



CITY OF
ST. AUGUSTINE
— EST. 1565 —

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

A G E N D A

WEDNESDAY, AUGUST 7, 2024 - 9:00 AM

ALCAZAR ROOM

1. Introduction
2. Swearing in of Staff
3. Changes to Agenda
4. Approval of Minutes
5. General Public Comments for Items Not on the Agenda
6. New Violation Hearing

a) CE2024-0337
Shanks Mary Joe Living Trust Etal
Kingwood Essie Estelle
Jones James Arthur
Jones Wayne Alexander
Jones Wayne Arthur
Reese Jimmy Lee Paul
Blount Rhonda Lavone
100 Fred Waters Way
Ch. 8 Sec. 301- Property
maintenance code

b) CE2024-0393
Indigo Partners LLC
Sea Breeze Homes of the
First Coast LLC
Nahmias Scot
Finn Kevin
Zentko Gene
125 Spoonbill Point Court
Ch. 25 Sec. 25-56- Tree
removal and replacement.

7. Fine Assignment Hearing

- a) CE2024-0227
Bicknell Family Trust
Bicknell Lee
19 Milton St
Ch. 19 Sec. 19-3-Unlawful
conditions

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

8. Fine Reduction Hearing

- a) None

9. Lien Hearing

- a) CE2022-0217
Valerie Lee Properties LLC
Lee Valerie
38 White St E
Ch. 8 Sec. 608-Permit
required.

10. Compliance Hearing

- a) CE2024-0268
Roots Construction Group
Largay Joseph
6 S Whitney St
Ch. 28 Sec. 337- Parking,
storage or use of major
recreational equipment.

b) CE2024-0331
Rast Delana I
35 San Marco Ave
Ch. 8 Sec. 301- Property
maintenance code

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
July 3, 2024

The Special Magistrate held a hearing formal session at 9:00am, Wednesday, July 3, 2024, in the Alcazar Room at City Hall. The meeting was called to order by Becky Vose, Special Magistrate, and the following were present:

Staff Present: Becky Vose, 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
Sarah Daughtery, City Planner

2. INTRODUCTION TO Becky Vose, SPECIAL MAGISTRATE

3. SWEARING IN OF STAFF

4. APPROVAL OF MINUTES

The approval of the June 5th minutes was postponed until the August 7th meeting.

5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None

6. MODIFICATIONS TO THE AGENDA

Barry Fox requested to modify the agenda to remove item 5e case number CE2024-0323 and 5h case number CE2024-0377. The Special Magistrate approved the modification, and the items were removed from the agenda.

7. REVIEW OF NEW CASES

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

Barry Fox relayed case information and Curtis Boles provided testimony. On March 1, 2024, staff received information about a large derelict pontoon boat on the property. Inspection determined the boat was not far enough from the property line. The respondent was present, Joseph Largay of 505 Wilson Rd, Hastings, FL who stated the boat was removed prior to the hearing. Curtis Boles said he would go to the property to confirm.

MOTION

The Special Magistrate postponed ruling until the next meeting.

b. CE2024-0308

Santiago Antonio
Riberio Gilza Barreto
72 Anderson St
Ch. 25 Sec 25-56- Tree removal and replacement.

CITY OF ST. AUGUSTINE, FLORIDA

Special Magistrate Hearing
July 3, 2024

Barry Fox relayed case information and Curtis Boles provided testimony. A 17-inch Southern Red Oak was removed with no permit or arborist report. The respondent agreed to replant two Southern Red Oaks for replacement. On May 22, 2024, Curtis Boles received an email that the trees were planted and on June 7, 2024, he confirmed the replacements. The respondent was present Leonardo DeSousa, spoke on behalf of the owner and an owner's authorization form was on file. Becky Vose asked the cost of the replacement trees, Leonardo DeSousa stated they were \$1,000 each and provided photos of the replanting.

MOTION

The Special Magistrate found the case in violation and assigned a fine of \$500 for irreversible damage.

The Special Magistrate called both case CE2024-0318 and CE2024-0319 at the same time for a singular testimony.

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 Certificate of occupancy

Barry Fox relayed case information and provided testimony. On April 3, 2024, staff received a complaint from St. Augustine Police Department for junk, debris, and individuals living in unpermitted structures on the property. Staff spoke with the property owner on April 3, 2024. On April 28, 2024, staff received email from neighbor in reference to complaint of same nature at the property. Further testimony was provided by Wayne Ferrell of St. Augustine Police Department. The PD began investigation in the beginning of 2024, and after surveillance determined the residence had narcotics use present and obtained a lawful search warrant which led to multiple arrests. Wayne Ferrel then verified the code enforcement photos were what police officers viewed at scene and then showed video evidence of walking through property and displaying violations. The respondent was present and Murdoch Hampy, 8 Hedrick Street, spoke on behalf of owner Gary Stehli. Murdoch Hampy stated he told the remaining people to leave and has taken down the tents and makeshift beds on the property and the cabin has been reverted back to storage. Becky Vose asked how long they would need to clean out the property and that it cannot continue to be used to store building material.

