



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

A G E N D A

WEDNESDAY, JULY 3, 2024 - 9:00 AM

ALCAZAR ROOM

1. Introduction
2. Swearing in of Staff
3. Approval of Minutes
4. General Public Comments for Items Not on the Agenda
5. New Violation Hearing
 - a) CE2024-0268
Roots Construction LLC
C/O Largay Joseph
6 S. Whitney St
Ch. 28 Sec. 28-337 Parking,
storage or use of major
recreational equipment.
 - b) CE2024-0308
Santiago Antonio
Riberio Gilza Barreto
72 Anderson Street
Ch. 25 Sec.25-56 Tree removal and replacement.
 - c) CE2024-0318
Stehli Gary L
8 Hedrick St
Ch. 19 Sec. 19-4 Certain growth and
conditions prohibited

- d) CE2024-0319
Stehli Gary L
8 Hedrick St
Ch. 28 Sec. 28-33 Certificates
of occupancy
- e) CE2024-0323
Teisan Barbara W
Teisan Hilary Erin
Teisan Gregory Walton Teisan
Jeremy Adam
47 Grove Ave
Chapter 28, Sec. 28-347
Supplementary Regulations
Certain Uses
- f) CE2024-0331
Rast Delana I
35 San Marco Ave
Ch. 8 Sec. 8-301 Property
maintenance code
- g) CE2024-0374
Mis Ventures LLC
30 St. George St
Ch. 8 Sec. 8-608 Permit
required
- h) CE2024-0377
Goldberg Sanley
Willis Wendy Wynette
485 Arricola Ave
Ch. 8 Sec. 8-608- Permit
required.
- g) CE2024-0384
Stewart Luther C III
Stewart Jodi Lynn
311 Anastasia Blvd
Ch. 3 Sec. 3-23 Sign regulations
generally. (i) obsolete signs.

- j) CE2024-0407
Hardy Richard L
Hardy Tracey Y
117 Inlet Dr
Ch. 11 Sec. 11-28(a)-
Issuance of building permits

7. Fine Assignment Hearing

- a) CE2024-0219
Rima Ray
135 Menendez Rd
Ch. 8 Sec. 8-608- Permit required.

- b) CE2024-0227
Bicknell Family Trust
C/O Bicknell Lee
19 Milton St
Ch. 19 Sec. 19-3- Unlawful
conditions

- c) CE2024-0240
Sinclair Jason
Sinclair Kelley
208 Alcazar St
Ch. 8 Sec. 8-608 Permit
required.

8. Fine Reduction Hearing

- a) CE2024-0209
Teisan Barbara
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
47 Grove Ave
Ch. 28 Sec. 28-33-
Certificates of occupancy

9. Lien Hearing
 - a) None
10. Compliance Hearing
 - a) None
11. Previously Heard Cases Update
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, FLORIDA

Special Magistrate Hearing
June 5, 2024

The Special Magistrate held a hearing formal session at 9:00am, Wednesday, June 5, 2024, in the Alcazar Room at City Hall. The meeting was called to order by Nancy Stuparich, Special Magistrate, and the following were present:

Staff Present: Nancy Stuparich, Special Magistrate

April Owen, Assistant 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. INTRODUCTION TO NANCY STUPARICH, SPECIAL MAGISTRATE.

3. SWEARING IN OF STAFF

4. APPROVAL OF MINUTES

No minutes required for approval

5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None

6. DISCLOSURE OF EX-PARTE COMMUNICATIONS

None

7. BUILDING CODE VARIANCES

None

8. REVIEW OF NEW CASES

a. CE2024-0233

Balok Michael C
34 Phillips St
Ch 19. Sec. 19-3- Unlawful conditions.

Barry Fox relayed case information and Morganne Lanni provided testimony. On February 6, 2024, staff responded to a complaint of unsheltered junk and debris. As of May 27, the property was still out of compliance. Nancy Stuparich asked Morganne Lanni about the qualifications of a code enforcement officer and what are the duties and responsibilities of a code enforcement officer. The case photos were taken by Morganne Lanni. Nancy Stuparich asked how staff determined who is the property owner, Morganne Lanni replied via the property appraiser website. Nancy Stuparich asked about the inoperable vehicle, Morganne Lanni said the vehicle in front was unregistered and is now registered. The respondent was present. The respondent provided current pictures of backyard with car that is now registered. Nancy Stuparich asked if property remained in violation, Morganne Lanni said no, the property was now in compliance.

Motion

Nancy Stuparich made an Order to Find in Violation and close the case for compliance.

CITY OF ST. AUGUSTINE, FLORIDA

Special Magistrate Hearing
June 5, 2024

b. CE2024-0342

Rimel Aaron J
Ramliissoon-Rimel Asha
37 S. Whitney St
Ch. 25 Sec 25-56- Tree removal and replacement.

Barry Fox relayed case information and provided testimony. On April 16, 2024, staff responded to a complaint of trees being removed. Barry Fox observed a number of people pruning trees, a laurel oak tree had entire top cut off which rendered it removed. Nancy Stuparich asked about after the fact permits, Barry Fox replied that a Laurel oak is a significant tree and due to the size it would not be have been approved by Code Enforcement which means it would have required PZB approval and after the fact permits does not apply. The respondent was present, Aaron Rimel, had arborist look at tree remains and provided a document from an arborist on the nature of the tree removed.

MOTION

Nancy Stuparich made an Order Finding in Violation and imposed a fine of \$2,500 and required a replacement of the tree according to city code. In alternative to replacement an additional \$2,500 may be paid into the tree mitigation fund.

9. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2023-0208

Largay Josphe
6 Blanche Ln Ch 19 Sec 3- Unlawful conditions

Barry Fox provided case information and updates. On April 9, 2024, the CEAAB found the case in violation and issued an Order Finding Violation Remains which allowed the respondent 30 days 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 may be imposed. Respondent was present and stated the material on the property was used for jobs in the neighborhood.

MOTION

Nancy Stuparich made an Order Imposing a Fine and set the fine at \$250 per day for each day out of compliance. The respondent was given 10 days to come into compliance, the fine will accrue after 10 days.

c. CE2024-0209

Teisan Barbara W
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
47 Grove Ave
Ch. 28 Sec 28-33- Certificates of occupancy

Barry Fox provided case information and updates. A storage shed was converted to habitable space without approval. The CEAAB Found in Violation gave the respondent 10 days to convert the structure back to a non-habitable shed. The property is still out of compliance. Nancy Stuparich asked how staff became aware of the violation, staff replied the shed was being operated as a short-term rental and Morganne Lanni as the short-term rental officer verified it was not registered and complaints were received about the poor condition. The respondent was not present.

MOTION

Nancy Stuparich made an Order Imposing a Fine of \$250 per day until compliance met.

CITY OF ST. AUGUSTINE, FLORIDA

Special Magistrate Hearing
June 5, 2024

d. CE2024-0212

Teisan Barbara 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.

Barry Fox relayed case information and provided updates. The property was being used as a pay to park without approvals. The CEAAB issued an Order Imposing a Fine of \$500 for each day the violation was witnessed by staff for a total fine of \$2,000. The 30 day period to pay the fine has passed and the fine has not been paid.

MOTION

Nancy Stuparich made an Order Imposing a Lien of \$2,000.

e. CE2018-0607

Les Bons Temps Rouler LLC
52 Spring St.
Standard Housing Code 1997 Ed. Ch. 305 Sec. 305.3- Roofs

Barry Fox relayed case information and provided updates. The property lien was paid in full on March 5, 2024. The City Commission released the lien on May 13, 2024.

MOTION

Nancy Stuparich made an Order Closing the Case for Compliance.

f. CE2022-0294

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

Barry Fox relayed case information and provided updates. The property lien was paid in full on March 5, 2024. The City Commission released the lien on May 13, 2024.

MOTION

Nancy Stuparich made an Order Closing the Case for Compliance.

Nancy Stuparich, Special Magistrate called for a five minute recess while she deliberated on the Order for CE2024-0342.

10. PREVIOUSLY HEARD CASE UPDATES

a. CE2024-0227

Bicknell Family Trust
C/O Bicknell Lee
19 Milton St
Ch. 19 Sec. 19-3- Unlawful conditions.

Barry Fox relayed case information significant improvements and item tabled by CEAAB in April 2024. The case will return for a subsequent hearing as improvements have stopped.

CITY OF ST. AUGUSTINE, FLORIDA

Special Magistrate Hearing
June 5, 2024

11. CITY ATTORNEY ITEMS

None

12. OTHER BUSINESS

None

13. ADJOURNMENT

10:05AM

Nancy Stuparich, Special Magistrate

Emily Howington, Administrative Coordinator, Recording Secretary

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: June 26, 2024

SUBJECT: Case Number: CE2024-0268

RESPONDENT: Roots Construction Group LLC

LOCATION: 6 S Whitney St, Saint Augustine, FL 32084 Parcel

Number 1122800000

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

BACKGROUND INFORMATION:

My name is Curtis Boles, and I have been sworn in. I am a Code Enforcement Officer for the City of St. Augustine, in this capacity for approximately 22 years. This case, number CE2024-0268, concerns the property located at 6 S Whitney Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Roots Construction Group LLC, the registered agent has been identified as Joseph Largay Jr. and it is reflected as such on the agenda for today's meeting.

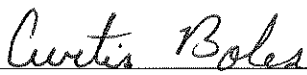
On March 1, 2024, I received information about the property regarding the storage of a large derelict pontoon boat and trailer stored on this property with no valid tag or registration. Upon inspection, I observed the trailer without workable axles and tires and confirmed the violation. On April 9, 2024 and again on April 25, 2024 I spoke with the owner, Mr. Largay, and I advised him of the violation and requested he remove the derelict boat. On May 16, 2024, an Official Notice of Violation was mailed to Joseph Largay Jr., giving him a compliance period of an additional ten days to correct the violation. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 28-337, for the improper storage of a derelict boat on the property.

The Notice of Violation was delivered to the Respondent by certified mail. In the Notice of violation, the Respondent was given ten (10) days to correct the violation and was informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the respondent. I feel the respondent does understand the violation. On March 1, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On May 16, 2024, I visually reinspected the property and noted the property owner had not come into compliance and the derelict boat remained. Because compliance was not achieved, on June 14, 2024, a Notice of Hearing was

issued, which was delivered to the Respondent via certified mail.

This concludes my presentation at this time pending any questions you may have.



Curtis Boles
Code Enforcement Officer

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

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

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

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







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: Roots Construction Group

Address: 6 South Whitney Street

Case #: CE 2024-0268

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

SITE OF VIOLATION: 6 South Whitney Street

LEGAL DESCRIPTION: (2) DANCY TR S70 OF E52FT OF LOT 1 BLK 27 OR 4551 / 1787

Parcel ID: 201190 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 1, 2024 which revealed the following violations:

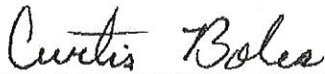
Property and or tract of land is being used to store major recreational equipment (Pontoon Boat) without having a valid tag or registration. Pontoon Boat sets less than the (5) feet required setbacks and trailer is without workable axle or tires.

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 **(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 major recreational equipment (Pontoon Boat) and call for inspection, then appear before the Special Magistrate.

Notice of Violation
CE2024-0268

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



Curtis Boles
Code Enforcement Inspector

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 9489 0090 6577 5159 19

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.



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**

June 14, 2024

IN THE MATTER OF: Name: Roots Construction Group LLC
C/O Largay Joseph

Address: 6 South Whitney Street, St. Augustine, FL 32084

Case #: CE2024-0268

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 6 S Whitney Street, St. Augustine, FL 32080

LEGAL DESCRIPTION: (2) DANCY TR S70 OF E52FT OF LOT 1 BLK OR
4551/1787

PARCEL NUMBER: 201190 0000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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:

Property and or tract of land is being used to store major recreational equipment (Pontoon Boat) without having a valid tag or registration. Pontoon Boat sets less than the (5) feet required setbacks and trailer is without workable axle or tires.

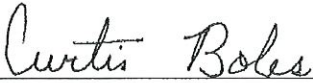
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective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

Notice of Hearing
CE2024-0268

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.

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.



Curtis Boles
Code Enforcement Inspector

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

Certified Mail Number: **9489 0090 0027 6577 5159 19**
9489 0090 0027 6577 5169 26

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.

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID	1122800000
Location Address	6 S WHITNEY ST SAINT AUGUSTINE 32084-0000
Neighborhood	King-Madore (COM) (2500.01)
Tax Description*	(2) DANCY TR S70 OF E52FT OF LOT 1 BLK 27 OR4551/1787 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	Dancy Tract of New Augustine Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.090
Homestead	N

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

Owner Information

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

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: June 26, 2024

SUBJECT: Case Number: CE2024-0308

RESPONDENT: Santiago Antonio Et AL
Ribeiro Gilza Barreto

LOCATION: 72 Anderson Street, Saint Augustine, FL 32084 Parcel
Number 1248900000

VIOLATION: City Code, Chapter 25, Section 25-56(a)- Tree removal and
replacement.

BACKGROUND INFORMATION:

My name is Curtis Boles, and I have been sworn in. I am a Code Enforcement Officer for the City of St. Augustine, in this capacity for approximately 22 years. This case, number CE2024-0308, concerns the property located at 72 Anderson Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Antonio Santiago and Gilza Ribeiro (hereinafter referred to as Respondents) and it is reflected as such on the agenda for today's meeting.

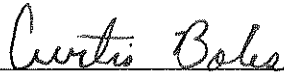
On March 24, 2024, I received information about this property regarding the removal of a 17" Southern Red Oak tree at its base, without obtaining a permit. Upon inspection, I observed that a tree had been removed from this location and confirmed that no permit or arborist report had been issued. On April 4, 2024 I spoke with the owner's sister, Nilza Ribeiro and I advised her of the violation and she agreed to replant two Southern Red Oaks within a period of fourteen (14) days. On May 14, 2024, an Official Notice of Violation was mailed via certified mail to the Respondents. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 25, Section 25-56(a), for the removal of the tree without a permit.

On May 22, 2024 I received an email from Nilza Ribeiro stating she had planted replacement trees. On June 6, 2024 I inspected the planted replacement trees and confirmed that two Southern Oaks had been planted on the property.

I have established contact with the respondent. I feel the respondent does understand the violation. On March 25, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On June 7, 2024, I reinspected the property and photographed the planted replacement trees. On June 13, 2024 a Notice of Hearing was issued, which was delivered to the Respondent via certified mail, posted at the City Clerk's

Office, and posted at the address of the violation.

This concludes my presentation at this time pending any questions you may have.

A handwritten signature in cursive script, reading "Curtis Boles", is written over a horizontal line.

Curtis Boles
Code Enforcement Officer

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

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

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)





City of St. Augustine, FL
Planning & Building Department

STOP WORK ORDER

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

SITE ADDRESS: 72 Anderson Street

PARCEL NO. _____

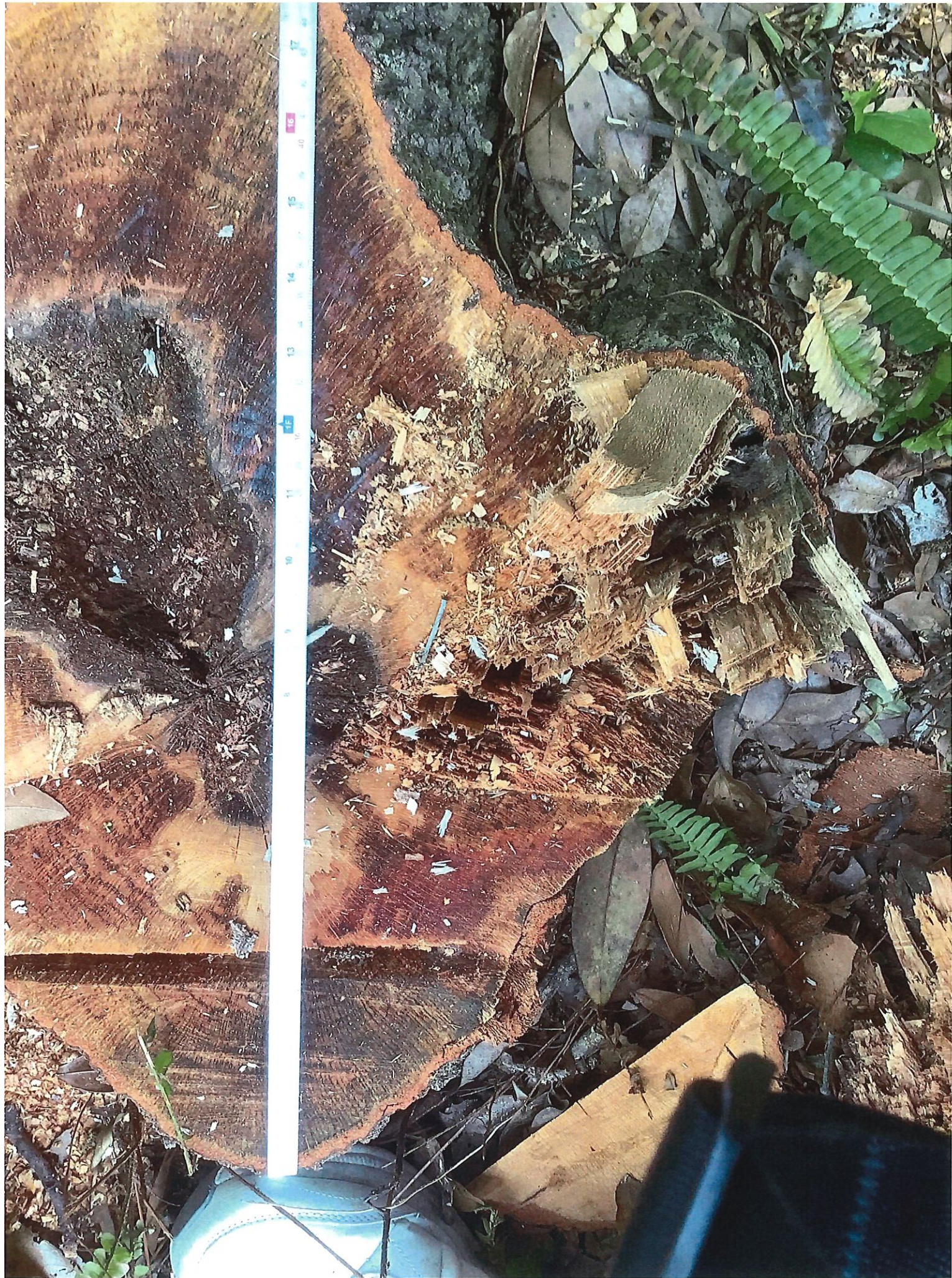
VIOLATION(S) _____

CORRECTIVE ACTION REQUIRED _____

By: Curtis Boles
Code Enforcement Officer

Posting Date: March 25, 2024

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







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

CODE ENFORCEMENT DIVISION

May 14, 2024

IN THE MATTER OF: Name: Santiago Antonio Et Al 100% and Ribeiro Gilza
Barreto 100%

Address: 14823 87TH Street North

Case #: CE 2024-0308

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 a – Southern Red Oak 17 inches removed without permit.

