



CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

A G E N D A

WEDNESDAY, OCTOBER 2, 2024 - 9:00 AM

ALCAZAR ROOM

1. Swearing in of Staff
2. Modifications to the Agenda
3. Approval of Minutes
4. General Public Comments for Items Not on the Agenda
5. New Violation Hearing
 - a) CE2024-0476
Simmons, Deborah
59 Dumas St
Ch. 19 Sec. 3- Unlawful conditions.
 - b) CE2024-0503
Intracoastal Fisheries LLC St. Augustine
Fish House & Oyster Company LLC
Crabtree, Zachary C.
Stuart, Nathan
160 Nix Boat Yard Rd
Ch. 19 Sec. 3- Unlawful conditions.
6. Fine Assignment Hearing
 - a) CE2024-0227
Bicknell Family Trust
Bicknell, Lee
19 Milton St
Ch. 19 Sec. 3- Unlawful conditions

- b) 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.

7. Fine Reduction Hearing

- a) None

8. Lien Hearing

- a) None

9. Compliance Hearing

- a) CE2021-0219
Philcox, James A. (dcd)
111 Zoratoa Ave
Ch. 19 Sec. 4- Certain growth and conditions prohibited.

- b) CE2023-0305
Twin Peaks Property Mgmt. LLC
56 Carrera St
Ch. 8 Sec. 608- Permit required.

- c) CE2023-0307
Bcs Aquisition Group LLC
56 Carrera St
Ch. 28 Sec. 90- Administration and records.

- 10. Previously Heard Cases Update
- 11. City Attorney Items
- 12. Other Business
- 13. 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
August 7, 2024

The Special Magistrate held a hearing formal session at 9:00am, Wednesday, August 7, 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

2. INTRODUCTION TO Becky Vose, SPECIAL MAGISTRATE

3. SWEARING IN OF STAFF

4. APPROVAL OF MINUTES

The July 3rd and June 5th minutes were approved.

5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Bj kaladi w city st Augustine. Asked about commenting on items on the agenda.

6. MODIFICATIONS TO THE AGENDA

Barry Fox requested the Special Magistrate remove case CE2024-0240 on 208 Alcazar Street, fine assignment hearing item 7b. The item was removed from the agenda.

7. REVIEW OF NEW CASES

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. 3-1-Property maintenance code

Barry Fox provided case information and James Tomaselli gave testimony. On April 7, 2024, staff observed rubbish and debris including a mattress. The boards on the on windows had been removed. Notice of Violation sent April 26, 2024, the property owner was given 10 days to correct the violation. On July 20, 2024, staff reinspected, and the property remained same. On July 20, 2024, a Notice of Hearing was sent. The respondents were not present at the meeting.

MOTION

The Special Magistrate issued an Order Finding in Violation and allowed the property ten days to come into compliance by boarding up the windows and if not met a fine up to \$250 day will be issued.

CITY OF ST. AUGUSTINE, FLORIDA

Special Magistrate Hearing
August 7, 2024

b. CE2024-0393

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

Barry Fox relayed case information and James Tomaselli gave testimony. On May 16, 2024, staff observed several trees had been removed from the lot. Notice of Violation sent on May 17, 2024. Notice of Hearing issued. Becky Vose asked Barry Fox about details of requirements for replacing cedar trees. Respondent is present Kevin Finn, 107 Vedra landing court. Becky Vose asked respondent about plans for replacement trees.

MOTION

The Special Magistrate issued an Order Finding in Violation and issued a \$500 fine and required a replacement with two red cedar trees according to city code requirements and gave 45 days for compliance.

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2024-0227

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

Barry Fox provided case information and updates April 9 significant efforts made but remained in violation. Case tabled in July. August 6 property is still in violations. Barry fox state improvements still have been made and the goal is compliance. Presented Becky Vose with letter from a member of the church neighboring the property, the letter was read on the record. Respondent is present, lee Bicknell, 19 Milton Street.

MOTION

The Special Magistrate tabled the case to the September hearing.

a. CE2024-0240

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

This item was removed from agenda.

b. CE2022-0217

CITY OF ST. AUGUSTINE, FLORIDA

Special Magistrate Hearing
August 7, 2024

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

Barry Fox relayed case information and provided updates. On June 6, 2022, staff observed exterior staircase built with no permit. The fine threshold of 50,000 has been reached and not been paid and property was not in compliance Respondent is present, Valerie Lee, 23 Grove Ave stated she had not received notices. Staff presented receipts from certified mail notices to Becky Vose.

MOTION

The Special Magistrate tabled case until September 4.

c. **CE2024-0268**

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

Barry Fox relayed case information and provided updates. On July 9th property came into compliance by removing the pontoon boat from the property.

MOTION

The Special Magistrate stated staff may close the case administratively.

d. **CE2024-0331**

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

Barry Fox relayed case information and provided updates. The property came into compliance on July 18th, 2024, by correcting violation securing electrical wiring.

MOTION

The Special Magistrate issued an ordered closing case for compliance.

9. **CITY ATTORNEY ITEMS**

None

10. **OTHER BUSINESS**

None

11. **ADJOURNMENT**

10:03AM

Becky Vose, Special Magistrate

Emily Howington, Administrative Coordinator, Recording Secretary

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: September 19, 2024

SUBJECT: Case Number: CE2024-0476

RESPONDENT: Deborah Simmons

**LOCATION: 59 Dumas Street, Saint Augustine, FL 32084;
Parcel Number 2077100000**

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

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 CE2024-0476, concerns the property located at 59 Dumas 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 Deborah Simmons, and it is reflected as such on the agenda for today's meeting.