MOTION FOR BOTH CASES:

The Special Magistrate found both cases in violation and issued an order giving 10 days to come into compliance by cleaning out the property and to schedule a compliance inspection and a fine of \$250 per day will accrue if compliance is not met.

e. CE2024-0331

Rast Denela
35 San Marco Ave
Ch 8 301 property maintenance code

Barry Fox relayed case information and Morganne Lani testified. The property had electrical work on the outside not compliant with the international property maintenance code. An owner's authorization form was on file, the owner out sick w covid and owner's partner spoke on her behalf. Stated that tenants manage the building. Stated they think issues are rectified. Asked Schauland building official,

CITY OF ST. AUGUSTINE, FLORIDA

Special Magistrate Hearing
July 3, 2024

about electrical work and if permits pulled. No electrical permit pulled. Schauland confirmed some of the items described would need a permit.

MOTION

The Special Magistrate found in the case in violation, give 15 days to come into compliance by applying for a permit for electrical work done. if not met a fine of \$250 per day will be issued.

f. CE2024-0374

Mis Ventures LLC
30 St George
Ch 8 sec 608

Barry Fox relayed case information and Morganne Lanni testified. Becky Vose asked about details of the permit. Morganne Lanni said historic preservation needed more details, and the supports were supposed to be on other side of fence which is why permit was not valid. The respondent was not present.

MOTION

The Special Magistrate found the case in violation, and allowed 10 days to come into compliance, and if not met a fine of \$150 per day will be issued.

g. CE2024-0384

Stewart Luther C III
311 Anastasia Blvd.

Barry Fox provided case information and Morganne Lanni provided testimony. A compliance period of 10 days was established, and the violation remained as of May 25, 2024. The respondent was given an additional 10 days. On May 30, 2024, staff reinspected and saw text was only removed from one side of the sign. The respondent was not present.

MOTION

The Special Magistrate found the case in violation and gave 10 days to come into compliance and if not met a fine of \$250 per day will be issued.

h. CE2024 0407

Hardy Richard
Hardy Tracy
117 Inlet Drive
Ch 11 Sec 11-28

Barry Fox provided info and James Tomaselli testimony. The respondent installed Riprap and topsoil put in conservation overlay past allowed amount and without permits or approval of the Planning and Zoning Board. Becky Vose asked about the sea wall and when property is scheduled to appear before the Planning and Zoning Board. Sarah Daughtry, City Planner provided testimony. That the activities do require planning and zoning approval and outlined information about conservation overly. Barry Fox requested to submit to the record an application of development review from December. Becky Vose accepted it for review. Both property owners were present and provided testimony, the respondents understood there were three permits required and have begun work with the environmental department. Becky Vose asked city staff how much time would need to come into compliance. Sarah Daugherty stated that it does appear that there were wetland impacts and will have to work with the department of environmental protection, and the removal of the installed riprap would have to be approved by department of environmental protection. Becky Vose asked when the next Planning and Zoning Board meeting was, Sarah Daugherty said August 6, 2024.

MOTION

Becky Vose tabled the case until September 3, 2024.

CITY OF ST. AUGUSTINE, FLORIDA

Special Magistrate Hearing
July 3, 2024

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2024-0219

Ray Rima
135 Menendez Rd

Barry Fox provided case information and updates the property was remodeled without permits. The respondent could have applied for an after the fact permit and did not submit an application, the compliance period passed. As of July 3, 2024, the property is out of compliance. The respondent was not present, and Becky Vose allowed Chirstine Sears, the attorney for the property owner to speak.

MOTION

The Special Magistrate gave 10 days to come into compliance and if not met a fine of \$250 per day would be issued.

b. CE2024-0227

Lee Bicknell
19 Milton Street
Ch19-3

Barry Fox provided case information and updates. Efforts to clean property have stalled, property still out of compliance. The respondent and his attorney, Lee Bicknell and Wayne Henderson respectively were present. Wayne Henderson asked about getting a continuance for more time to clean property stated the owner had health problems. The respondent spoke with a neighboring church and church members stated they would be willing to help clean up property.

MOTION

The Special Magistrate tabled the case until the August 7th hearing.

c. CE2024-0240

Sinclair Jason
Sinclair Kelley
208 alcazar St
Ch. 8 Sec 608

Barry Fox relayed case information and provided updates. Buddy Schauland stated the respondent has a permit for renovation but must revise it to include work done outside of scope of initial permit. Becky Vose asked if that update has been made. Buddy Schauland stated on May 10, 2024, plans were uploaded but not to cover the work done outside of permit.

MOTION

The Special Magistrate tabled the case until the August 7th hearing.

CITY OF ST. AUGUSTINE, FLORIDA

Special Magistrate Hearing
July 3, 2024

d. **CE2024-0209**

Teisan Barbara W
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
47 Grove Ave
Ch 28 sec 28-33

Barry Fox relayed case information and provided updates. On June 5, 2024, a fine of \$250 per day was issued for each day out of compliance the fine is currently running. The respondent was pset Gregory Teisan, 72 Willow Drive. Staff said the corrective action was to revert the shed back to non-habitable space or Buddy Schauland said it would have to submit permits for habitable space. It is considered a utility shed, not a single-family structure. Barry Fox said the structure is likely in the Historic Preservation district which has requirements and regulations. Becky Vose asked if the structure is currently being rented. Gregory Teisan said it was paused. Becky Vose sked if rented over the current upcoming weekend. Gregory Teisan said yes, it was rented over the holiday.