SITE OF VIOLATION: 72 Anderson Street

LEGAL DESCRIPTION: E1/2 HUERTAS GRANT SUB BLK 12 ALL LOT3 OR 5825 /
289

Parcel ID: 124890 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 25, 2024 which revealed the following violations:

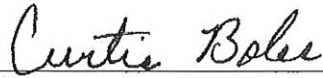
A person directly or indirectly cut down Southern Red Oak within city, without first obtaining a permit.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **(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:

Replanting and appearing before the Code Enforcement Adjustment and Appeals Board.

Notice of Violation
CE2024-0308

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



Curtis Boles
Code Enforcement Inspector

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 5169 02

CEAAB File
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.



CITY OF
ST AUGUSTINE
EST. 1666

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**

June 13, 2024

IN THE MATTER OF: Name: Santiago Antonio Et Al
Ribeiro Gilza Barreto

Address: 72 Anderson St, St. Augustine, FL 32084

Case #: CE2024-0308

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: 72 Anderson St, St. Augustine, FL 32084

LEGAL DESCRIPTION: E1/2 HURTAS GRANT SUB BLK 12 ALL LOT3 OR
5825/289

124890 0000

PARCEL NUMBER:

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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 person directly or indirectly cut down a Southern Red Oak within the city without first obtaining a permit.

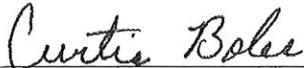
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of

Notice of Hearing
CE2024-03 08

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.

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.



Curtis Boles
Code Enforcement Inspector

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

Certified Mail Number: **9489 0090 0027 6577 5169 02**

cc: David Birchm, 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.

OWNER'S AUTHORIZATION FOR AGENT

MILZA B. RIBEIRO is/are hereby authorized TO ACT ON BEHALF

OF, the owner(s) of those lands described within the attached application, and as described in

The attached deed or other such proof of ownership as may be required, in applying the City of

St. Augustine's:

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

For property located at: _____

BY:

[Signature]

Signature of Owner

GILZAB. RIBEIRO

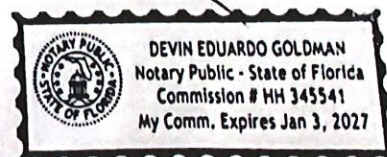
Print Name of Owner

954.822.0347

Telephone

Sworn to and subscribed before me on this 22nd day of April, 2024.

Notary Public: *[Signature]*



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 1248900000
 Location Address 72 ANDERSON ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Madore-Columbus Street (SF) (2510)
 Tax Description* E1/2 HUERTAS GRANT SUB BLK 12 ALL LOT 3 OR5825/289
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.200
 Homestead N

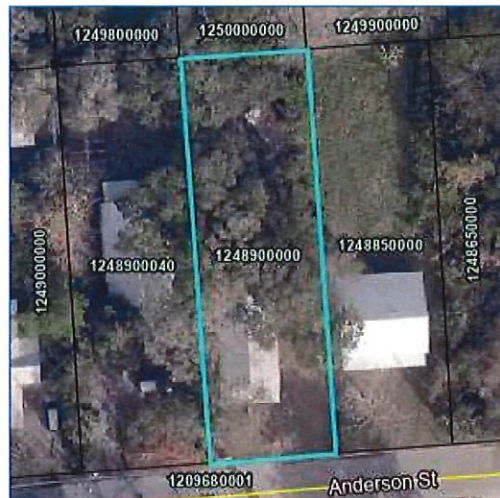
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name [Santiago Antonio Et AL](#) 100%
 Ribeiro Gilza Barreto 100%
 Mailing Address 14823 87TH ST N
 LOXAHATCHEE, FL 33470-0000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: June 27, 2024

SUBJECT: Case Number: CE2024-0318

RESPONDENT: Gary L. Stehli

LOCATION: 8 Hedrick St., Saint Augustine, FL 32080;

Parcel Number 201190 0000

VIOLATION: City Code, Chapter 19, Section 19-4

Certain Growth and Conditions Prohibited.

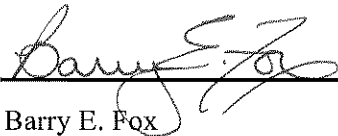
BACKGROUND INFORMATION:

My name is Barry Fox, and I have been sworn in. I am the Code Enforcement Manager for the City of St Augustine and have been in this capacity for approximately three years. This case, number CE2024-0318, concerns the property located at 8 Hedrick St., located within the City of Saint Augustine, in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Gary L. Stehli, and it is reflected as such on the agenda for today's meeting.

On April 3, 2024, I received a complaint from members of the St. Augustine Police Department about the property regarding a junk and debris issue. The St. Augustine Police Department was on site in reference to the lawful service of a criminal search warrant. Upon inspection, I observed and photographed large amounts of junk and debris piled in multiple areas of the property. I spoke with the owner, Mr. Stehli on April 3, 2024 and advised him of the violation and discussed how to come into compliance.

When I established contact with the respondent, I felt he understood the violation. The photographs accurately show what I observed on that date and have not been altered in any way. The case was referred to Inspector C. Boles for further investigation.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in black ink, appearing to read "Barry E. Fox". The signature is stylized with a large, looped "B" and a long, sweeping underline that extends to the right, crossing a horizontal line.

Barry E. Fox
Code Enforcement Manager

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: June 27, 2024

SUBJECT: Case Number: CE2024-0318

RESPONDENT: Gary L. Stehli

LOCATION: 8 Hedrick St., Saint Augustine, FL 32080;

Parcel Number 201190 0000

VIOLATION: City Code, Chapter 19, Section 19-4

Certain Growth and Conditions Prohibited.

BACKGROUND INFORMATION:

My name is Curtis Boles, and I have been sworn in. I am the Code Enforcement Officer for the City of St Augustine and have been in this capacity for approximately twenty-two years. This case, number CE2024-0318, concerns the property located at 8 Hedrick St., located within the City of Saint Augustine, in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Gary L. Stehli, and it is reflected as such on the agenda for today's meeting.

On April 3, 2024, I was contacted by Mr. Fox and advised that he had visited and photographed a junk and debris violation at 8 Hedrick Street. Mr. Fox supplied me with pictures he had taken at the time he was on the property. I reviewed the photos and determined that a violation is occurring on the property. I attempted to contact the owner, Mr. Stehli on April 12, 2024 and April 25, 2024, but was unsuccessful in my efforts.

On May 16, 2024, a Notice of Violation was delivered to the Respondent by certified mail. In the Notice of violation, the Respondent was given ten (10) days to correct the violation and was informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have not established contact with the respondent. I feel the respondent does understand the violation. On May 28, 2024, I received an email from a neighbor, Rebecca King, in reference to a complaint of the same nature at this property.

Because the property is surrounded by a wall, and the owner has not reached out to coordinate a compliance inspection, I believe that compliance has not been achieved, a Notice of Hearing was issued on June 10, 2024, which was delivered to the Respondent via certified mail and posted at the City Clerk's Office.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in cursive script that reads "Curtis Boles". The signature is written in dark ink and is positioned above a horizontal line.

Curtis Boles
Code Enforcement Officer

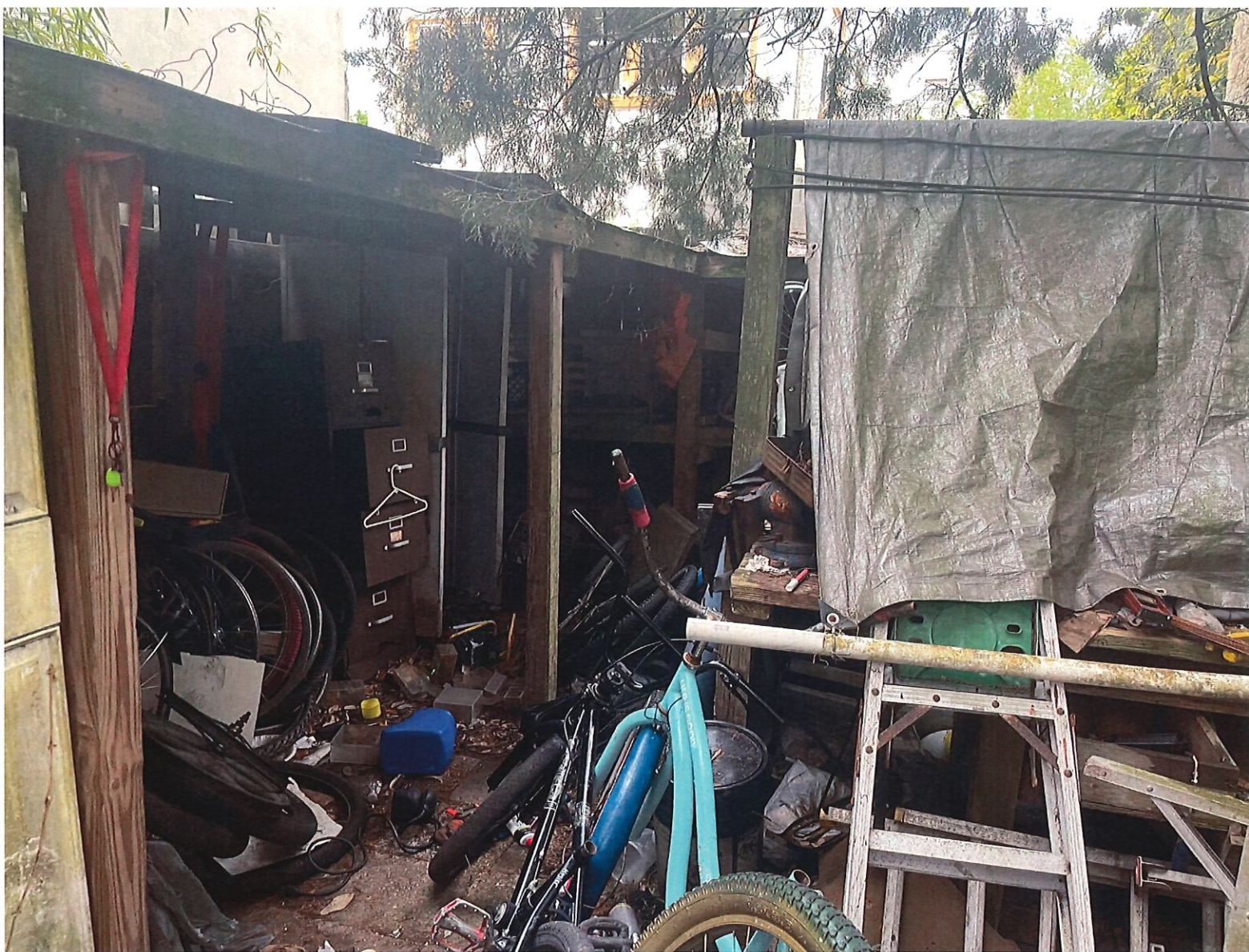
Sec. 19-4. - Certain growth and conditions prohibited.

It shall be unlawful on any lot, parcel or tract of land within the city to allow weeds, grass, or underbrush to grow thereon to a height of twelve (12) inches or more from the ground; or to allow garbage, junk, refuse, dead trees, or other unsightly or unsanitary matter to remain thereon; or to allow conditions to remain thereon that create harborage for rodents, vermin, or mosquitos; or to allow the existence of depressions, excavations, containers, or any other condition on such premises wherein untreated water may accumulate and stand in such a manner as to make possible the propagation of mosquitoes thereon.

(Code 1964, § 14-14; Ord. No. 19-05, § 1, 4-22-19)









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

CODE ENFORCEMENT DIVISION

May 15, 2024

IN THE MATTER OF: Name: Gary L Stehli
Address: 8 Hedrick Street
Case #: CE 2024-0318

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section : Chapter 19, Sec. 19-4 – Certain growth and conditions prohibited.

It shall be unlawful on any lot, parcel or tract of land within the city to allow weeds, grass, or underbrush to grow thereon to a height of twelve (12) inches or more from the ground; or to allow garbage, junk, refuse, dead trees, or other unsightly or unsanitary matter to remain thereon; or to allow conditions to remain thereon that create harborage for rodents, vermin, or mosquitos; or to allow the existence of depressions, excavations, containers, or any other condition on such premises wherein untreated water may accumulate and stand in such a manner as to make possible the propagation of mosquitoes thereon.

SITE OF VIOLATION: 8 Hedrick Street

LEGAL DESCRIPTION: CITY OF ST AUG (EAST OF LAKE) (SF) (612) 5 CITY OF ST AUG PT OF 43-B & MARSH ADJ BOUNDED N BY MCCARTER SCALES & GORKA E BY MCALOON SCALES GORKA & GIBSON & BY HEDRICK ST & ITS W'LY EXT TO CREEK & W BY CHANNEL OF CREEK OR 749 / 1682 & 820 / 1010 Q/C & 1258 / 1059 (Q / C) & 42010 / 693

Parcel ID: 201190 0000

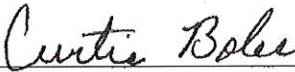
The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 12, 2024 which revealed the following violations:

Notice of Violation
CE2024-0318

Property and or tract of land has weeds, grass or underbrush over the height of twelve (12) inches and garbage, junk and unsightly or unsanitary matter that create harborage for rodents, vermin, or mosquitos. Existence of excavations and containers holding water and accumulation of propagation of mosquitoes.

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 **(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:

Removing all junk and debris and calling for inspection, then appearing before the Code Enforcement Adjustment and Appeals Board.


Curtis Boles
Code Enforcement Inspector

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210

(904) 825-1066

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

Certified Mail Number: 9489 00900265751753

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



CITY OF
ST AUGUSTINE
EST. 1664

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**

June 13, 2024

IN THE MATTER OF: Name: Stehli Gary L

Address: 8 Hedrick St, St. Augustine, FL 32084

Case #: CE2024-0318

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 8 Hedrick St, St. Augustine, FL 32084

LEGAL DESCRIPTION: CITY OF ST AUG (EAST OF LAKE) (SF) (612) 5 CITY
OF ST AUG PT OF 43-B & MARSH ADJ BOUNDED N
BY MCCARTER SCALES & GORKA E BY MCALOON
SCALES GORKA & GIBSON & BY HEDRICK ST &
ITS W'LY EXT TO CREEK & W BY CHANNEL OF
CREEK OR 749 / 1682 & 820 / 1010 Q/C & 1258 / 1059
(Q / C) & 42010 / 693

PARCEL NUMBER: 201190 0000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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:

Property has weeds and grass over height of 12 inches and garbage, junk, and unsightly or unsanitary matter that create harborage for rodents, vermin, or mosquitos. Existence of excavations and containers holding water and accumulation of propagation of mosquitos.

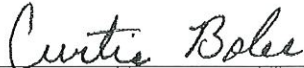
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of

Notice of Hearing
CE2024-0318

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.

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.



