 2023** the board issued an **"Order Imposing a Fine"** which allowed the Respondent **thirty (30)** days to pay the fine in the amount of **\$401.02** for the cost of the abatement by the City of St. Augustine.

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 19-4.

The Board's previous order set forth a compliance date of **July 13, 2023**, and a fine of \$401.02. 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 \$401.02 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: 52 Spring Street, St. Augustine, FL 32084

Legal Description: RAVENSWOOD SUB LOTS 11 & ALL LOT 12 (EX N80 Of E80FT) BLK 11 OR4115/287

Parcel Number: 106830 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.

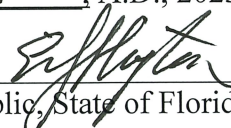
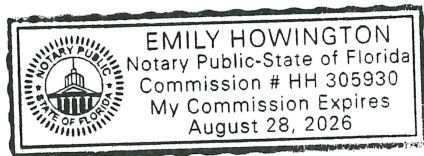


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

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.

RECEIPTS

Year/Bill	2024 2835508	Payment	Effective Date	03/05/2024
Category	02 Misc Cash Receipts		Entry Date/Time	03/05/2024 16:09
Receipt	2835508		Clerk	15961mor
Amount	59,576.02		Department	51310 Admin
Batch	11096882		Source	Payment Entry
Transaction	4212534		GL Eff. Date	03/05/2024
Customer			Posted Date	03/06/2024
Property Code			Yr/Per/Jnl	2024 06 125
Web Transaction? N			Batch Status:	Completed
External Batch			Reversal Status:	Not Reversed
Reference			Reason	Voided? N
Comment	TAX DEED CASE TD23-0053		Paid By Ref	SJC HISTORICAL ST. JOHNS COUNTY

Seq.	Pmt. Method	Check/Card	Paid By	Pay Date
Total Amount	Applied Amount	Deposit	Clear Date	
1	CHECK	145050		03/05/2024
	59,576.02	59,576.02		

Line	Charge	Description	Principal Paid	Interest Paid
1	G-MISC	MISCELLANEOUS REV-GE	59,576.02	0.00

Inst.	Principal Paid	Interest Paid
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No Installment detail records exist.