MOTION

The Special Magistrate determined the fine reduction request was denied and the fine continues at \$250 per day until compliance.

9. **CITY ATTORNEY ITEMS**

None

10. **OTHER BUSINESS**

None

11. **ADJOURNMENT**

11: 29am

Becky Vose, Special Magistrate

Emily Howington, Administrative Coordinator, Recording Secretary

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 21, 2024

SUBJECT: Case Number: CE2024-0337

RESPONDENT: Blount Rhonda Lavone., Charlie Mae Fryar., Essie Estelle Kingwood., James Arthur Jones., Jimmy Lee Paul Reese., Jones Wayne Alexander., Jones Wayne Arthur., Mary Joe Shanks., Rhonda Lavone Blount., Shanks Mary Joe Living Trust.

LOCATION: 100 Fred Waters Way, Saint Augustine, FL. 32084;
Parcel Number 1046500000

VIOLATION: City Code, Chapter 8, Sec. 8- 608-Permits 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 CE2024-0337, concerns the property located at 100 Fred Waters Way, 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, Blount Rhonda Lavone., Charlie Mae Fryar., Essie Estelle Kingwood., James Arthur Jones., Jimmy Lee Paul Reese., Jones Wayne Alexander., Jones Wayne Arthur., Mary Joe Shanks., Rhonda Lavone Blount., Shanks., Mary Joe Living Trust., and it is reflected as such on the agenda for today's meeting.

On April 7, 2024, I observed trash and debris; in the form of a mattress, discarded clothing and miscellaneous garbage strewn about the residence located at 100 Fred Waters Way, upon additional inspection it was noted the boards had been removed from the windows and vagrants may have been residing within the property. Upon my findings, a NOTICE OF VIOLATION was initiated and mailed to the Respondents on April 26, 2024.

I issued an Official Notice of Violation to Blount Rhonda Lavone., Charlie Mae Fryar., Essie Estelle Kingwood., James Arthur Jones., Jimmy Lee Paul Reese., Jones Wayne Alexander., Jones Wayne Arthur., Mary Joe Shanks., Rhonda Lavone Blount., Shanks., Mary Joe Living Trust., on April 26, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 8, Sec. 8- 301- Property Maintenance Code, for failure to maintain the property accordingly.

The Notice of Violation was delivered to the Respondents by certified mail on April 26, 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 not established contact with the respondent; however, I feel the respondent does understand the violation, as they were previously notified of the condition of the property and initiated a clean-up which included removing all the overgrown brush, however the clean-up was not completed and the brush was dumped onto the city right-of-way.

On April 7, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. July 20, 2024, I reinspected the property and noted the property remains the same as when the NOTICE OF VIOLATION was initiated, and no clean-up efforts have been made. Again, the photographs I present accurately show what I observed on April 7, 2024, and have not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on July 20, 2024, which was delivered to the Respondents via certified mail, and posted upon the property.

That 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. 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)

- **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.









CITY OF ST. AUGUSTINE

PLANNING &
DEPARTMENT
CODE ENFORCEMENT

75 KING STREET, ST.
P. O. BOX
ST. AUGUSTINE
904-825-1111


ST. AUGUSTINE
EST. 1565
www.CityStAug.com
@CityStAug
James Tomasselli
Code Enforcement Officer
Email: jtomasselli@citystaug.com
Office: 904-209-4535
Cell: 904-669-0665
P.O. Box 210
St. Augustine, FL 32085-0210

This notice is given as a
property is now in violation
City Code. In order to
enforcement action or
assistance and cooperation
beautiful is greatly appreciated. Please correct
within 10 days of this posting.

PLEASE CORRECT THE FOLLOWING VIOLATION:

CITY CODE SECTION: 19-16 / 19-17
PROPERTY ADDRESS: 100 Fred Waters Way
POSTING DATE: 04/13/2024
INSPECTOR: TOMABELL
DESCRIPTION OF VIOLATION: 19-16 MAINTENANCE REQUIREMENTS
19-17 SECURITY REQUIREMENTS

CODE ENFORCEMENT CASE# CE 2024-0337



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

APRIL 26, 2024

IN THE MATTER OF: Name: Shanks Mary Joe Living Trust Etal
Kingwood Essie Estelle
Jones James Arthur
Jones Wayne Alexander
Jones Wayne Arthur
Reese Jimmy Lee Paul
Blount Rhonda Lavone.

Address: 100 Fred Waters Way St Augustine FL 32084

Case #: CE2024-0337

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: 100 Fred Waters Way, St Augustine, FL.

LEGAL DESCRIPTION: (15) GREENO TRACT E33.4 OF W67,4 OF LOT 9-B BLK 13
DB262/52 & OR3083/1329(S/A) & OR3464/148

PARCEL NUMBER: 1046500000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 13, 2024 which revealed the following violations:

Upon visual inspection of property it was determined the residence is vacant and unsecured. There is junk and debris strewn about the property in violation of sec. 8-301.

Notice of Violation
CE2024-0337

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:

Securing the premises and removing all junk, debris, and discarded tree debris.