Curtis Boles
Code Enforcement Inspector

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

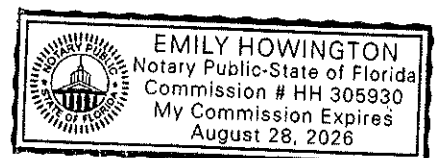
Certified Mail Number: **9489 0090 0027 6577 5170 53**

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.

Notice of Violation
CE2024-0318

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.



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 2011900000
 Location 8 HEDRICK ST
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood City of St Aug (east of lake) (SF) (612)
 Tax 5 CITY OF ST AUG PT OF 43-B & MARSH ADJ BOUNDED N BY
 Description* MCCARTER SCALES & GORKA E BY MCALOON SCALES GORKA &
 GIBSON & S BY HEDRICK ST & ITS W'LY EXT TO CREEK & W BY
 CHANNEL OF CREEK OR 749/1682 & 820/1010 Q/C & 1258/1095(Q/C)
 & 42010/693
 *The Description above is not to be used on legal documents.
 Property Use Single Family (0100)
 Code
 Subdivision City of St Augustine
 Sec/Twp/Rng 20-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 2.770
 Homestead Y

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

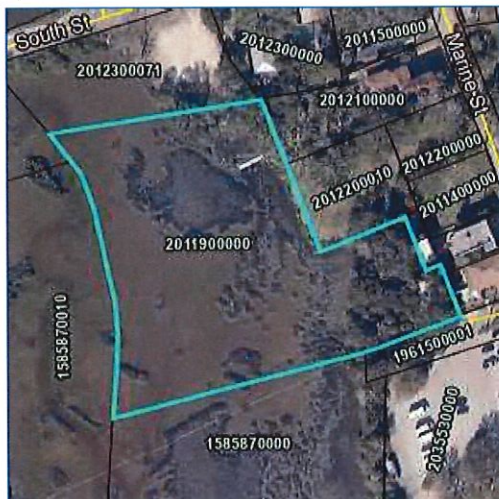

Owner Information

Owner Name Stehli Gary L 100%
 Stehli Gary Living Trust 0%
 Stehli Gary L Trustee 0%
 Mailing Address 8 HEDRICK ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000
Senior Exemption		\$50,000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 1, 2024

SUBJECT: Case Number: CE2024-0319

RESPONDENT: Gary L. Stehli

LOCATION: 8 Hedrick St., Saint Augustine, FL 32080;

Parcel Number 201190 0000

VIOLATION: City Code, Chapter 28, Section 28-33

Certificates of occupancy.

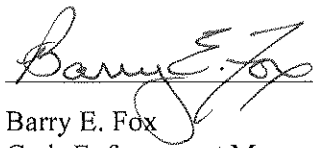
BACKGROUND INFORMATION:

My name is Barry Fox, and I have been sworn in. I am the Code Enforcement Manager for the City of St Augustine and have been in this capacity for approximately three years. This case, number CE2024-0319, concerns the property located at 8 Hedrick St., located within the City of Saint Augustine, in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Gary L. Stehli, and it is reflected as such on the agenda for today's meeting.

On April 3, 2024, I received a complaint from members of the St. Augustine Police Department about the property regarding multiple people living within multiple out structures. The St. Augustine Police Department was on site in reference to the lawful service of a criminal search warrant. Upon inspection, I observed and photographed several independent structures on the property that appeared to have bedding, and other items consistent with human occupancy. I spoke with the owner, Mr. Stehli on April 3, 2024 and advised him of the violation and discussed how to come into compliance.

When I established contact with the respondent, I felt he understood the violation. The photographs accurately show what I observed on that date and have not been altered in any way. The case was referred to Inspector C. Boles for further investigation.

That concludes my presentation at this time pending any questions you may have.



Barry E. Fox
Code Enforcement Manager

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: June 27, 2024

SUBJECT: Case Number: CE2024-0319

RESPONDENT: Gary L. Stehli

LOCATION: 8 Hedrick St., Saint Augustine, FL 32080;

Parcel Number 201190 0000

VIOLATION: City Code, Chapter 28, Section 28-33

Certificates of occupancy.

BACKGROUND INFORMATION:

My name is Curtis Boles, and I have been sworn in. I am the Code Enforcement Officer for the City of St Augustine and have been in this capacity for approximately twenty-two years. This case, number CE2024-0319, concerns the property located at 8 Hedrick St., located within the City of Saint Augustine, in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Gary L. Stehli, and it is reflected as such on the agenda for today's meeting.

On April 3, 2024, I was contacted by Mr. Fox and advised that he had visited and photographed a possible occupancy violation at 8 Hedrick Street. Mr. Fox supplied me with pictures he had taken at the time he was on the property. I reviewed the photos and determined that a violation is occurring on the property. I believe there are at least three unpermitted structures that people were found sleeping in located on the property. I attempted to contact the owner, Mr. Stehli on April 12, 2024 and April 25, 2024, but was unsuccessful in my efforts.

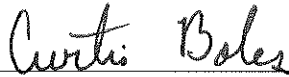
On May 16, 2024, a Notice of Violation was delivered to the Respondent by certified mail. In the Notice of violation, the Respondent was given ten (10) days to correct the violation and was informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have not established contact with the respondent. I feel the respondent does understand the violation. On May 28, 2024, I received an email from a neighbor, Rebecca King, in reference to a

complaint of the same nature at this property.

Because the property is surrounded by a wall, and the owner has not reached out to coordinate a compliance inspection, I believe that compliance has not been achieved, a Notice of Hearing was issued on June 10, 2024, which was delivered to the Respondent via certified mail and posted at the City Clerk's Office.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in cursive script that reads "Curtis Boles". The signature is written in dark ink and is positioned above a horizontal line.

Curtis Boles
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)









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

CODE ENFORCEMENT DIVISION

May 15, 2024

IN THE MATTER OF: Name: Gary L Stehli
Address: 8 Hedrick Street
Case #: CE 2024-0319

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.

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.

SITE OF VIOLATION: 8 Hedrick Street

LEGAL DESCRIPTION: CITY OF ST AUG (EAST OF LAKE) (SF) (612) 5 CITY OF ST AUG PT OF 43-B & MARSH ADJ BOUNDED N BY MCCARTER SCALES & GORKA E BY MCALOON SCALES GORKA & GIBSON & BY HEDRICK ST & ITS W'LY EXT TO CREEK & W BY CHANNEL OF CREEK OR 749 / 1682 & 820 / 1010 Q/C & 1258 / 1059 (Q / C) & 42010 / 693

Parcel ID: 201190 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 12, 2024 which revealed the following violations:

Property and or tract of land is being occupied or used, and building or structures have been erected, constructed, reconstructed or altered and occupied without a use permit and

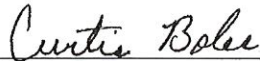
Notice of Violation
CE2023-XX

not approved by the Planning and Building Department. Buildings or structures do not comply with all requirements of City building and health and safety regulations.

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 **(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 all occupied structures without a use permit and or Certificate of Occupancy and call for inspection, then appearing before the Code Enforcement Adjustment and Appeals Board.

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



Curtis Boles
Code Enforcement Inspector

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 9489 00900265751746

cc: David Birchim, City Manager
CEAAB File



CITY OF
ST. AUGUSTINE
— 151, 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**

June 13, 2024

IN THE MATTER OF: Name: Stehli Gary L

Address: 8 Hedrick St, St. Augustine, FL 32084

Case #: CE2024-0319

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: 8 Hedrick St, St. Augustine, FL 32084

LEGAL DESCRIPTION: CITY OF ST AUG (EAST OF LAKE) (SF) (612) 5 CITY
OF ST AUG PT OF 43-B & MARSH ADJ BOUNDED N
BY MCCARTER SCALES & GORKA E BY MCALOON
SCALES GORKA & GIBSON & BY HEDRICK ST &
ITS W'LY EXT TO CREEK & W BY CHANNEL OF
CREEK OR 749 / 1682 & 820 / 1010 Q/C & 1258 / 1059
(Q / C) & 42010 / 693

PARCEL NUMBER: 201190 0000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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:

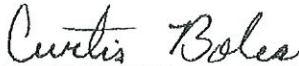
Property is being occupied or used, and building or structures have been erected, constructed, reconstructed or altered and occupied without a use permit and not approved by the Planning and Building Department. Buildings or structures do not comply with all requirements of City building and health and safety regulations.

Notice of Hearing
CE2024-0319

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.

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.



Curtis Boles
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5170 46

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.

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 2011900000
 Location 8 HEDRICK ST
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood City of St Aug (east of lake) (SF) (612)
 Tax 5 CITY OF ST AUG PT OF 43-B & MARSH ADJ BOUNDED N BY
 Description* MCCARTER SCALES & GORKA E BY MCALOON SCALES GORKA & GIBSON & S BY HEDRICK ST & ITS W'LY EXT TO CREEK & W BY CHANNEL OF CREEK OR 749/1682 & 820/1010 Q/C & 1258/1095 (Q/C) & 42010/693
 *The Description above is not to be used on legal documents.
 Property Use Single Family (0100)
 Code
 Subdivision City of St Augustine
 Sec/Twp/Rng 20-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 2.770
 Homestead Y

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

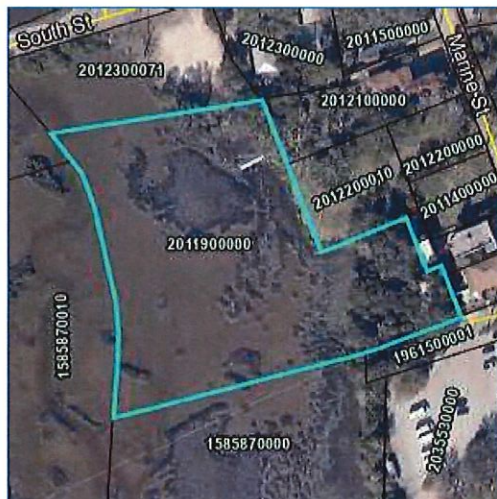

Owner Information

Owner Name Stehli Gary L 100%
 Stehli Gary Living Trust 0%
 Stehli Gary L Trustee 0%
 Mailing Address 8 HEDRICK ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000
Senior Exemption		\$50,000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Special Magistrate

DATE: June 26, 2024

SUBJECT: Case Number: CE2024-0323

RESPONDENTS: Teisan Barbara W, Teisan Hilary Erin, Teisan Gregory Walton, Teisan Jeremy Adam

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

VIOLATION: City Code, Chapter 28, Section 28-347(3)- Supplementary
Regulations Certain
Uses

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St. Augustine, in this capacity for approximately 7 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number CE2024-0323, concerns the property located at 47 Grove Avenue, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Teisan, Barbara W, Teisan, Hilary Erin, Teisan, Gregory Walton, Teisan, Jeremy Adam, (hereinafter referred to as Respondents) and it is reflected as such on the agenda for today's meeting.

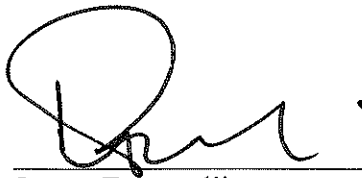
On March 30, 2024, I received information about this property regarding the use of the property as a pay to park lot. Upon inspection, I observed a white male, later identified as Jeremy Adam Teisan, waving vehicles into the rear of the property, performing a hand-to-hand transaction, and upon completion, directing the vehicle to a specific area within the property boundary to park. This Inspector approached Subject and directed him to stop and he stated, "I'm parking cars for Mr. Patel next door."

On June 12, 2024, an Official Notice of Violation was attached to the front door to the residence. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 28-347(3), Supplementary Regulations for Certain Uses.

Based upon prior contact with the respondent, I feel the respondent does understand the violation. On March 30, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On April 7, 2024, it was reported Subject was again utilizing the property as a pay to park lot. Upon inspection Subject was not observed; however, there were a number of vehicles parked on the property but Inspector was unable to ascertain if they were associated with the residence.

On June 21, 2024 a Notice of Hearing was issued, which was delivered to the Respondent via Certified Mail, posted at the City Clerk's Office, and posted at the address of the violation.

This concludes my presentation at this time pending any questions you may have.

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

James Tomaselli
Code Enforcement Officer

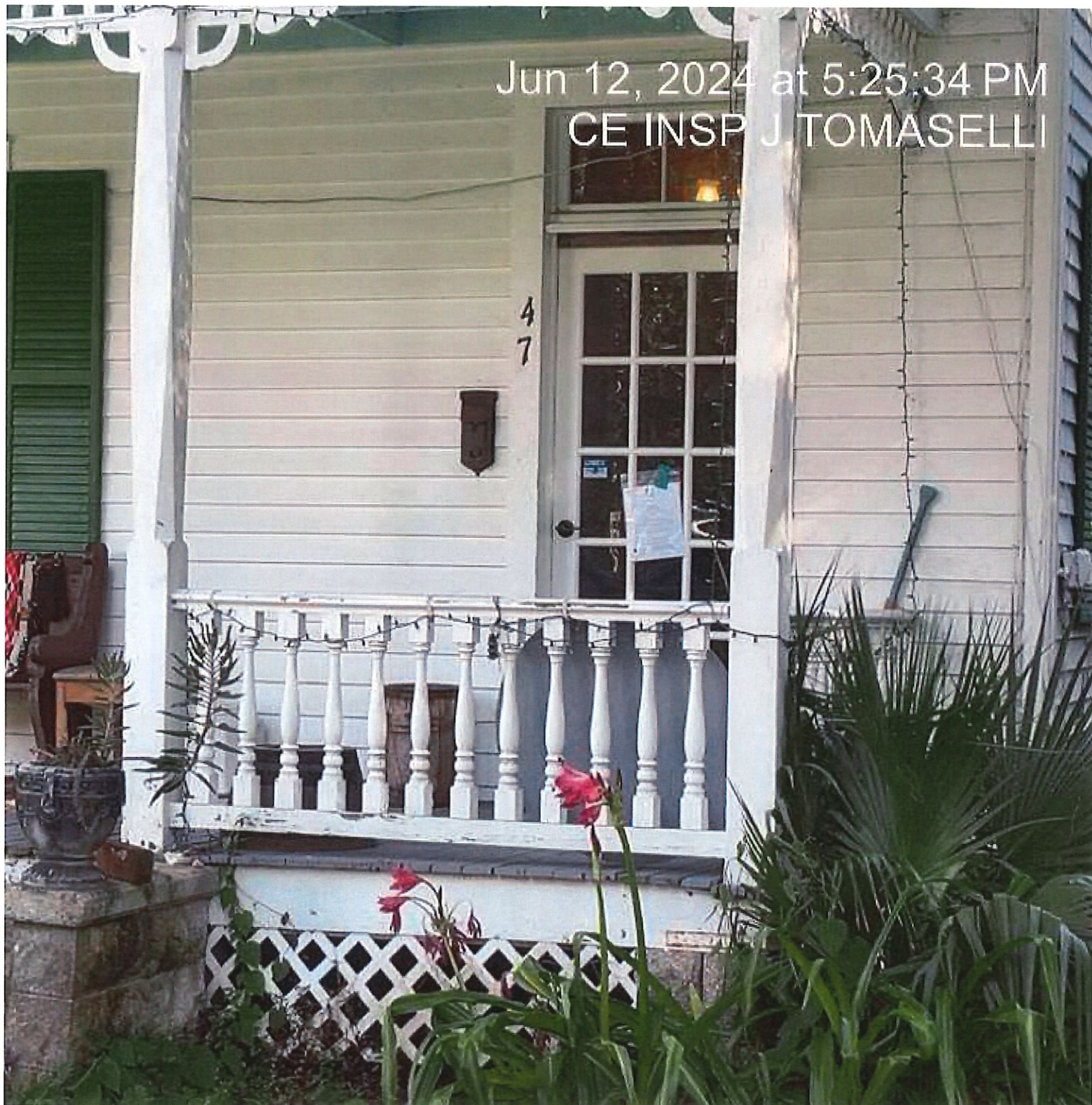
Sec. 28-347. - Supplementary regulations for certain uses.

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

- (1) *Home occupations and home office, private.* Home occupations and Home office, private shall have the same meaning and comply with the same criteria as home-based businesses pursuant to F.S. § 559.955, as may be amended from time to time.
- (2) *Day nurseries.* Day nurseries, including kindergartens and child care centers, but excluding child care homes, shall be a permissible use by exception in all residential districts, except RS-1, subject to all of the following conditions:
 - a. Indoor usable space shall consist of space available for indoor play, classrooms, activity areas or map areas, and shall not be less than twenty (20) square feet per child.
 - b. Outdoor play areas shall be enclosed by a fence or wall of at least four (4) feet in height and such area shall not be less than forty-five (45) square feet per child and shall contain sufficient space for use by fifty (50) percent of the maximum enrollment at one time.
 - c. All facilities, operation and maintenance shall meet all applicable city or state regulations for such use.
 - d. An application for exception, where required, shall state the maximum number of children to be accommodated; and in no case shall the number of children approved in the grant of exception be exceeded.
 - e. A site plan shall be submitted indicating designated indoor and outdoor space, fences or walls, vehicular ingress and egress, off-street parking areas, and loading and unloading areas. The site plan shall be approved with the exception and shall be maintained according to the plan as long as the use exists.
- (3) *Parking lots.* Off-street parking lots shall be a permissible use by exception in all districts where such lots are within four hundred (400) feet of premises requiring off-street parking; such lots in residential districts shall also conform to the following:
 - a. A six-foot solid masonry wall or fence shall be erected along all property lines adjunct to residentially zoned property.
 - b. No source of illumination for such lots shall be directly visible from any window in any residence in the residential district.
 - c. There shall be no movement of any vehicles on such lots between the hours of 11:00 p.m. and 7:00 a.m.
 - d. There shall be no sales or service activity of any kind on such lots.

- e. Vehicles prohibited from being parked in residential districts by section 28-336 shall not be permitted to be parked on such lot.
 - f. All parking lots shall be paved with erosion-resistant material in accordance with city specifications (see division 2 of this article).
- (4) *Railroads*. Railroad right-of-way and trackage (but not switching, loading, freight or storage yards; building and maintenance structures) are permissible uses by exception in all residential districts.
- (5) *Schools*. Private elementary and high schools with academic curriculum similar to those of public elementary and high schools are permissible uses by exception in all residential districts.
- (6) *Churches*. Churches (but not temporary revival establishments) are permissible uses by exception in all residential districts.
- (7) *Bar, cocktail lounge, saloon, tavern and/or restaurant in connection with hotel or motel*. Where such use is a permitted use by exception it shall be subject to all of the following conditions:
- a. The use of the premises for a bar, cocktail lounge, saloon, tavern or restaurant shall be clearly incidental and subordinate to the use of the premises as a hotel or motel and shall under no circumstances change the hotel-motel character thereof.
 - b. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such bar, cocktail lounge, saloon, tavern or restaurant, except that one (1) sign may be permitted, not exceeding one (1) square foot in area, nonilluminated, mounted flat against the wall of the building.
 - c. No traffic shall be generated by such bar, cocktail lounge, saloon, tavern or restaurant in greater volumes than could normally be expected in the zoning district and any need for parking generated by the conduct of such bar, cocktail lounge, saloon, tavern or restaurant shall meet the off-street parking requirements of this Code in other than the required front yard.
 - d. No equipment or process shall be used in such bar, cocktail lounge, saloon, tavern or restaurant, which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
 - e. The principal use of the bar, cocktail lounge, saloon, tavern or restaurant shall be for the guests of the motel or hotel.
 - f.

Jun 12, 2024 at 5:25:34 PM
CE INSP J TOMASELLI











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

CODE ENFORCEMENT DIVISION

June 12 2024

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

Address: **47 Grove Avenue St Augustine FL 32084-3251**

Case #: **CE2024-0323**

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. 28-347 Supplementary Regulations Certain Uses
comply.**

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

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

PARCEL NUMBER: **1940200000**

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 5, 2024 which revealed the following violations:

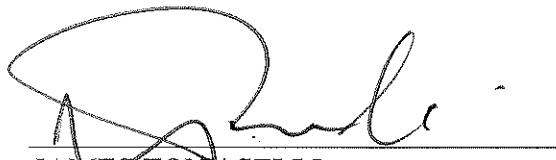
**Subject, identified as Jeremy Teisan was observed utilizing the rear of
47 Grove Avenue as a pay to park lot.**

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

Notice of Violation
CE2024-0323

STOP UTILIZING PROPERTY AS A COMMERCIAL PARKING LOT.

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.

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

JAMES TOMASELLI
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 9489 0090 0027 6577 5171 21

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.



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**

June 13, 2024

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

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

Case #: CE2024-0323

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- 347 Supplementary Regulations Certain Uses

SITE OF VIOLATION: 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 purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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:

**Subject, identified as Jeremy Teisan was observed utilizing the rear of
47 Grove Avenue as a pay to park lot.**

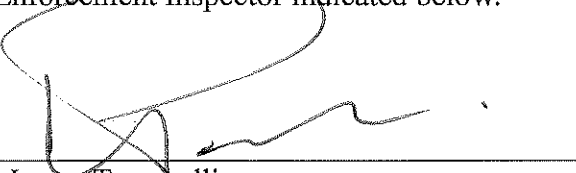
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective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

Notice of Hearing
CE2024-0323

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.

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.


James Tomaselli
Code Enforcement

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

Certified Mail Number: **9489 0090 0027 6577 5170 60**

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

Teisan Barbara W, Teisan Hilary Erin,
Teisan Gregory Walton,
Teisan Jeremy Adam
47 Grove Avenue
Saint Augustine, FL 32080

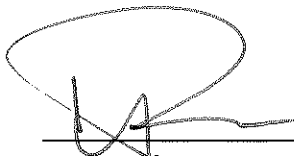
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER:

I, James Tomaselli, being duly sworn and deposed say:

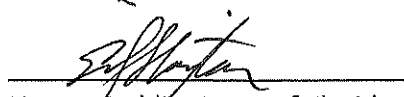
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 03, 2024.
3. That on , June 12, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on , I
☐ Hand delivered said Notice to _____ at _____.

FURTHER, Affiant saith not.



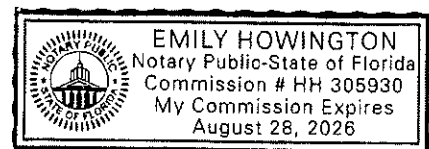
Code Enforcement Inspector

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



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Teisan Barbara W, Teisan Hilary Erin,
Teisan Gregory Walton,
Teisan Jeremy Adam

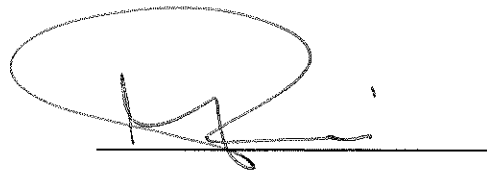
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0323

I, James Tomaselli, being duly sworn and deposed say:

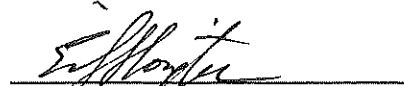
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 20, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 3, 2024.
3. That on June 20, 2024, I
☒ Posted said Notice on the property located at 47 Grove Street Saint Augustine Fl 32084
4. That on June 20, 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.

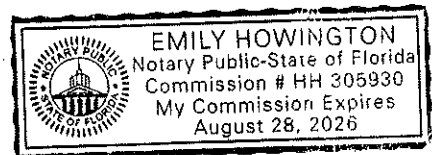


Code Enforcement Inspector

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


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID 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

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


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 Special Magistrate

DATE: June 21, 2024

SUBJECT: Case Number: CE2024-0331

RESPONDENT: Rast Delana I

**LOCATION: 35 San Marco Avenue, Saint Augustine, FL 32084 Parcel
Number 1947200000**

VIOLATION: City Code, Chapter 8, Section 301- Property maintenance code.

BACKGROUND INFORMATION:

My name is Morganne Lanni, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately two years. This case, number CE2024-0331, concerns the property located at 35 San Marco Avenue, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Delana I Rast, and it is reflected as such on the agenda for today's meeting.

On April 10, 2024, I received a complaint about the property regarding unsafe electrical wiring. Upon inspection, I observed the housing for the electrical box to be unaffixed to the wall, and electrical wires coming out from a second story window and draped alongside the side of the building. Based upon the investigation, I issued a Notice of Violation to Delana I Rast, on April 30, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 8, Section 301, for failure to secure the electrical wiring in accordance with the current Building Code and International Property Maintenance Code, as adopted into City Code, respectively.

The Notice of Violation was delivered to the Respondent by certified mail. In the Notice of violation, the Respondent was given ten (10) days to correct the violation and was informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have not established contact with the respondent. I feel the respondent does understand the violation. On April 10, 2024, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way. On May 29, 2024 I reinspected the property and noted that the electrical housing had since been reaffixed to the wall, but because a final inspection was not requested, I cannot attest to the compliance of the electrical housing

photographed. The wires draped alongside the building remain, and based on these facts, compliance was not achieved. Because compliance was not achieved, a Notice of Hearing was issued, which was delivered to Delana I Rast via certified mail.

This concludes my presentation at this time pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer

- **2021 International Property Maintenance Code**

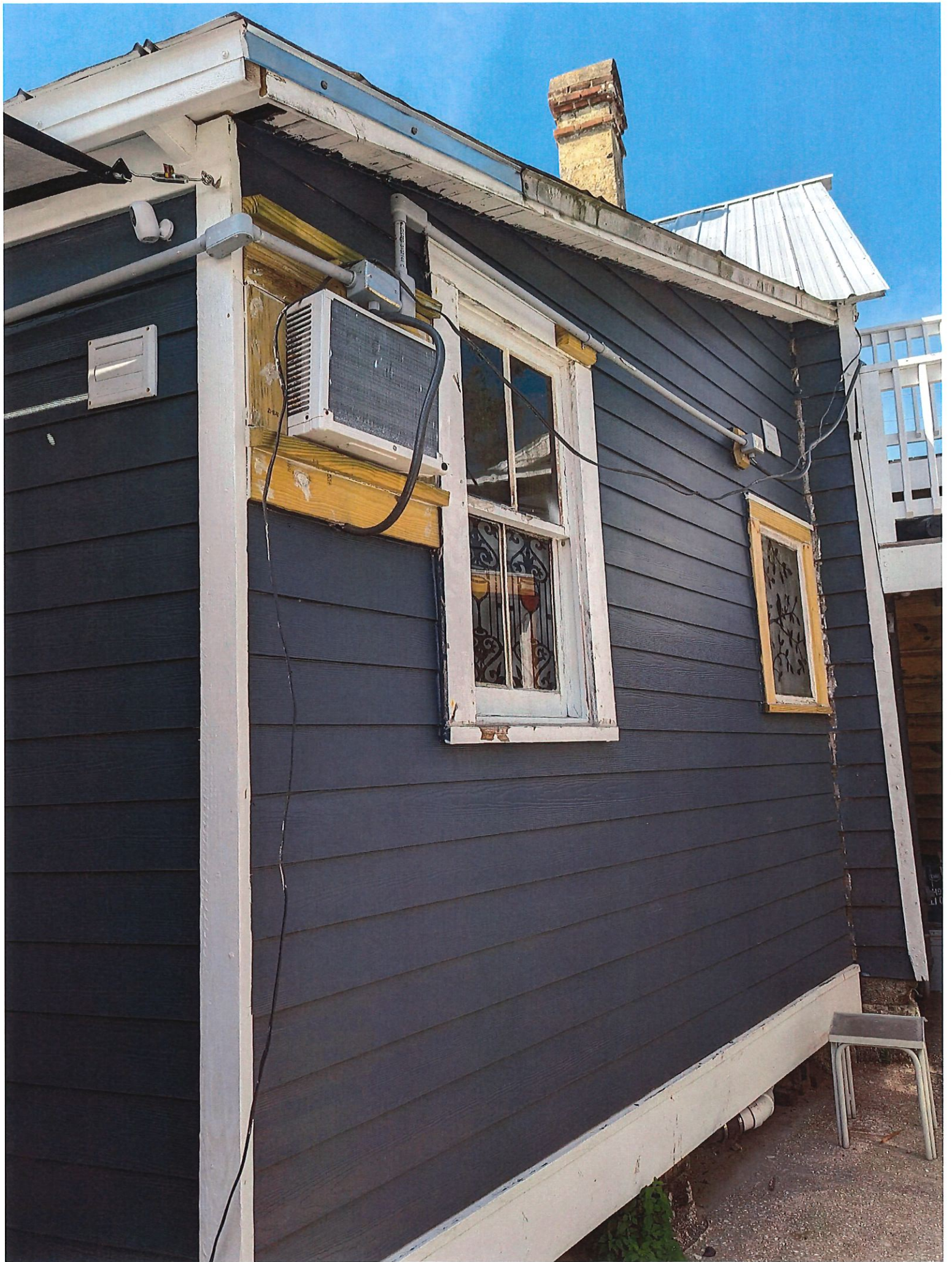
- **Chapter 6, Section 604.3**

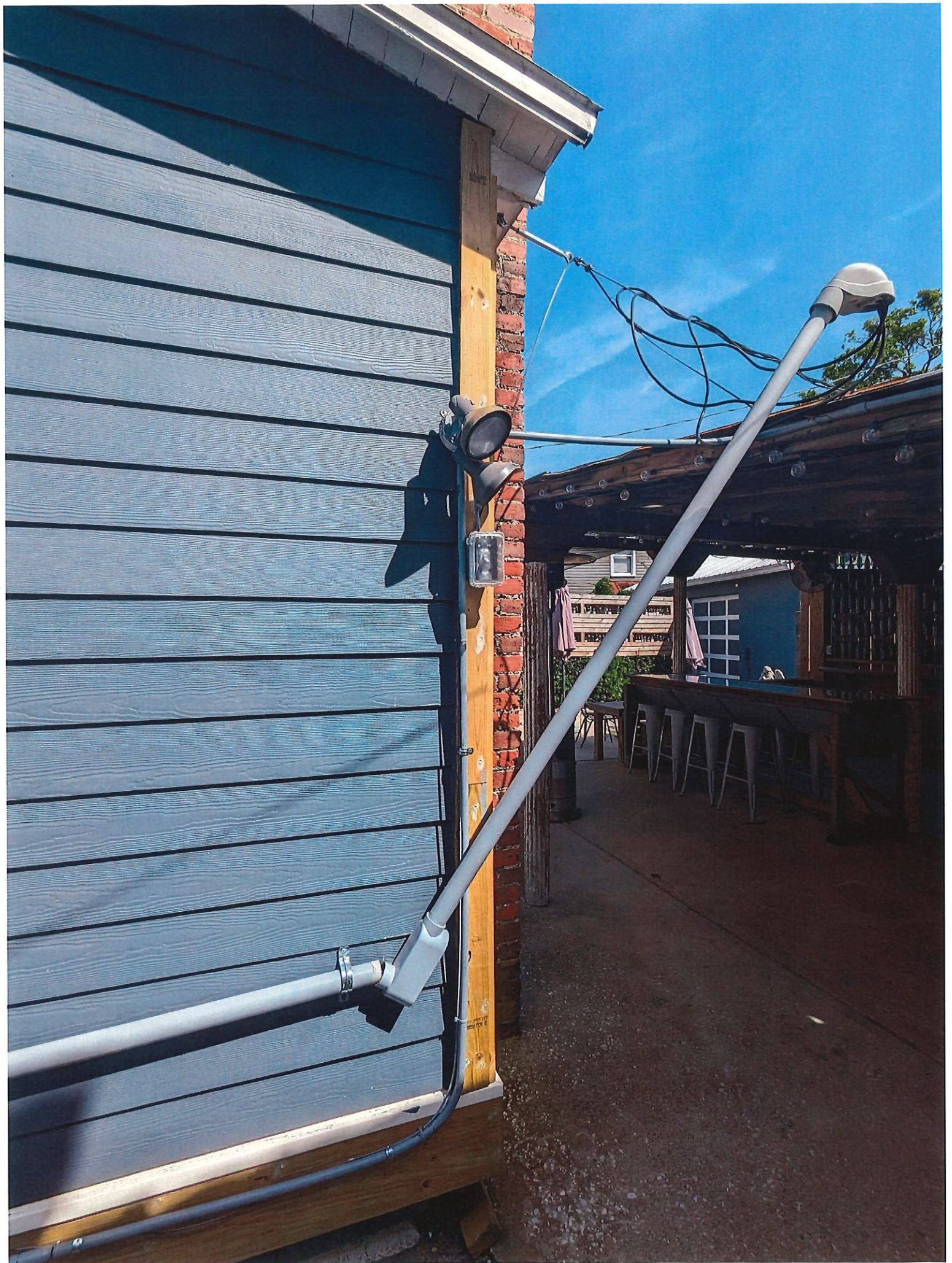
Where it is found that the electrical system in a structure constitutes to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Sec. 8-301. - Property maintenance code.

The 2018 International Property Maintenance Code, published by the International Code Council, and all subsequent amendments and revisions is adopted and incorporated by reference as the property maintenance code for the City of St. Augustine.

(Ord. No. 18-15, § 3, 12-10-18)







EST. 1565
ST. AUGUSTINE

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

CODE ENFORCEMENT DIVISION

April 30, 2024

IN THE MATTER OF: Name: Rast Delana I
Address: PO BOX 684
EDISTO ISLAND, SC
Case #: CE2024-0331

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8 , Sec. 8-301, Property maintenance code.

SITE OF VIOLATION: 35 San Marco Avenue, Saint Augustine, FL 32084
LEGAL DESCRIPTION: ABBOTT TRACT CITY LOT 2 (EX PT IN OR1412/1770) &
ALL LOTS 3 & 6 (EX RD R/W) BLK C OR4995/287
PARCEL NUMBER: 1947200000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 10, 2024 which revealed the following violations:

Electrical wiring loosely hanging around the side of the building; electrical unsecured in violation of the International Property Maintenance Code Section 604.3 Electrical Hazards, and as adopted by the City Code Section 8-301.