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 5177 63
9489 0090 0027 6577 5177 70

cc: John P. Regan, City Manager
CEAAB File

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



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

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

July 15, 2024

IN THE MATTER OF:

Name: Shanks Mary Joe Living Trust Btal
Kingwood Essie Estelle
Jones James Arthur
Blount Rhonda Lavone
Jones Wayne Alexander
Jones Wayne Arthur
Reese Jimmy Lee Paul

Address: 100 Fred Waters Way, St. Augustine, FL 32084

Case #: CE2024-0337

HEREBY KNOWN AS RESPONDENT(S)

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

SITE OF VIOLATION: 100 Fred Waters Way, St. Augustine, FL 32084

LEGAL DESCRIPTION: (15) GREENO TRACT E33.4 OF W67 4 OF LOT 9-B
BLK 13 DB262/52 & OR3083/1329 (S/A) & OR3464/148

PARCEL NUMBER: 1046500000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, August 7th, 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:

The residence is vacant and unsecured, and junk is strewn about the property.

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

Notice of Hearing CE2024-0337

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.


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 5165 82
9489 0090 0027 6577 5165 99
9489 0090 0027 6577 5162 92
9489 0090 0027 6577 5163 08
9489 0090 0027 6577 5163 15
9489 0090 0027 6577 5163 22
9489 0090 0027 6577 5163 39
9489 0090 0027 6577 5163 46
9489 0090 0027 6577 5163 53
9489 0090 0027 6577 5163 60
9489 0090 0027 6577 5163 77
9489 0090 0027 6577 5163 84
9489 0090 0027 6577 5163 91
9489 0090 0027 6577 5164 07

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

Blount Rhonda Lavone., Charlie Mae Fryar., Essie Estelle Kingwood., James Arthur Jones.,
Jimmy Lee Paul Reese., Jones Wayne Alexander., Jones Wayne Arthur., Mary Joe Shanks.,
Rhonda Lavone Blount., Shanks Mary Joe Living Trust.

100 Fred Waters Way
Saint Augustine, FL.
32084;

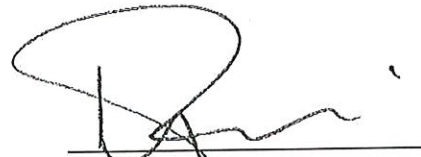
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0337

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 July 20, 2024, I received a copy of the attached Notice of Hearing for the hearing dated August 7, 2024.
3. That on , July 20, 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 _____.

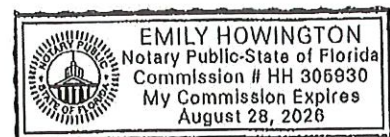
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 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

Blount Rhonda Lavone., Charlie Mae Fryar., Essie Estelle Kingwood., James Arthur Jones.,
Jimmy Lee Paul Reese., Jones Wayne Alexander., Jones Wayne Arthur., Mary Joe Shanks.,
Rhonda Lavone Blount., Shanks Mary Joe Living Trust.

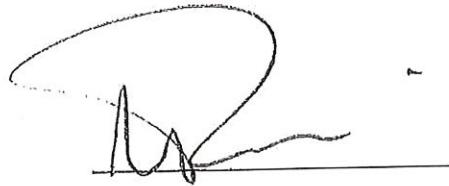
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0337

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 July 20, 2024, I received a copy of the attached Notice of Hearing for the hearing dated August 7, 2024.
3. That on July 20, 2024, I
☒ Posted said Notice on the property located at 100 Fred Waters Way Saint Augustine
FL 32084
4. That on July 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.

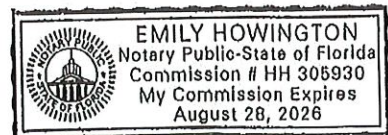


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 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	1046500000
Location	100 FRED WATERS WAY
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(15) GREENO TRACT E33.4 OF W67.4 OF LOT 9-B BLK 13 DB262/52 & OR3083/1329(S/A) & OR3464/148 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.070
Homestead	N

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

Owner Information

Owner Name	Shanks Mary Joe Living Trust Etal 16.7% Kingwood Essie Estelle 16.7% Fryar Charlie Mae 16.7% Jones James Arthur 16.7% Jones Wayne Alexander 16.7% Jones Wayne Arthur 5.7% Reese Jimmy Lee Paul 5.7% Blount Rhonda Lavone 5.7%
Mailing Address	C/O MARY J SHANKS 140 LUMBY LN STOCKBRIDGE, GA 30281-0000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 21, 2024

SUBJECT: Case Number: CE2024-0393

RESPONDENT: Indigo Partners Inc., Sea Breeze Homes of the First Coast LLC., Scott Nahmias., Kevin Finn., Gene Zentko

LOCATION: 125 Spoonbill Point Court, Saint Augustine, FL. 32804;
Parcel Number 1585716100

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

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 CE2024-0393, concerns the property located at 125 Spoonbill Point Court, 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, Indigo Partners Inc., Sea Breeze Homes of the First Coast LLC., Scott Nahmias., Kevin Finn., Gene Zentko., and it is reflected as such on the agenda for today's meeting.

On May 16, 2024, I observed a Cedar Tree had been removed from a vacant lot identified as 125 Spoonbill Point Court, which was previously identified in a tree assessment survey. A NOTICE OF VIOLATION which was initiated and mailed to the Respondents on May 7, 2024.