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:

Apply for any necessary permits, and secure electrical wiring in accordance with the 2023 Building Code and current International Property Maintenance Code.

Notice of Violation
CE2024-0331

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.


Morgane 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 5175 96

9489 0090 0027 6577 5176 02

cc: David Birchlin, 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**

June 13, 2024

IN THE MATTER OF: Name: Rast Delana I

Address: 35 San Marco Ave, St. Augustine, FL 32084

Case #: CE2024-0331

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 8, Sec. 8-301- Property maintenance code.

SITE OF VIOLATION: 35 San Marco Ave, St. Augustine, FL 32084

LEGAL DESCRIPTION: ABBOT TRACT CITY LOT 2 (EX PT IN OR 1412/1770)
& ALL LOTS 3 & 6 (EX RD R/W) BLK C OR4995/287

PARCEL NUMBER: 1947200000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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:

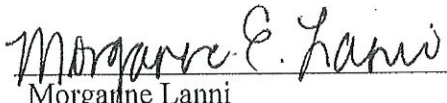
Electrical wiring loosely hanging around the side of the building; electrical unsecured in violation of the International Property Maintenance Code Section 604.3 Electrical Hazards, and as adopted by the City Code Section 8-301.

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
CE2024-0331

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 Lanni
Code Enforcement

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

Certified Mail Number: 9489 0090 0027 6577 5170 91
9489 0090 0027 6577 5171 07

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

Rast Delana I
P.O. Box 684
Edisto Island, SC 29438

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0331

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 June 13, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 3, 2024.
3. That on June 13, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 2024, I
☐ Hand delivered said Notice to _____ at _____.

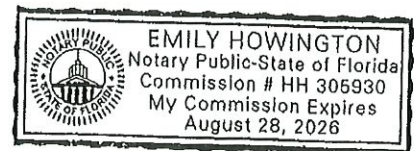
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

Rast Delana I
P.O. Box 684
Edisto Island, SC 29438

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0331

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

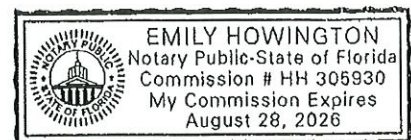
FURTHER, Affiant saith not.

Morganne E. Lanni
Morganne E. Lanni
Code Enforcement Inspector

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

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1947200000
Location	35 SAN MARCO AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave Uptown (COM) (602.52)
Tax Description*	ABBOTT TRACT CITY LOT 2 (EX PT IN OR1412/1770) & ALL LOTS 3 & 6 (EX RD R/W) BLK C OR4995/287
	*The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.170
Homestead	N

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



Owner Information

Owner Name	Rast Delana I 100%
Mailing Address	PO BOX 684 EDISTO ISLAND, SC 29438-0000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: June 21, 2024

SUBJECT: Case Number: CE2024-0374

RESPONDENT: Mis Ventures LLC

**LOCATION: 30 St George Street, Saint Augustine, FL 32084;
Parcel Number 1973400000**

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

BACKGROUND INFORMATION:

My name is Morganne Lanni, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately two years. This case, number CE2024-0374, concerns the property located at 30 Saint George Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Mis Ventures LLC, the registered agent has been identified as Alon Ben Isreal (hereinafter referred to as Respondent), and it is reflected as such on the agenda for today's meeting.

On May 3, 2024, I received information from one of our Building Inspectors that there was a fence constructed without a permit. Upon inspection, I observed a six-foot, stockade style fence had been constructed on the property, and no permits were found to be issued. Based upon the investigation, I issued a Notice of Violation to the Respondent, on May 8, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 8, Section 608, for Permits required.

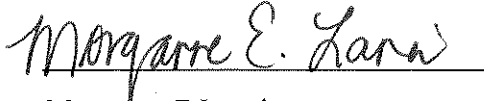
The Notice of Violation was delivered to the Respondent by certified mail. In the Notice of violation, the Respondent was given ten (10) days to correct the violation and was informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have not established contact with the respondent. I feel the respondent does understand the violation. On May 3, 2024, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way. On June 13, 2024 I reinspected the property and noted that compliance was not achieved. Because compliance was not achieved, a

Notice of Hearing was issued, which was delivered to the Respondent via certified mail.

The Respondent did attempt compliance on June 18, 2024 when they applied for the required building permit, but the permit application was rejected as insufficient at that time.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in cursive script, reading "Morganne E. Lanni", is written over a horizontal line.

Morganne E Lanni
Code Enforcement Officer

Sec. 8-608. - Permit required.

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

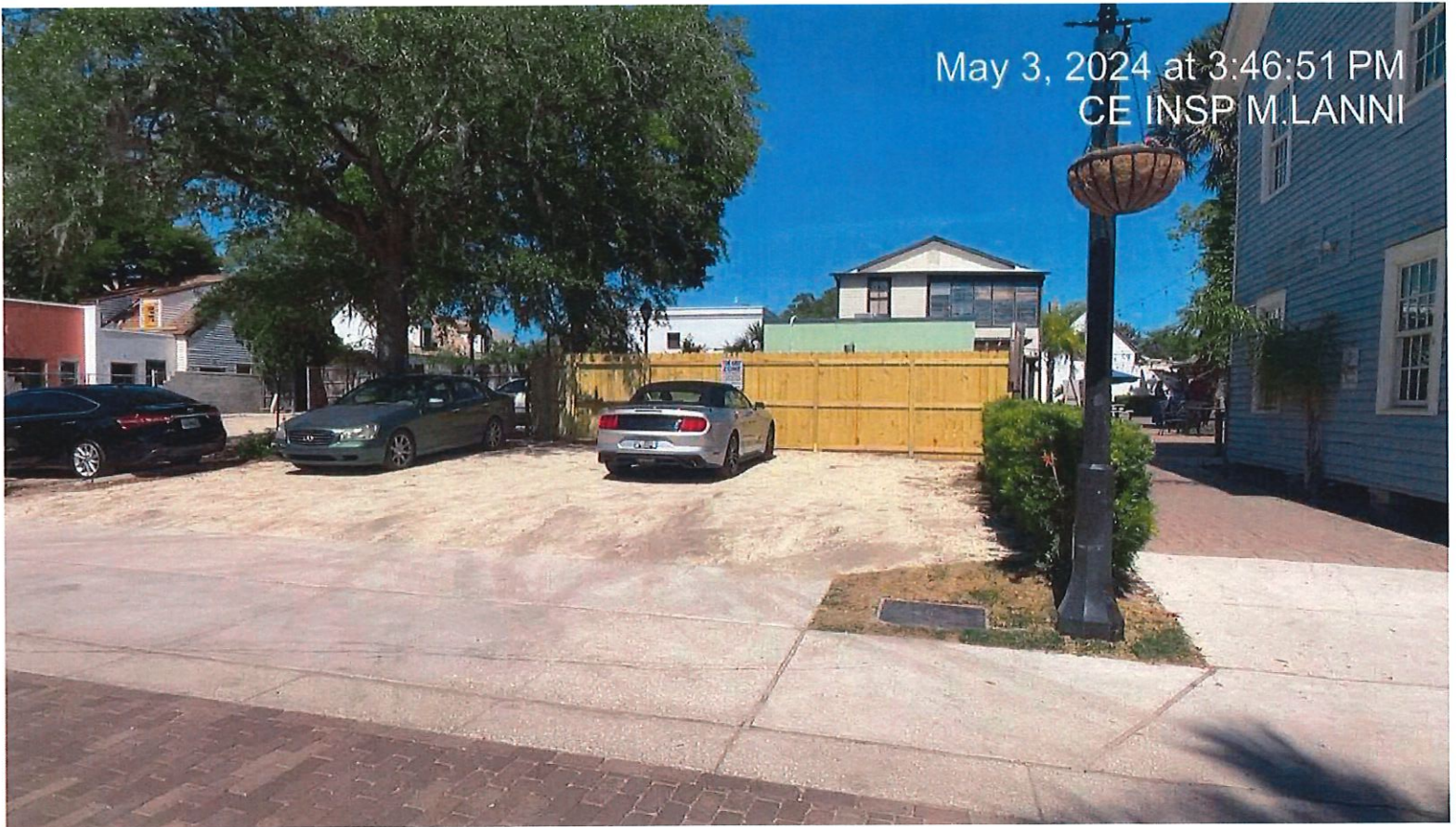
May 3, 2024 at 3:47:42 PM
CE INSP M LANNI



May 3, 2024 at 3:47:19 PM
CE INSP M.LANNI



May 3, 2024 at 3:46:51 PM
CE INSP M.LANNI





CITY OF
ST AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

May 8, 2024

IN THE MATTER OF: Name: MIS VENTURES LLC
Address: 6851 WEST SUNRISE BLVD STE 100
PLANTATION FL 33313-4567
Case #: CE2024-0374

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec 8-608.

SITE OF VIOLATION: 30 Saint George Street, St. Augustine, FL 32084
LEGAL DESCRIPTION: CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & 7 & 24 &
LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF
LOT 26 BLK 12 OR5729/968
PARCEL NUMBER: 1973400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 3, 2024 which revealed the following violations:

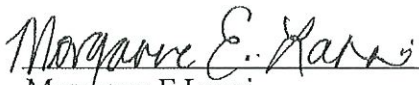
Fence constructed without HARB approval or permits.

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:

Obtain proper permits and pass all required inspections.

Notice of Violation
CE2024-0374

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 5174 66
9489 0090 0027 6577 5174 73

cc: David Birchlin, 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**

June 13, 2024

IN THE MATTER OF: Name: MIS VENTURES LLC

Address: 30 Saint George St., St. Augustine, FL 32084

Case #: CE2024-0374

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 30 Saint George St, St. Augustine, FL 32084

LEGAL DESCRIPTION: CITY OF ST AUG S13FT LOT 5 ALL LOT 6 & 7 & 24 &
LOT 25 (EX PT SOLD IN OR160/34) & 13 OF W9FT OF
LOT 26 BLK 12 OR5729/968

PARCEL NUMBER: 19473400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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:

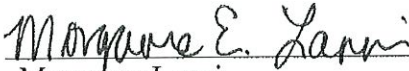
Fence constructed without HARB approval or permits.

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
CE2024-0374

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 Lanni
Code Enforcement

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

Certified Mail Number: 9489 0090 0027 6577 5170 77
9489 0090 0027 6577 5170 84

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

Mis Ventures LLC
6851 West Sunrise Blvd STE 100
Plantation, FL 33313-4567

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0374

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 June 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 3, 2024.
3. That on May 8, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on June 24, 2024, I
☒ Hand delivered said Notice to Aubrey (employee) at 30 Saint George St. St. Aug, FL 32084.

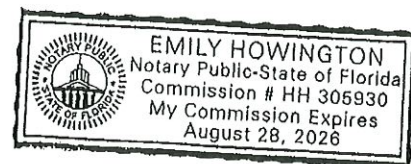
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

Mis Ventures LLC
6851 West Sunrise Blvd STE 100
Plantation, FL 33313-4567

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0374

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

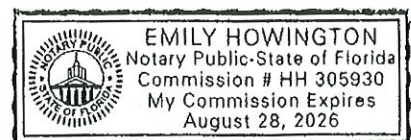
FURTHER, Affiant saith not.

Morganne E. Lanni
Morganne E. Lanni
Code Enforcement Inspector

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

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Parcel ID	1973400000
Location	19 SPANISH ST
Address	21 SPANISH ST 30 ST GEORGE ST 32 ST GEORGE ST 32 ST GEORGE ST UNIT A SAINT AUGUSTINE 32084-0000
Neighborhood	COSA Mixed Use St George St (COM) (610.23)
Tax	CITY OF ST AUG 513FT LOT 5 ALL LOT 6 & 7 & 24 & LOT 25 (EX PT
Description*	SOLD IN OR160/34) & 13 OF W9FT OF LOT 26 BLK 12 OR5729/968 <i>*The Description above is not to be used on legal documents.</i>
Property Use	Mixed Use (Store/Office/Residential Combo) (1200)
Code	
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.340
Homestead	N

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



Owner Information

Owner Name	Mis Ventures LLC 100%
Mailing Address	6851 WEST SUNRISE BLVD STE 100 PLANTATION, FL 33313-4567

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Special Magistrate

DATE: June 26, 2024

SUBJECT: Case Number: CE2024-0377

RESPONDENT: Goldberg, Stanley
Willis, Wendy Wynette

LOCATION: 485 Arricola Avenue, Saint Augustine, FL 32080;
Parcel Number 2231000000

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

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 7 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number CE2024-0377, concerns the property located at 485 Arricola Avenue, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, Goldberg, Stanley and Willis, Wendy Wynette, and it is reflected as such on the agenda for today's meeting.

On May 07, 2024, I observed a pile of construction debris located on the property. I conducted a search of the city database to determine if any permits have been issued at the property for construction related work and determined no applications have been filed. I spoke with the owner, Ms. Willis, who observed me parked across the street from the residence and initiated contact. I advised her of the violation and discussed how to come into compliance. Ms. Willis stated there was an electrical issue and several cabinets had to be removed to access and no permit was required. It was pointed out the debris pile contained not only cabinets but drywall, 2x4's and other related material, and based upon this Inspector's observation a renovation was taking place which required permits, to include a dumpster. Ms. Willis was provided with the opportunity to apply for the permits prior to having a case initiated, which she failed to do.

Upon the completion of the initial ten-day compliance period, and after noting the violation remained as no permits had been applied for, I issued an Official Notice of Violation to Goldberg, Stanley and Willis, Wendy Wynette, on June 13, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 8- 608- Permit required**, for failure to obtain the proper permits prior to the performance of work.

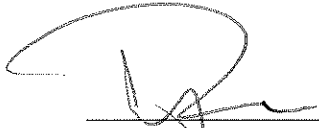
The Notice of Violation was delivered to the Respondents by certified mail and posted to the

property on June 12, 2024. In the Notice of violation, the Respondents were given ten (10) days to correct the violation and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the respondent. I feel the respondent does understand the violation. On May 07, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On June 22, 2024, I reinspected the property and noted the property owner had previously removed the pile of construction debris, however, no determination of the interior construction could be made. Additionally, it should be noted, Respondent has applied for the required permits, which are currently under review. Again, the photographs I present accurately show what I observed on May 07, 2024 and have not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on June 22, 2024, which was delivered to the Respondents via certified mail, and posted upon the property.

It should be noted on June 27, 2024 Respondents have obtained the appropriate permits under BP2024-1075.

That concludes my presentation at this time pending any questions you may have.

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

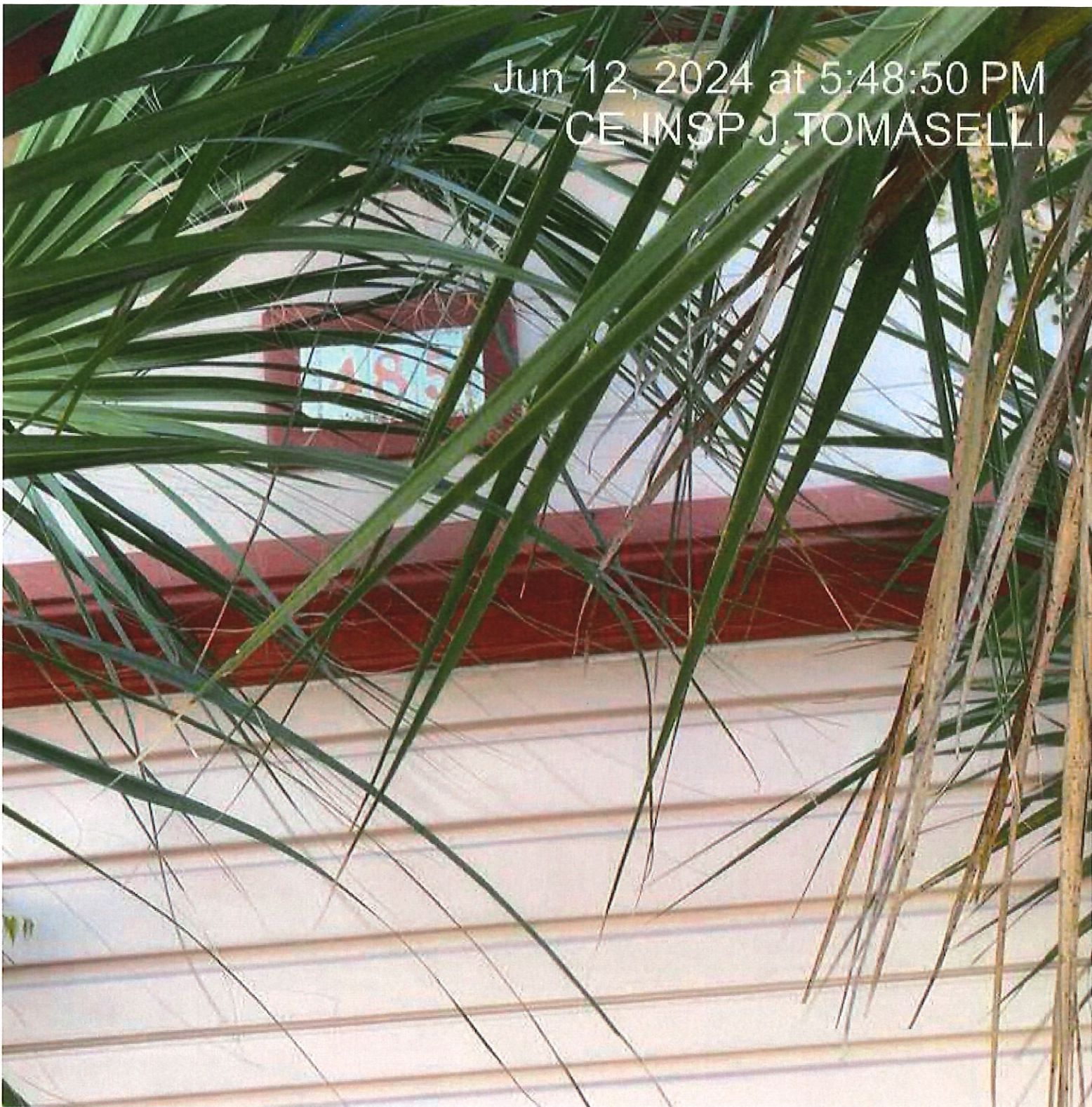
James Tomaselli
Code Enforcement Officer

Sec. 8-608. - Permit required.

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



Jun 12, 2024 at 5:48:50 PM
CE INSP J.TOMASELLI



Jun 12, 2024 at 5:48:32 PM
CE INSP J. TOMASELLI



CITY OF ST. AUGUSTINE
COMMUNITY DEVELOPMENT
75 King Street
St. Augustine, FL 32084
781.831.6661

CODE ENFORCEMENT DIVISION

June 12, 2024

PROPERTY MASTER/IF: Name: Goldberg, Henry
Wills, Wendy Wynne
Address: 43 Africa Avenue
St. Augustine, FL 32084-4528
Case #: CE20244377

PROPERTY KNOWN AS: PESTIDENT CO.

OFFICIAL NOTICE OF VIOLATION

RE: VIOLATION OF ST. AUGUSTINE Code of Law and Ordinances of St. Augustine, Florida
Code Section Chapter 9, Sec. 9-504: Permit required.

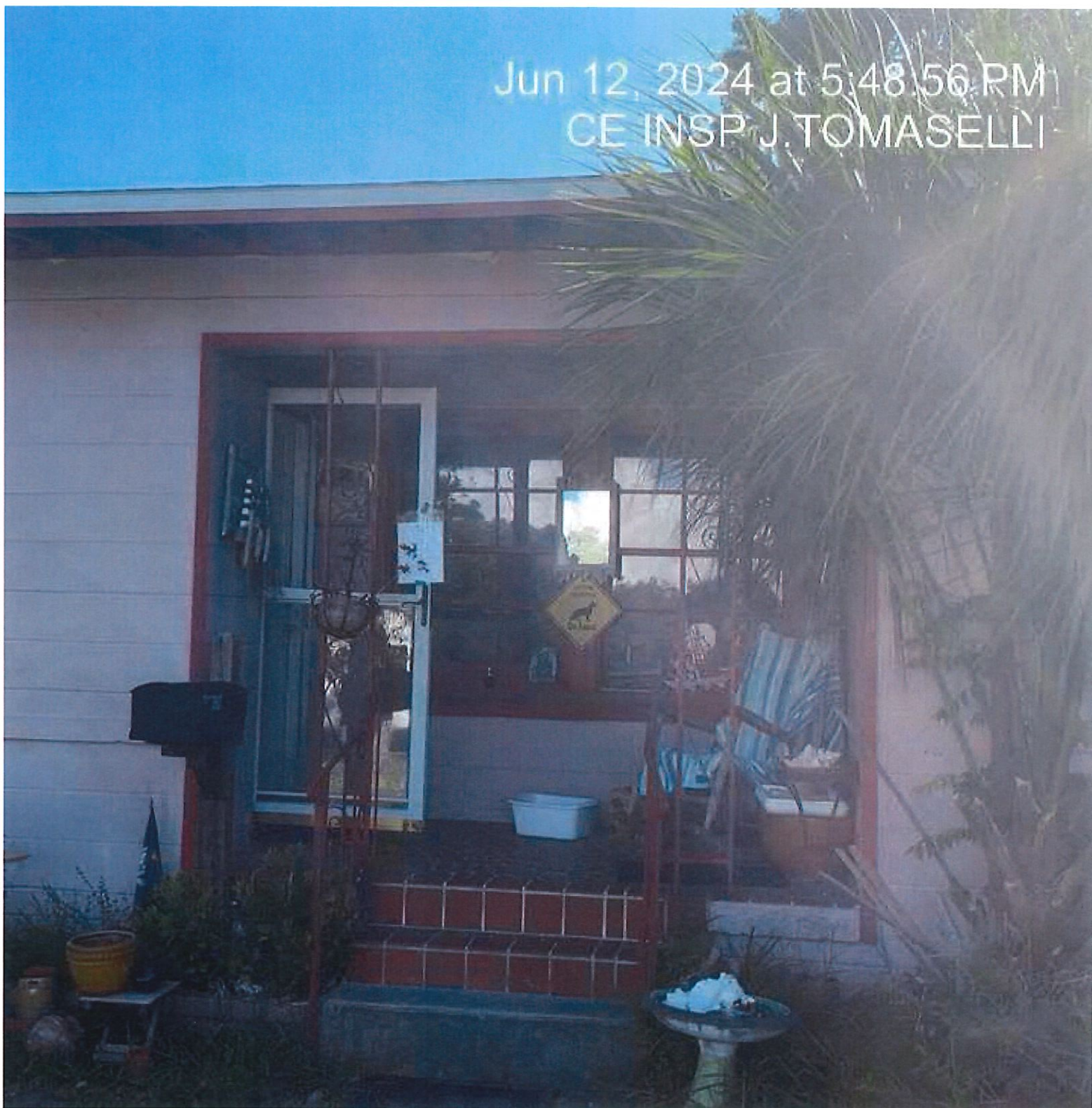
TITLE OF VIOLATION: 402 America Avenue St. Augustine
LEGAL DESCRIPTION: 3-10 DAVIS SHORES LOT A1 & N 1/2 OF LOT 43 BLK 60
& PT OF COCKENACH CREEK CR7751123 & 22670174077 &
221403400 C/A 590216420/70
PARCEL NUMBER: 021100000

The City of St. Augustine conducted an inspection and/or review of City property on May 27, 2024 which revealed the following violations:

WORK WAS PERFORMED PRIOR TO ISSUANCE OF REQUIRED PERMIT

It is the finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited St. Augustine City Code of St. Augustine, Florida, within TEN (10) Days of the receipt of this Notice of Violation. The violation may be corrected via:

Jun 12, 2024 at 5:48:56 PM
CE INSP J. TOMASELLI





CITY OF
ST. AUGUSTINE
EST. 1688

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

CODE ENFORCEMENT DIVISION

June 12, 2024

IN THE MATTER OF: Name: Goldberg, Stanley
Willis, Wendy Wynette

Address: 485 Arricola Avenue
St. Augustine, FL 32080-4520

Case #: **CE2024-0377**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 485 Arricola Avenue St Augustine

LEGAL DESCRIPTION: 3-102 DAVIS SHORES LOT 42 & N 1/2 OF LOT 43 BLK 60
& PT OF COQUINA CREEK OR739/1128 & 2267/174(F/J) &
2284/634(Q/C) & 5912/1047(L/E)

PARCEL NUMBER: 2231000000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 07, 2024 which revealed the following violations:

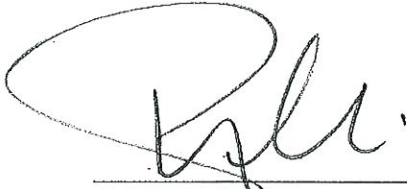
WORK WAS PERFORMED PRIOR TO ISSUANCE OF REQUIRED PERMITS

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

Notice of Violation
CE2024-0377

**CONTACTING THE CITY OF SAINT AUGUSTINE PLANNING AND BUILDING
DEPARTMENT TO OBTAIN THE PROPER PERMIT.**

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



J. TOMASELLI
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 9489 0090 0027 6577 5171 38

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.



CITY OF
ST. AUGUSTINE
191, 1665

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**

June 13, 2024

IN THE MATTER OF: Name: Goldberg Stanley
Willis Wendy Wynette

Address: 485 Arricola Ave, St. Augustine, FL 32084

Case #: CE2024-0377

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 485 Arricola Ave, St. Augustine, FL 32084

LEGAL DESCRIPTION: 3-102 DAVIS SHORES LOT 42 & N ½ OF LOT 43 BLK
60 & PT OF COQUINA CREEK OF 739/1128 &
2267/174(F/J) & 2284/634(Q/C) & 5912/1047(L/E)

PARCEL NUMBER: 223100 0000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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:

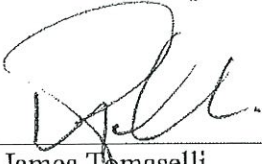
Work was performed without approved permit.

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
CE2024-0377

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.



James Tomaselli
Code Enforcement Inspector

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

Certified Mail Number: **9489 0090 0027 6577 5170 39**

cc: David Birchm, 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

Goldberg, Stanley
Willis, Wendy Wynette
485 Arricola Avenue
Saint Augustine, FL 32080

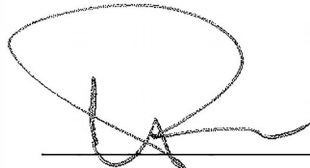
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER:

I, James Tomaselli, being duly sworn and deposed say:

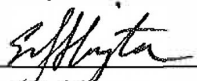
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 03, 2024.
3. That on , June 12, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on , I
☐ Hand delivered said Notice to _____ at
_____.

FURTHER, Affiant saith not.



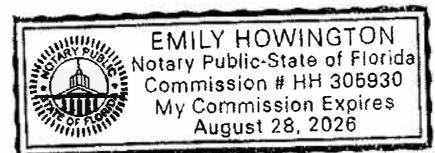
Code Enforcement Inspector

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



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Goldberg, Stanley
Willis, Wendy Wynette

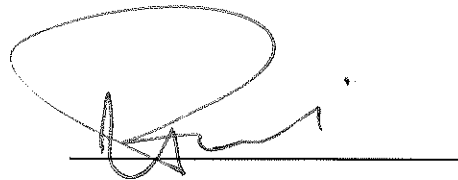
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0377

I, James Tomaselli, being duly sworn and deposed say:

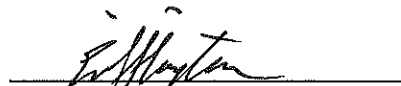
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 22, 2024, I received a copy of the attached Notice of Hearing for the hearing dated June 13, 2024.
3. That on June 22, 2024, I
☒ Posted said Notice on the property located at 485 Arricola Street Saint Augustine FL 32084
4. That on June 22, 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.

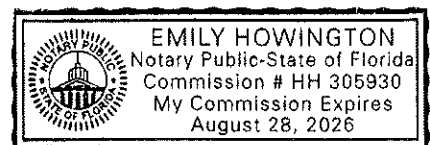


Code Enforcement Inspector

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


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID 2231000000
Location 485 ARRICOLA AVE
Address SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores South (590)
Tax 3-102 DAVIS SHORES LOT 42 & N 1/2 OF LOT 43 BLK 60 & PT OF
Description* COQUINA CREEK OR 739/1128 & 2267/174(F/J) & 2284/634(Q/C) &
5912/1047(L/E)
**The Description above is not to be used on legal documents.*
Property Use Single Family (0100)
Code
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 20-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.260
Homestead Y

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

12/29/2022



Owner Information

Owner Name Goldberg Stanley 100%
Willis Wendy Wynette 0%
Mailing Address 485 ARRICOLA AVE
SAINT AUGUSTINE, FL 32080-4520

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: June 21, 2024

SUBJECT: Case Number: CE2024-0384

**RESPONDENT: Stewart Luther C III, Jodi Lynn
Stewart Jodi Lynn**

**LOCATION: 311 Anastasia Blvd, Saint Augustine, FL 32080; Parcel
Number 2189800000**

**VIOLATION: City Code, Chapter 3, Section 23- Sign regulations generally. (i)
obsolete signs.**

BACKGROUND INFORMATION:

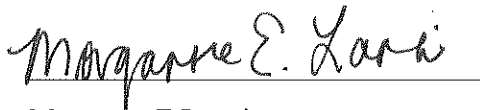
My name is Morganne Lanni, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately two years. This case, number CE2024-0384, concerns the property located at 311 Anastasia Boulevard, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Luther C Stewart III, and Jodi Lynn Stewart, and it is reflected as such on the agenda for today's meeting.

On May 13, 2024, I received a complaint about the property regarding the signage for the previous tenants of the property. The "Stampedes" Bar sign remained more than fifteen days after the business had closed. Upon inspection, I observed the signage was still present, and I confirmed the business closed more than fifteen days prior. I spoke with the owner, Mr. Stewart on May 14, 2024, advised him of the violation and discussed how to come into compliance. Mr. Stewart expressed his dissatisfaction with the City of Saint Augustine, and after a short conversation, ended the phone call. At that time, a compliance period of ten days was established. Upon the completion of the initial ten-day compliance period, and after noting the violation remained, I issued an Official Notice of Violation to Luther C Stewart III and Jodi Lynn Stewart, on May 25, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 3, Section 23, for failure to remove the sign of the obsolete business within fifteen (15) days of closure.

The Notice of Violation was delivered to the Respondents by certified mail. In the Notice of violation, the Respondents were given ten (10) days to correct the violation and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the respondent. I feel the respondent does understand the violation. On May 15, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On May 30, 2024, I reinspected the property and noted the property owner had removed the "Stampedes" text from only one side of the sign and therefore compliance was not achieved. Again, the photographs I present accurately show what I observed on May 30, 2024 and have not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued, which was delivered to the Respondents via certified mail.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in cursive script, reading "Morganne E. Lanni", is written over a horizontal line.

Morganne E Lanni
Code Enforcement Officer

Sec. 3-23. - Sign regulations generally.

- (a) *Permits.* No sign of any kind shall be installed, erected, painted, altered or relocated by any person, business or institution, except as described in subsection (b) below, until a permit has been issued by the planning and building department. Applications for sign permits shall be accompanied by a survey of existing signs to remain, linear dimensions of primary and secondary street frontages, a complete list of proposed signs (including sign types, heights, widths, individual and cumulative square feet, letter styles, colors and materials used), a site plan indicating all sign locations, a sketch of all proposed signs and elevations showing all sign locations, as well as any additional specific information required by the planning and building department. Failure to submit all required information will delay review of the application. Continued failure to submit all required information within fifteen (15) working days following notification by the planning and building department shall result in the nullification of the application. A new, complete application must then be filed.
- (1) Failure to obtain a permit prior to installation or other work on a sign shall result in the permit fee being tripled. Any property owner and/or his agent who has failed to obtain a permit prior to such work shall be guilty of an offense and subject to enforcement procedures as outlined in this article.
 - (2) Failure to obtain a permit prior to installation or other work on a sign on more than three (3) occasions within a one-year period shall result in the property owner, agent and/or sign contractor being cited and brought before the code enforcement board and shall be subject to a fine of not less than fifty dollars (\$50.00) and not more than two hundred fifty dollars (\$250.00) per violation. Such property owner, agent and/or sign contractor who has failed to obtain a permit on more than three (3) occasions within a one-year period shall be brought before the city commission, who may revoke such person's occupational license and/or suspend such person from obtaining sign permits for a period of up to one (1) year.
 - (3) Temporary interval sign, large and temporary interval sign, special require a sign permit, but do not count towards the number of total signs or the total square footage allowed.
- (b) *No permit required.* The following items do not require a sign permit so long as they otherwise comply with all other requirements of this Code, including but not limited to, sign code regulations, building or construction plan review, historic architectural review, entry corridor review, special event permit, or state statutes, as applicable:
- (1) Time or temperature device.
 - (2) Traffic control device.
 - (3) Government sign. Government signs as defined in this Code are allowed in all sign zones, including automatic changeable copy signs.
 - (4) Accessory residential use sign.