I issued an Official Notice of Violation to Indigo Partners Inc., Sea Breeze Homes of the First Coast LLC., Scott Nahmias., Kevin Finn., Gene Zentko., on May 17, 2024. In the Notice, I cited a violation of the City of Saint Augustine Code, Chapter 25, Sec. 25-56-Tree Removal and Replacement for removal of the tree without obtaining a City of Saint Augustine Permit or Arborist's Report.

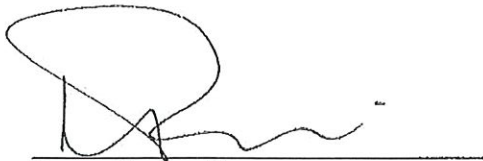
The Notice of Violation was delivered to the Respondents by certified mail on May 7, 2024. In the Notice of violation, the Respondents were informed the act has caused irreparable and irreversible damage and if they had any questions to contact the City of Saint Augustine's Code Enforcement Division of the Building Department of the City of Saint Augustine.

I have established contact with the Respondent Kevin Finn; and I feel the Respondent does

understand the violation, as he stated it was a misunderstanding and he believed he could initiate the work while waiting for the permits to be issued, as it is permitted in the county. He added the removal of the Cedar Tree was a mishap and was unsure how it happened.

On May 16, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On July 20, 2024, I reinspected the property and noted the property remains the same as when the NOTICE OF VIOLATION was initiated, and additional efforts have been made on the property. Again, the photographs I present accurately show what I observed on May 16, 2024, and have not been altered in any way. A Notice of Hearing was issued on July 20, 2024, which was delivered to the Respondents via certified mail, and posted upon the property.

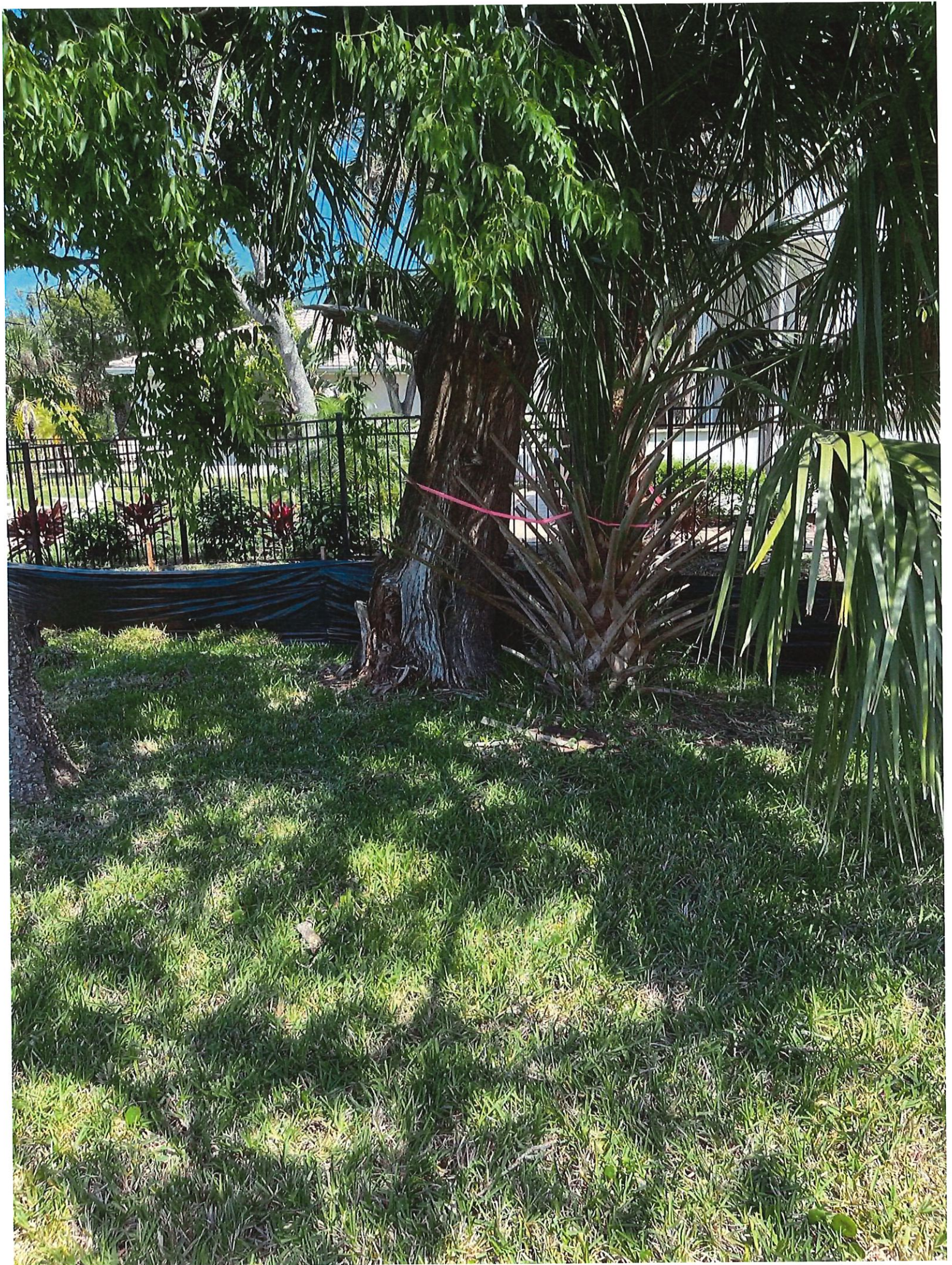
That concludes my presentation at this time pending any questions you may have.

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

James Tomaselli
Code Enforcement Officer

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

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

























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



CODE ENFORCEMENT DIVISION

May 17, 2024

IN THE MATTER OF: Name: Indigo Partners LLC
Sea Breeze Homes of The First Coast LLC
Scot Nahmias
Kevin Finn
Gene Zentko

Address: 125 Spoonbill Point Court
St. Augustine, FL 32804

Case #: CE2024-0393

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

SITE OF VIOLATION: 125 Spoonbill Point Court, St. Augustine, FL 32804

LEGAL DESCRIPTION: 25/87-91 PELICAN REEF LOT 10 BLK 6 OR5501/1642
&5703/1073(Q/C)

PARCEL NUMBER: 1585716100

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

A Cedar tree was removed without approved City of St. Augustine permit or arborist report.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent has caused irreparable and irreversible damage to the tree as outlined above.

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

Notice of Violation
CE2024-0393

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 5173 74

9489 0090 0027 6577 5173 81

9489 0090 0027 6577 5173 98

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.



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**

July 19, 2024

IN THE MATTER OF:

Name: Indigo Partners LLC
Sea Breeze Homes of the First Coast LLC
Scot Nahmias
Kevin Finn
Gene Zentko

Address: 125 Spoonbill Point Court, St. Augustine, FL 32084

Case #: CE2024-0393

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: 125 Spoonbill Point Court, St. Augustine, FL 32084

LEGAL DESCRIPTION: 25/87-91 PELICAN REEF LOT 10 BLK 6 OR5501/1642
& 5703/1073 (Q/C)

PARCEL NUMBER: 1585716100

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, August 7th, 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 Cedar tree was removed without an approved permit or arborist report.

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

corrected and then reoccurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the Special Magistrate.

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 5161 79
	9489 0090 0027 6577 5161 86
	9489 0090 0027 6577 5161 93
	9489 0090 0027 6577 5162 09
	9489 0090 0027 6577 5162 16
	9489 0090 0027 6577 5162 23
	9489 0090 0027 6577 5162 30
	9489 0090 0027 6577 5162 47

cc: David Birchim, City Manager

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AFFIDAVIT OF PRIMARY SERVICE

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

Indigo Partners Inc., Sea Breeze Homes of the First Coast LLC., Scott Nahmias., Kevin Finn., Gene Zentko

125 Spoonbill Point Court
Saint Augustine, FL.
32084;

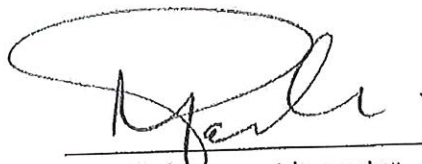
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0393

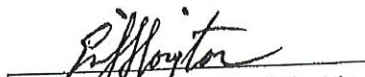
I, James Tomaselli, being duly sworn and deposed say:

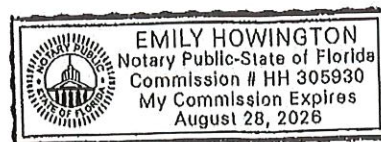
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on July 20, 2024, I received a copy of the attached Notice of Hearing for the hearing dated August 7, 2024.
3. That on , July 20, 2024, I
☒ Mailed said Notice by certified U. S. 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 22 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

Indigo Partners Inc., Sea Breeze Homes of the First Coast LLC.,
Scott Nahmias., Kevin Finn., Gene Zentko

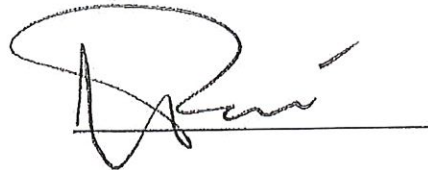
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0393

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

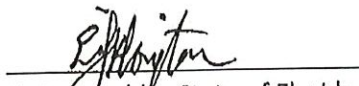
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on July 20, 2024, I received a copy of the attached Notice of Hearing for the hearing dated August 7, 2024.
3. That on July 20, 2024, I
☒ Posted said Notice on the property located at 125 Spoonbill Point Court Saint Augustine FL 32084
4. That on July 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.

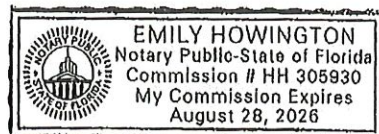


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 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 1585716100
 Location Address 125 SPOONBILL POINT CT
 SAINT AUGUSTINE 32080-0000
 Neighborhood Pelican Reef (628)
 Tax Description* 25/87-91 PELICAN REEF LOT 10 BLK 6 OR5501/1642
 &5703/1073(Q/C) & 5961/645(Q/C)
 * The Description above is not to be used on legal documents.
 Property Use Vacant Residential (0000)
 Code
 Subdivision Pelican Reef
 Sec/Twp/Rng 21-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.220
 Homestead N

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


Owner Information

Owner Name [Indigo Partners LLC](#) 100%
 Mailing Address 105 INDIGO RUN
 PONTE VEDRA BEACH, FL 32082-0000

Map



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 19 Milton / CE 2024-0219:

- 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.
- On July 3, 2024 the Special Magistrate heard this case and tabled the matter until the August 7, 2024 hearing.
- The property is still out of compliance.