- (f) *Maintenance.* All visible portions of a sign and its supporting structure shall be maintained in safe condition and neat appearance. Illuminated signs will be maintained in working order and functioning in a safe manner. Painted signs shall be kept in good condition and repainted as necessary. All signs shall be kept in such manner as to constitute a complete sign at all times. The area within five (5) feet of ground-mounted signs shall be kept clear of all debris as well as weeds and grass to a height of twelve (12) inches.
- (g) *Relocation.* No sign shall be moved to a location other than that approved without applying for a permit for the new location.
- (h) *Alteration.* Except for maintenance to match an existing sign, no alteration or addition to a permitted sign shall be made until a new permit has been issued.
- (i) *Obsolete signs, removal.* Any sign which advertises a use no longer existing shall be removed by the property owner or agent within fifteen (15) days after written notification from the planning and building department. Failure to remove the sign shall result in the case being brought before the code enforcement board.
- (j) *Special use signs.* Special use signs shall meet the following requirements:
 - (1) Temporary ancillary use signs may be installed only for the duration of time of the ancillary use on-site and shall be removed within fourteen (14) days of the expiration of the ancillary use related to the signage. For commercial, industrial, or institutional use properties, one (1) sign is permitted per street frontage, not to exceed sixteen (16) square feet and shall not be erected within fifteen (15) feet of any property line. For residential use properties, one (1) sign is permitted per street frontage, not to exceed two (2) feet by four (4) feet in size and must be a minimum of five (5) feet from the right-of-way and fifteen (15) feet from all side property lines.
 - (2) Temporary interval sign (large) shall not be placed above the ground floor of the structure.
 - (3) Temporary interval sign (special) can be hung from the structure, but must be secured to not be dangerous or damaging to the structure and cannot exceed the cumulative square footage allowed.
- (k) *Nonconforming signs.*
 - (1) A nonconforming sign must remain in substantially the same perimeter dimensions in face area, height above ground level, materials of construction, type of structure and type of sign as it was as of the date it became nonconforming.
 - (2) Reasonable repair and maintenance of nonconforming signs, including change of advertising message, is permitted and is not a change which would terminate the nonconforming status. Reasonable repair and maintenance means the work necessary to keep the sign structure in a state of good repair, including the replacement in kind of materials in the sign structure. Where the replacement of materials is involved, such replacement may not exceed either fifty

May 15, 2024 at 3:25:46 PM
CE INSP M.LANNI



Jun 12, 2024 at 11:12:52 AM
CE INSP M.LANNI



Jun 12, 2024 at 11:12:40 AM
CE INSP M.LANNI



**FOR
LEASE**
386-315-1368



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

CODE ENFORCEMENT DIVISION

May 25, 2024

IN THE MATTER OF: Name: Stewart Luther C III, Jodi Lynn
Stewart Jodi Lynn

Address: 2185 AIA S
SAINT AUGUSTINE, FL 32080

Case #: CE2024-0384

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 3, Sec. 3-23 Sign regulations generally. (i) obsolete signs.

SITE OF VIOLATION: 311 Anastasia Boulevard, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 10 11 12 & 13 BLK 37
OR4204/278 & 5778/283 & 5802/763(C/D)

PARCEL NUMBER: 2189800000

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

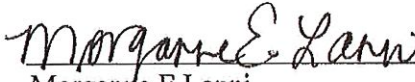
“Stampedes” sign remains more than 15 days after close of business.

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 the obsolete sign completely, or paint the sign to cover the “Stampedes” graphics.

Notice of Violation
CE2024-0384

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.


Morgan 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 5171 76

9489 0090 0027 6577 5171 83

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.



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**

June 14, 2024

IN THE MATTER OF: Name: Stewart Luther C III
Stewart Jodi Lynn

Address: 311 Anastasia Blvd, St. Augustine, FL 32084

Case #: CE2024-0384

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 3, Sec. 3-23- Sign regulations generally. (i) obsolete signs.

SITE OF VIOLATION: 311 Anastasia Blvd, St. Augustine, FL 32084

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 10 11 12 & 13 BLK 37
OR4204/278 & 5778/283 & 5802/763 (C/D)

PARCEL NUMBER: 2189800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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:

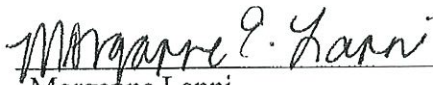
“Stampedes” sign remains more than 15 days after close of business.

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
CE2024-0384

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 Lanni
Code Enforcement Inspector

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

Certified Mail Number: **9489 0090 0027 6577 5170 15**
9489 0090 0027 6577 5170 22

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

Stewart Luther C III, Jodi Lynn
Stewart Jodi Lynn
2185 AIA S
St. Augustine, FL 32080
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0384

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

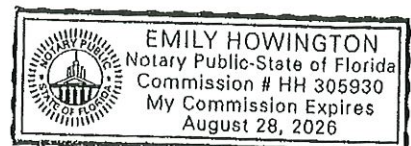
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 14, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 3, 2024.
3. That on June 14, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 2024, 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 June, 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

Stewart, Luther C III, Jodi Lynn
Stewart Jodi Lynn
2185 AIA S
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0384

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 June 14, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 3, 2024.
3. That on June 24, 2024, I
☒ Posted said Notice on the property located at
311 Anastasia Blvd, St. Augustine, FL 32080.
4. That on June 24, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

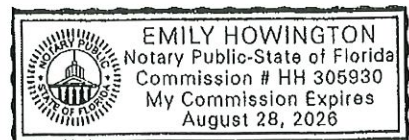
FURTHER, Affiant saith not.

Morganne E. Lanni
Morganne E. Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

Parcel ID	2189800000
Location Address	311 ANASTASIA BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Anastasia Blvd (COM) (590.01)
Tax Description*	3-99 DAVIS SHORES LOTS 10 11 12 & 13 BLK 37 OR4204/278 & 5778/283 & 5802/763(C/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Nightclubs, Cocktail Lounges & Bars (3300)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.230
Homestead	N

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


Owner Information

Owner Name	Stewart Luther C III, Jodi Lynn 100%
Mailing Address	Stewart Jodi Lynn 100% 2185 AIA S SAINT AUGUSTINE, FL 32080-6513

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Special Magistrate

DATE: June 26, 2024

SUBJECT: Case Number: CE2024-0407

RESPONDENTS: Richard L. Hardy
Tracey Y. Hardy

LOCATION: 117 Inlet Drive, Saint Augustine, FL 32080
Parcel Number 2139190010

VIOLATION: City Code, Chapter 11, Section 11-28(a)- Issuance of Building
Permits

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St. Augustine, in this capacity for approximately 7 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number CE2024-0407, concerns the property located at 117 Inlet Drive, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Richard L. Hardy and Tracey Y. Hardy, (hereinafter referred to as Respondents) and it is reflected as such on the agenda for today's meeting.

On May 24, 2024, it was reported work was being performed within the conservation overlay, located on the property. Upon arrival on scene, I observed a backhoe loading different size boulders aka Rip Rapp at the east end of the property beyond the existing sea wall and into an area determined to be the "Conservation Overlay." I conducted a search of the city database to determine if any permits have been issued at the property for construction related work and determined no applications have been filed. I spoke with the owner, Mr. Hardy, who observed me parked down the street from the residence and initiated contact. I advised him of the violation and how to come into compliance. Mr. Hardy stated he was a contractor, and no permit was required. Accordingly, no permit is required; however, PZB (Planning and Zoning Board) approval is required for development within a Conservation Overlay Zone 1, and no application was made, nor approval granted.

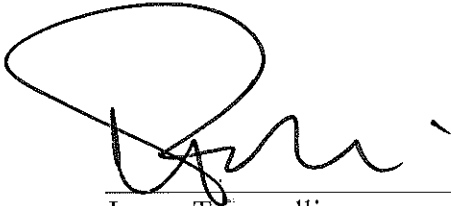
Upon completion of the initial ten-day compliance period, and after noting the violation remained as no applications have been made to PZB, I issued an Official Notice of Violation to Richard L. Hardy and Tracey Y. Hardy on June 13, 2024. In the Notice, I cited a violation of the City of Saint Augustine Code, Chapter 11, Sec. 11-28(a)- Issuance of Building Permits, for failure to obtain the proper approval prior to the performance of work being initiated.

The Notice of Violation was delivered to the Respondents by certified mail and posted to the property on June 13, 2024. In the Notice of Violation, The Respondents were given ten (10) days

to correct the violation and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the respondent. I feel the respondent does understand the violation. On May 24, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On June 21, 2024, I reinspected the property and noted the property owner had not removed the Rip Rapp and added additional topsoil to the property. Again, the photographs I present accurately show what I observed on May 24 and June 1 2014 and have not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on June 20, 2024, which was delivered to the Respondent via Certified Mail, posted at the City Clerk's Office, and posted at the address of the violation.

This concludes my presentation at this time pending any questions you may have.

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

James Tomaselli
Code Enforcement Officer

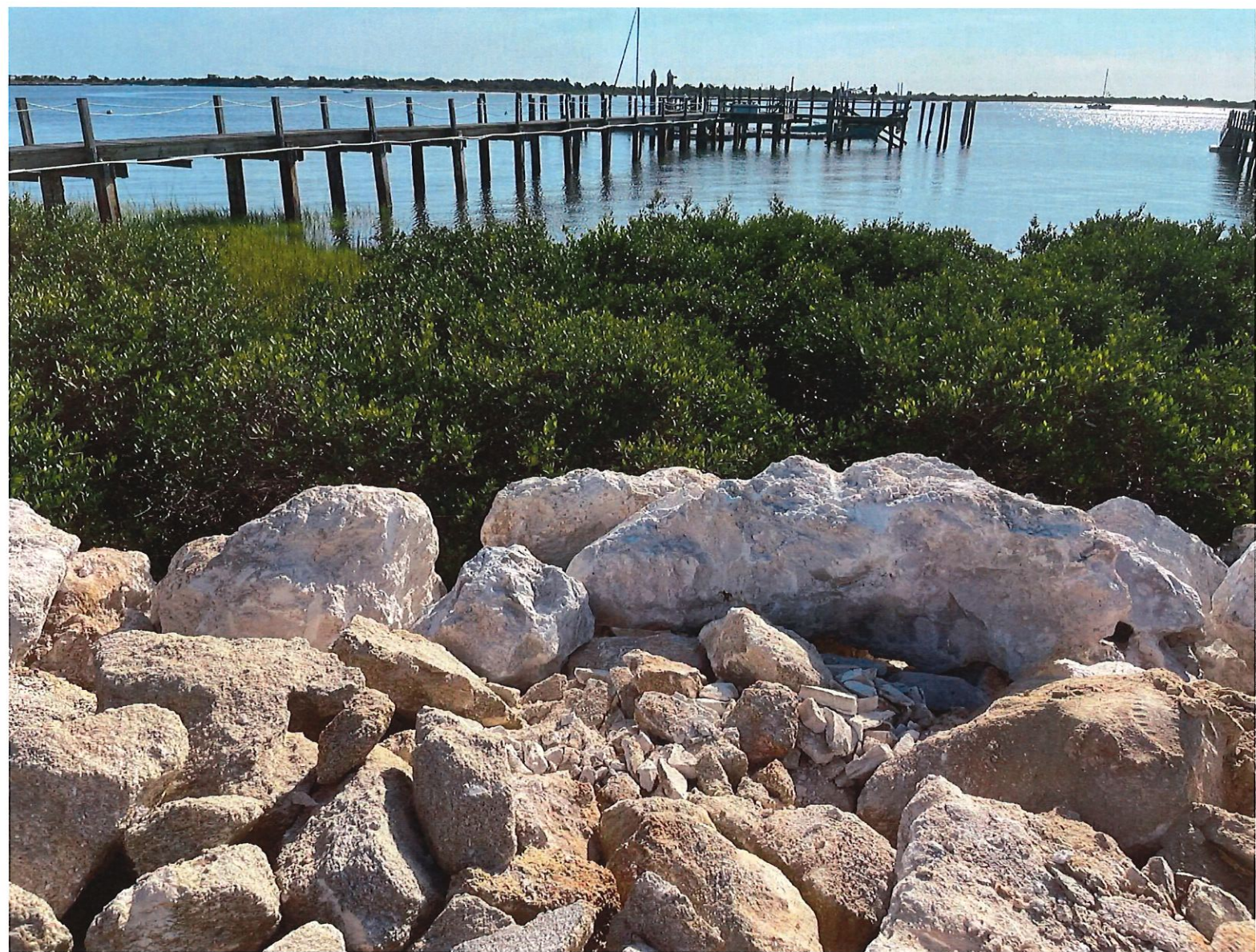
Sec. 11-28. - Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.
- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of chapter 25.

(Code 1964, § 7-114; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 19-03, § 1, 1-28-19)

May 24, 2024 at 4:07:19 PM
CE INSP J.TOMASELLI





Jun 12, 2024 at 5:41:10 PM
CE INSP. TOMASELLI



75 King Street
St. Augustine, FL 32084
904-825-1065

Jun 12, 2024 at 5:41:05 PM

CODE ENFORCEMENT INSP. J. TOMASELLI

June 12, 2024

IN THE MATTER OF: Name: **Richard L. Hardy**
Tracey V. Hardy

Address: **117 Inlet Drive St Augustine FL 32080**

Case #: **CE2024-0407**

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 11, Sec. 11-28(a) – Issuance of Building Permits

SITE OF VIOLATION: **117 Inlet Drive St. Augustine, FL.**

LEGAL DESCRIPTION: **12-39 EL CHAR SUB LOTS 1 & 2 & 3-97 DAVIS SHORES**
LOTS 87 & 88 BLK 1 OR 4151/1414(T/R) & 4777/572

PARCEL NUMBER: **2139190010**

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 24, 2024 which revealed the following violations:

UNAPPROVED MATERIAL WAS DUMPED INTO THE CONSERVATION OVERLAY
ZONE WITHOUT PRIOR PLANNING AND ZONING 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
of \$250.00 per day may be imposed by the Code Enforcement Division.
The violation may be appealed to the City Council within 30 days of the date of this notice.



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

June 12, 2024

IN THE MATTER OF: Name: **Richard L. Hardy
Tracey Y. Hardy**

Address: **117 Inlet Drive St Augustine FL 32080**

Case #: **CE2024-0407**

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 11, Sec. 11-28(a) – Issuance of Building Permits

SITE OF VIOLATION: **117 Inlet Drive St. Augustine, FL.**

LEGAL DESCRIPTION: **12-39 EL CHAR SUB LOTS 1 & 2 & 3-97 DAVIS SHORES
LOTS 87 & 88 BLK 1 OR4151/1414(T/R) & 4777/572**

PARCEL NUMBER: **2139190010**

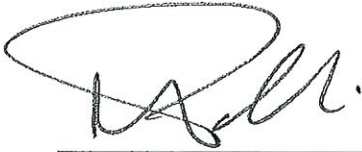
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ZONE WITHOUT PRIOR PLANNING AND ZONING APPROVAL.**

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** of the receipt of this Notice, or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via: **REMOVE THE UNAPPROVED MATERIAL OR
OBTAIN CITY OF ST AUGUSTINE PLANNING AND ZONING BOARD APPROVAL.**

Notice of Violation
CE2024-0407

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



J. TOMASELLI
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 9489 0090 0027 6577 5171 45

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.



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**

June 20, 2024

IN THE MATTER OF: Name: Hardy Richard
Hardy Tracey Y

Address: 117 Inlet Drive, St. Augustine, FL 32080

Case #: CE2024-0407

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 11, Sec. 11-28 (a)- Issuance of Building Permits

SITE OF VIOLATION: 117 Inlet Drive, St. Augustine, FL 32080

LEGAL DESCRIPTION: (12-39 EL CHAR SUB LOTS 1 & 2 & 3-097 SHORES
LOTS 87 & 88 BLK 1 OR4151/1414 (T/R) & 4777/572

PARCEL NUMBER: 2139190010

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, July 3, 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:

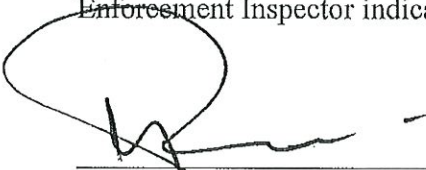
Unapproved material was dumped in the conservation overlay zone without prior approval from the Planning and Building Department.

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
CE2024-0407

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.



James Tomaselli
Code Enforcement Inspector

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

Certified Mail Number: **9489 0090 0027 6577 5170 08**

cc: David Birchim, City Manager

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AFFIDAVIT OF PRIMARY SERVICE

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

Richard L. Hardy
Tracey Y. Hardy
117 Inlet Drive
SAINT AUGUSTINE, FL
32080

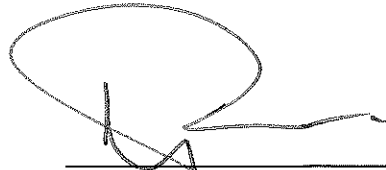
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER:

I, James Tomaselli, being duly sworn and deposed say:

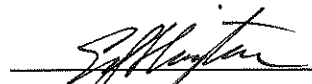
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 03, 2024.
3. That on , June 13, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on , I
☐ Hand delivered said Notice to _____ at _____.

FURTHER, Affiant saith not.