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, August 7, 2024, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

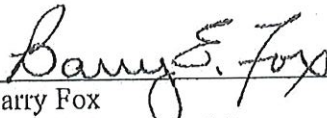
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective 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 5160 25
9489 0090 0027 6577 51690 32

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.

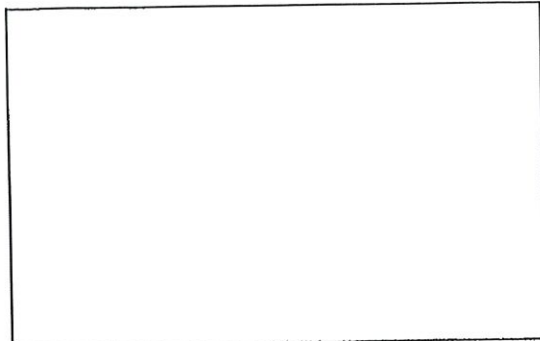
BEFORE THE
CODE ENFORCEMENT,
ADJUSTMENTS AND APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

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:

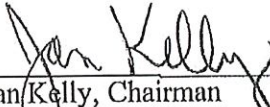
City Code, Chapter 19, Section 19-3, Unlawful conditions.

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.

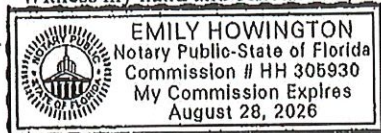


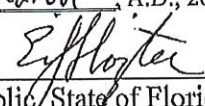
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

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 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 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.
- On July 3, 2024 the Special Magistrate heard this case and tabled the matter until the August 7, 2024 hearing.
- The property is still out of compliance.



CITY OF
ST. AUGUSTINE
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, August 7, 2024, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

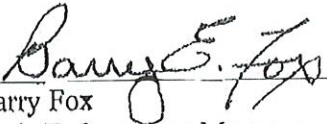
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In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, 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 5160 18

cc: David Birchlin, City Manager

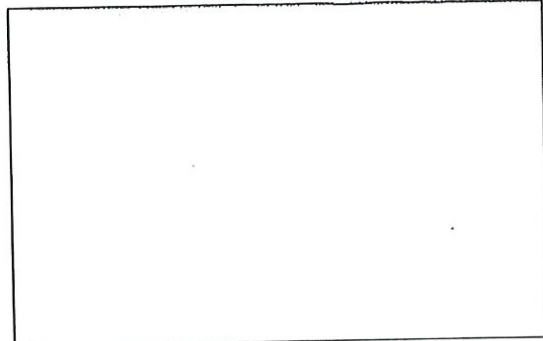
In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771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

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.

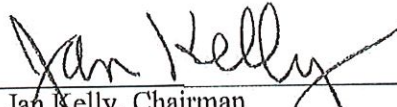
4. On February 20, 2024, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.
5. On February 29, 2024, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of CEAAB 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.

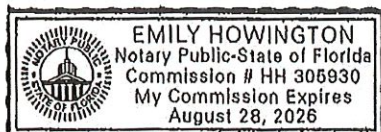
DONE AND ORDERED THIS 12TH DAY OF MARCH, 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



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 38 White E / CE 2022-0217:

- On June 6, 2022, a member of staff observed an external staircase and a second floor deck under construction without obtaining a proper permits.
- On September 13, 2022, the CEAAB heard this case and issued an "Order Finding Violation" which allowed the respondent 90 days from the date of the order to correct the violation by obtaining a building permit and completing all necessary tasks and inspections.
- On February 13, 2024 The CEAAB heard this case and issued an "Order Imposing a Fine" of \$250 per day beginning January 19, 2024 to remain ongoing until compliance or reaching the threshold amount according to city code.
- As of August 6, 2024 the \$50,000 threshold has been reached and the fine remains unpaid.



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 IMPOSING A LIEN**

June 29, 2024

IN THE MATTER OF: Name: Valerie Lee Properties LLC
C/O Valerie Lee

Address: 38 White Street E, St. Augustine, FL 32084

Case #: CE2022-0217

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: 38 White Street E, St. Augustine, FL 32084

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

PARCEL NUMBER: 1582300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Lien Hearing** regarding your case on **Wednesday, August 7, 2024, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

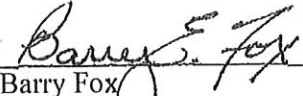
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective 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
CE2022-0217

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 5159 50
9489 0090 0027 5159 67

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.

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

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: CE2022-0217

IN THE MATTER OF:

Valerie Lee Properties LLC
C/O Valerie Lee
38 White Street East
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

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

VIOLATION SITE: 38 White Street East, St. Augustine, FL 32084

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

PARCEL NUMBER: 158230 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD
TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON, **FEBRUARY 13,**
2024 AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on February 13, 2024, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was not present.

2. In response to a public complaint, the staff observed the following code violations on June 6, 2022:

An external staircase and a second-floor deck was under construction without obtaining proper permits.

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

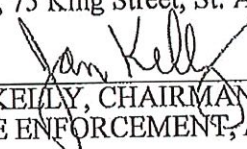
Chapter 8, Section 8-608 Building without a permit.