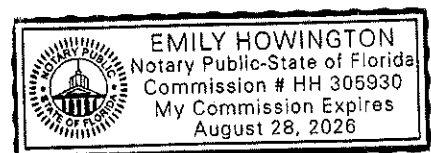
Code Enforcement Inspector

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



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Richard L. Hardy
Tracey Y. Hardy

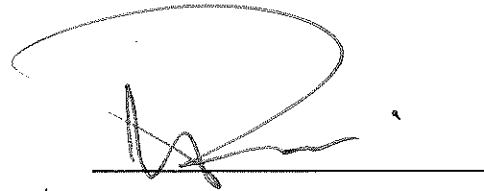
Respondent

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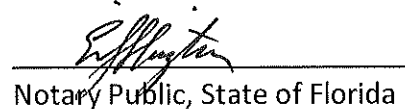
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☒ Posted said Notice on the property located at 117 Inlet Drive Street Saint Augustine FL 32080
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FURTHER, Affiant saith not.

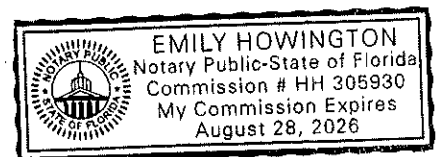


Code Enforcement Inspector

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


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

Parcel ID 2139190010
 Location 117 INLET DR
 Address SAINT AUGUSTINE 32080-0000
 Neighborhood Davis Shores (ICWFR) (590.05)
 Tax Description* 12-39 EL CHAR SUB LOTS 1 & 2 & 3-97 DAVIS SHORES LOTS 87 & 88
 BLK 1 OR4151/1414(T/R) & 4777/572
 *The Description above is not to be used on legal documents.
 Property Use Single Family (0100)
 Code
 Subdivision El-Char Subdivision
 Sec/Twp/Rng 17-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 1.180
 Homestead Y

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


Owner Information

Owner Name Hardy Richard L, Tracey Y 100%
 Hardy Tracey Y 100%
 Mailing Address 117 INLET DR
 SAINT AUGUSTINE, FL 32080-3812

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 135 Menendez / CE 2024-0219:

- On January 8, 2024, a member of staff observed the property owner remodeled the residents away from the original footprint without providing proper documentation of obtaining proper permits.
- On March 12, 2024, the CEAAB heard this case and issued an “Order Finding Violation” which allowed the respondent 30 days from the date of the order to correct the violation by having an after the fact permit for the work done after which if compliance was not met a fine of up to \$250 per day will be issued.
- As of July 3, 2024 the property is still out of compliance.



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 FOR A FINE ASSIGNMENT**

June 14, 2024

IN THE MATTER OF: Name: Rima Ray

Address: 135 Menendez Rd, St. Augustine, FL 32080

Case #: CE2024-0219

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

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

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

PARCEL NUMBER: 2226900000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **Wednesday, July 3, 2024, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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.

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Notice of Hearing
CE2024-0219

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 0090 0027 6577 5169 40**
9489 0090 0027 6577 5169 57

cc: David Birelain, 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

Ray Rima
135 Menendez Road
SAINT AUGUSTINE, FL
32080

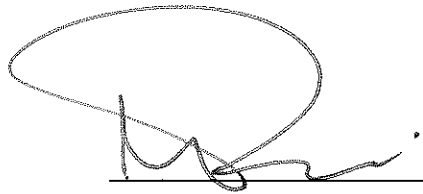
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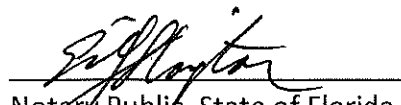
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 03, 2024.
3. That on , June 14, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on , I
☐ Hand delivered said Notice to _____ at _____.

FURTHER, Affiant saith not.

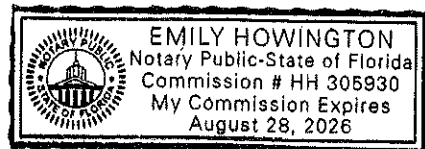


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF June, 2024.



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



AFFIDAVIT OF SECONDARY SERVICE

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

Ray Rima
3434 Blanding Blvd UNIT 224
Jacksonville, FL 32210-5212

Respondent

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

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 June 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 3, 2024.
3. That on June 24, 2024, I
☒ Posted said Notice on the property located at
135 Menendez Rd, St. Augustine, FL 32080.
4. That on June 24, 2024, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

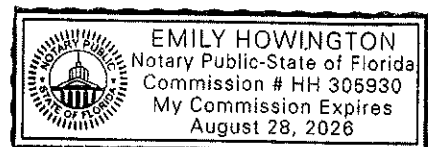
FURTHER, Affiant saith not.

Morganne E. Lanni
Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF June, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of June, 2026.



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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2024-0219

IN THE MATTER OF:

**Ray Rima
135 Menendez Road
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)**

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

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

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

PARCEL NUMBER: 2226900000

THE 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 not present.

2. During a routine code enforcement inspection, the staff observed the following code violations on January 8, 2024:

Property owner had remodeled the residence away from its original footprint without providing the proper documentation or obtaining the proper permits in violation of Chapter 8-608, which states, "It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city."

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

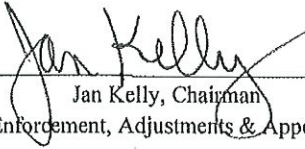
City Code, Chapter 8, Sec. 8-608 - Permit required.

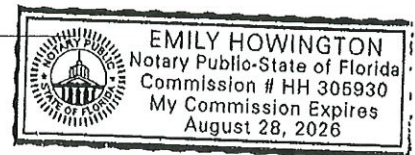
4. On February 12, 2024, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

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 thirty (30) days from the date of the "Order" to correct the violation by having an after the fact permit for the work done 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.

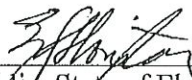

Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board



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 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 19 Milton / CE 2024-0227

- On December 28, 2023, a member of staff observed the property was littered with unregistered/ inoperable vehicles and debris.
- On March 12, 2024, the CEAAB heard this case and issued an “Order Finding Violation” which allowed the respondent 10 days from the date of the order to correct the violation by cleaning up the property according 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.
- As of July 3, 2024 the property is still out of compliance.



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 FOR A FINE ASSIGNMENT**

June 14, 2024

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

Address: 19 Milton Street, St. Augustine, FL 32084

Case #: CE2024-0227

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

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

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

PARCEL NUMBER: 1545100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **Wednesday, July 3, 2024, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

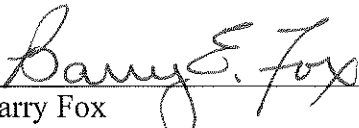
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective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

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

Notice of Hearing
CE2024-0227

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 0090 0027 6577 5169 40**
9489 0090 0027 6577 5169 57

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

Bicknell Family Trust
Lee Bicknell
19 Milton Street
SAINT AUGUSTINE, FL
32084-2188

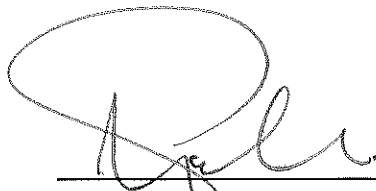
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER:

I, James Tomaselli, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 03, 2024.
3. That on , June 14, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on , I
☐ Hand delivered said Notice to _____ at _____.

FURTHER, Affiant saith not.



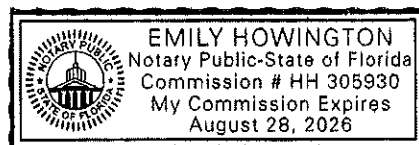
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF June, 2024.



Notary Public, State of Florida

My Commission Expires: 28 day of Aug August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

Bicknell Lee
Bicknell family Trust U/A/D: 12/20/99
Bicknell Constance Inez
19 Milton Street
Saint Augustine, FL 32084

Respondent

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

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

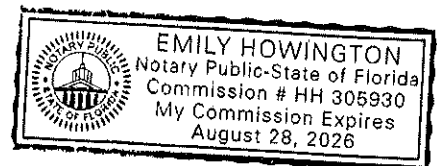
FURTHER, Affiant saith not.

Morganne E. Lanni
Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF June, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of June, 2024.



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:

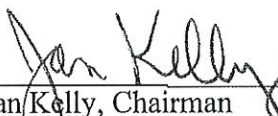
City Code, Chapter 19, Section 19-3, Unlawful conditions.

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.



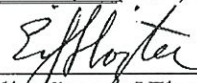
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

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 208 Alcazar St/ CE 2024-0240:

- On February 9, 2024, a member of staff observed a number of tasks were completed outside the scope of the initial permit to include; removing and placing a portion of front and rear wood structure of the residence and replacing it with block.
- On March 12, 2024, the CEAAB heard this case and issued an “Order Finding Violation” which allowed the respondent 30 days from the date of the order to correct the violation by obtaining an approved revision to the building permit to include the unpermitted work done and cleaning the property according to code if not met a fine of up to \$250 per day will be issued for each day out of compliance.
- As of July 3, 2024 the property is still out of compliance.



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 FOR A FINE ASSIGNMENT**

June 14, 2024

IN THE MATTER OF: Name: Jason Sinclair
Kelley Sinclair

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

Case #: CE2024-0240

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

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

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

PARCEL NUMBER: 216700000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **Wednesday, July 3, 2024, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

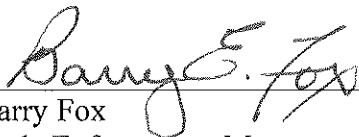
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective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

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

Notice of Hearing
CE2024-0240

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 0090 0027 6577 5169 33**

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

Sinclair, Jason R, Kelley Gudahl
Sinclair, Kelley Gudahl
208 Alcazar Street
St. Augustine, FL 32080-3707

Respondent

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

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 June 24, 2024, I received a copy of the attached Notice of Hearing for the hearing dated July 3, 2024.
3. That on _____, 2024, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on June 24, 2024, I
☒ Hand delivered said Notice to Kelley Sinclair at 208 Alcazar St, St. Augustine, FL 32080.

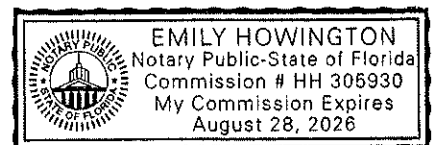
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF June, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2024.



AFFIDAVIT OF SECONDARY SERVICE

STATE OF FLORIDA

COUNTY OF ST. JOHNS

CITY OF ST. AUGUSTINE

Sinclair Jason R, Kelley Gudahl

Sinclair Kelley Gudahl

208 Alcazar Street

St. Augustine, FL 32080-3707

Respondent

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

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

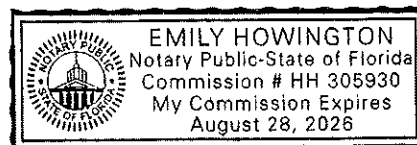
FURTHER, Affiant saith not.

Morganne E. Lanni
Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF June, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2024.



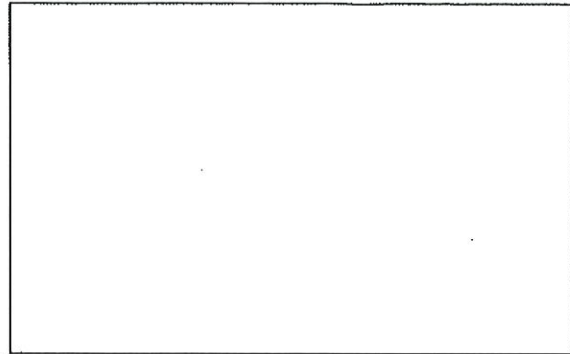
BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2024-0240

IN THE MATTER OF:

**Jason Sinclair
Kelley Sinclair
208 Alcazar Street
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)**



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

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

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

PARCEL NUMBER: 216700000

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 February 9, 2024:

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

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

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

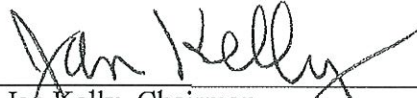
4. On February 20, 2024, the Planning and Building Department sent an **“Official Notice of Violation”** to formally advise the respondent of the violation, via certified mail.
5. On February 29, 2024, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice 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 thirty (30) days from the date of the "Order" to correct the violation by obtaining an approved revision to the building permit to include the unpermitted work done 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, May 14, 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.

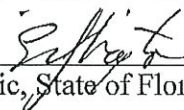
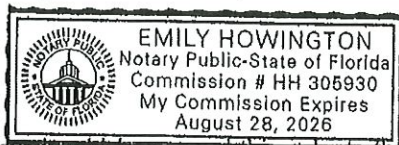
DONE AND ORDERED THIS **12TH DAY OF MARCH, 2024**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



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 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 47 Grove/ CE 2024-0209:

- On March 18, 2024, a member of staff observed on the property a storage shed converted to habitable space with no permits or approvals on file.
- On April 9, 2024, the CEAAB heard this case and issued an “Order Finding Violation” which allowed the respondent 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 after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.
- On June 5, 2024, the Special Magistrate issued an Order Imposing Fine at \$250 per day until compliance is met.
- The Code Enforcement Department received an Application to Appear and the fee was paid to request a reduction in fines.

BEFORE THE
SPECIAL MAGISTRATE
CITY OF ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2024-0209

IN THE MATTER OF:

**Teisan Barbara W
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON JUNE 5, 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 June 5, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative ____ was / ☒ was not present.

2. During a routine code enforcement inspection of the property, 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 **April 9, 2024**, the case was found in violation and was 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 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 June 5, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

"You are hereby informed that you / your property has been found to be:"

- a. ☐ In compliance.
b. ☒ Not in compliance.
c. ☐ An Irreparable / Irreversible Violation.

FINES PER VIOLATION

First Violation, Fine shall not exceed \$250.00 per day FSS 162.09 (2)(a)

Repeat Violation, Fine shall not exceed \$500 per day FSS 162.09(2)(a)

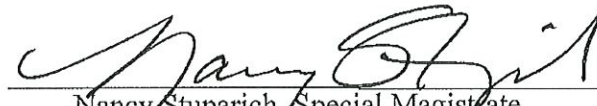
- a. ☐ You became compliant as of _____, 2024.
b. ☒ The violation remains as of June 5, 2024 and the fine is set to \$ 250.00 per day until compliance is met.
c. ☐ The violation remains for _____ days after the compliance period ended and the fine is set to \$ _____ per day for a total amount of \$ _____.
d. Other: _____

Irreparable / Irreversible Violation, Fine not to exceed \$5,000.00 per violation...FSS 162.09(2)(a)

- e. ☐ and the Fine is set at \$ _____.
6. RESPONDENT IS HEREBY has thirty (30) days from the date of the order to pay the fine in full.
7. In the event of a future violation of this "**Order Finding Violation,**" Respondent shall again be notified of a new hearing, at which time the Special Magistrate 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 **5TH DAY OF JUNE, 2024**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

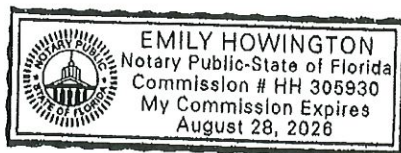


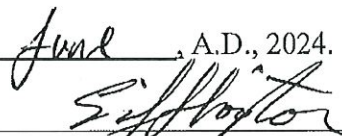
Nancy Stuparich, Special Magistrate
City of St. Augustine

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, Nancy Stuparich, 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 5 day of June, 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 Special Magistrate, 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 Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

CITY OF ST. AUGUSTINE
A15-APPLICATION TO BOARD OF ADJUSTMENTS AND APPEALS

Application Fee _____

BOAC No _____

Receipt No _____

Meeting Date _____

Deadline Date _____

PLEASE PRINT OR TYPE

1 ACTION REQUESTED Building Code Variance ☒ Appeal of Staff Determination

Other _____

2 NAME OF APPLICANT Gregory Teisan Daytime Telephone 904 501-7620
Address 72 Willow Dr City St. Augustine State FL Zip 32080

3 NAME OF PROPERTY OWNER Barbara Teisan Trust Telephone 904 501-7620
Address 47 Grave Ave City St. Augustine State FL Zip 32084

4 PROJECT STREET ADDRESS 47 Grave Avenue St. Augustine

5 TYPE OF CONSTRUCTION Existing Proposed _____

6 BUILDING USE Existing _____ Proposed _____

7 REASON FOR ACTION REQUESTED:

Justification:

To appeal the decision of code violations that was made at the April meeting. Unfortunately, the owner's health is declining so we were unable to attend the meeting.

Hardship:

Owner has severe health concerns and was unable to attend the April meeting.

AGREEMENT: In filing 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. Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where authorized agent signs in lieu of either property owner or applicant. Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

SIGNATURE OF APPLICANT

5/13/24
DATE

Barbara Teisan
SIGNATURE OF PROPERTY OWNER

5/13/24
DATE

47 Grove Special Magistrate
City of St Augustine
Planning & Building Dept.
75 King St
St Augustine, FL 32084
904-825-1065
Appeal Fee

PLANNING AND BUILDING

Date: 05/16/2024 02:42:25 PM

CREDIT CARD SALE

VISA
CARD NUMBER: *****6767 K
TOTAL AMOUNT: \$102.00
APPROVAL CD: 55867D
RECORD #: 000
CLERK ID: SClayton
CUST CODE: GregoryTeisan
INVOICE #: 47GroveCEAABFINES

Customer Copy