4. On July 26, 2022, the Planning and Building Department sent an **"Official Notice of Violation"**, via certified mail, to formally advise the respondent of the violation.
5. On August 29, 2022, the Planning and Building Department sent the respondent, via certified mail, AND a Posting Affidavit was placed with the City Clerk's office of an **"Official Notice of Hearing"** for September 13, 2022.
6. On September 13, 2022 the Code Enforcement, Adjustment, and Appeals Board found the case in violation and issued an **"Order Finding Violation"** which allowed the respondent ninety (90) days from the date of the **"Order"** to correct the violation by obtaining a building permit and completing all necessary tasks and inspections.

7. On February 13, 2024, the Code Enforcement, Adjustments and Appeals Board found the property had not complied with the previous order by allowing the building permit to expire on January 19, 2024, with no approval of the unpermitted work and issued an "Order Imposing a Fine" of \$250 per day beginning January 19, 2024, to remain ongoing until compliance or reaching the threshold amount according to city code. The Respondent has thirty (30) days from the date of this order to pay the fine in full.
8. In the event of a repeat violation of this "Order Imposing a Fine," Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

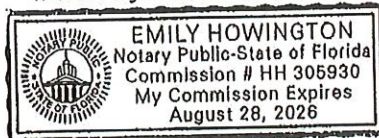
DONE AND ORDERED THIS 13TH DAY OF FEBRUARY, 2024 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

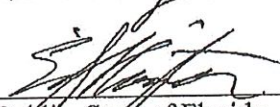

JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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




Notary Public, State of Florida

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

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 6 S Whitney / CE 2024-0268

- On March 1, 2024, a member of staff observed the property was being used to store major recreational equipment without a valid tag or registration. The pontoon boat sat less than the 5 feet required setbacks and trailer was without workable axle or tires.
- On July 3, 2024, the Special Magistrate heard this case and tabled the case until the August 7, 2024 hearing.
- As of July 9, 2024 the property is in compliance and an affidavit is on file.

AFFIDAVIT OF COMPLIANCE

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

Roots Construction Group LLC

6 South Whitney Street

Hastings, FL 32145 - 0000

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024 - 0268

I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated July 03, 2024, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28 Sec. 28-337 Major Recreational as of July 03, 2024.

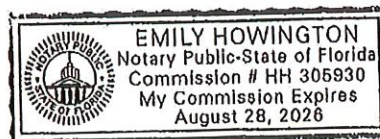
FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF July, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2024.



CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 35 San Marco Ave / CE 2024-0331:

- On April 10, 2024, a member of staff observed 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.
- On July 3, 2024, the Special Magistrate heard this case and issued an "Order Finding in Violation" allowing the respondent 15 days to come into compliance.
- As of July 18, 2024 the property is in compliance and an affidavit is on file.

AFFIDAVIT OF COMPLIANCE

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

Rast Delana I

PO Box 684

Edisto Island, SC 29438

Respondent

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

I, Morganne Lanni, have personally examined the property described in the Code Enforcement Order dated July 03, 2024, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 8, Section 301 as of July 18, 2024.

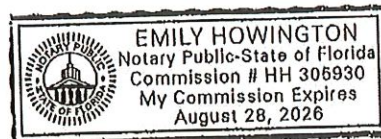
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF July, 2024.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



BEFORE THE
SPECIAL MAGISTRATE
CITY OF ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0331

IN THE MATTER OF:

Rast Delam
35 San Marco 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 8-301 – Property maintenance code

VIOLATION SITE: 35 San Marco Ave, St. 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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON JULY 3, 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 July 3, 2024, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on April 10, 2024:

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

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

City Code, Chapter 8-301 – Property maintenance code

4. On April 30, 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 June 13, 2024, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for July 3, 2024.

6. On July 3, 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 Violation.
- b. ☐ A Repeat Violation.
- c. ☐ An Irreparable / Irreversible Violation.

AND

- a. ☐ You are in Compliance, at the time of this hearing.
- b. ☐ No fine will be assigned and the case will be closed.
- c. ☐ Other: _____

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

- d. ☐ You have 15 days to become compliant or a fine of up to \$_____ will be imposed for each day the violation continues. *Code Dept. to have authority to extend in 10 days*

Repeat Violation, Fine shall not exceed \$500.00 a day...FSS 162.09(2)(a)

- e. ☐ A fine of up to \$_____ Will be imposed for each day the violation continues.
- f. ☐ You were in violation for _____ days, found to be compliant at this time, and the fine is set at \$_____.

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

- g. ☐ and the Fine is set at \$_____.

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on Aug, 2, 2024 at 9:00 A.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 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 3RD DAY OF JULY, 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Becky Vose

Becky Vose, 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, Becky Vose, 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 3 day of July, A.D., 2024.

[Signature]
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.

CERTIFICATE OF SERVICE

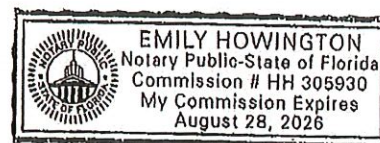
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to Rast Delana I,

35 San Marco Ave, St. Augustine FL 32084,

PO Box 684, Edisto Island, SC 29438

on this 3 day of July, 2024.

Signature *[Signature]*



Certified Mail #

9489 0090 0027 6577 5168 27

9489 0090 0027 6577 5168 34