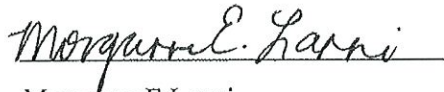
On July 17, 2024, I responded to the property after receiving a public complaint regarding three inoperable vehicles parked at this property. Upon inspection, I observed one of the inoperable vehicles had been removed, but two remained in the driveway, both of which also had expired registration tags. Based upon the investigation, I issued a Notice of Violation to the Respondent, on July 19, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 19, Section 19-3, for storage of the inoperable/unregistered vehicles.

The Notice of Violation was delivered to the Respondent by certified mail. In the Notice of violation, the Respondent was given instructions to remove the inoperable vehicles from the driveway and/or update the registrations within ten (10) days. On August 8, 2024, I confirmed the vehicles still remained in the driveway.

I have not established contact with the respondent. I feel the respondent does understand the violation. On July 17, 2024, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way. On September 18, 2024, I reinspected the property and the photographs accurately reflect what I saw on that day. A

Notice of Hearing was issued on September 12, 2024, which was delivered to the Respondent 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", written over a horizontal line.

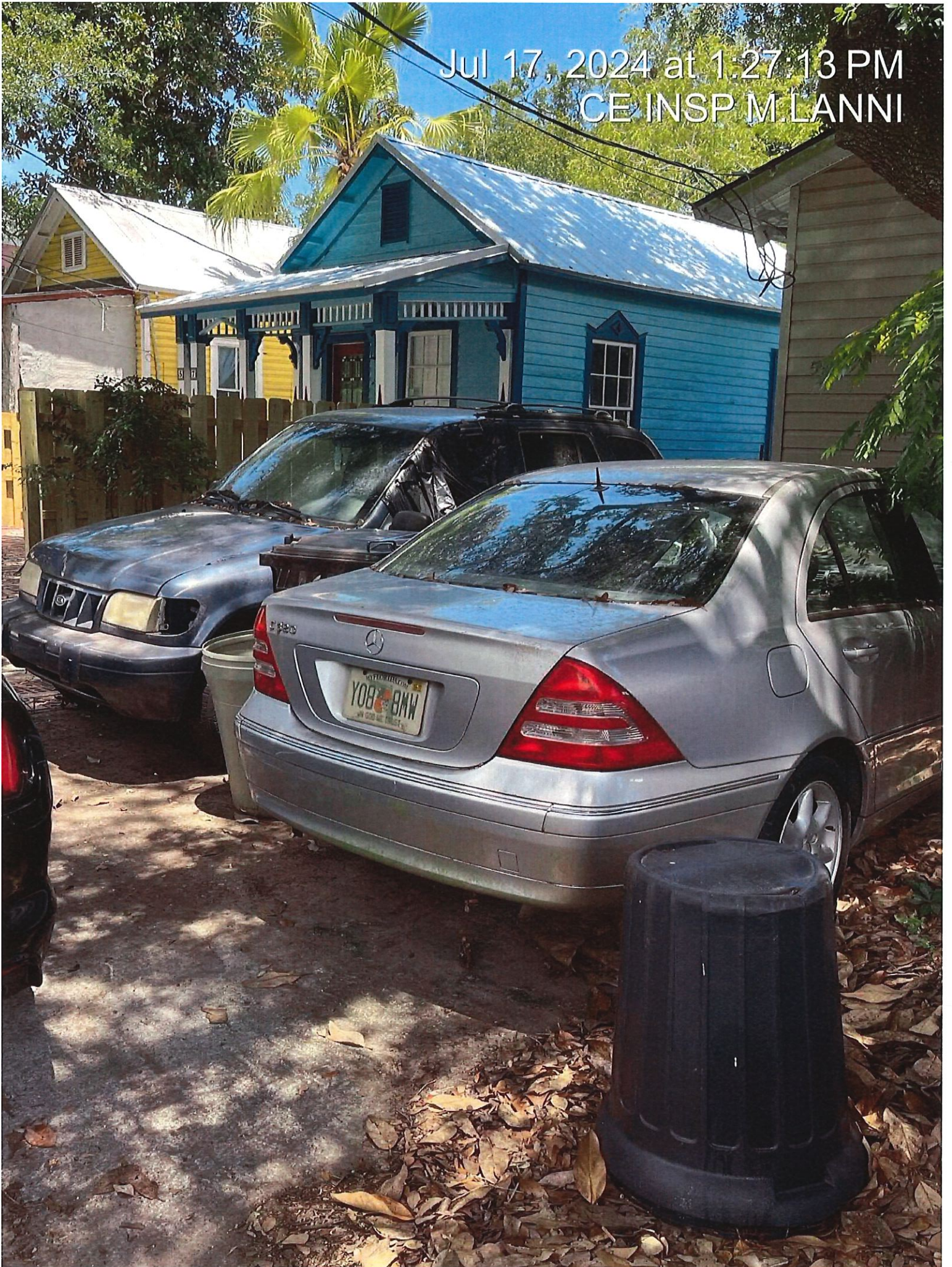
Morganne E Lanni
Code Enforcement Officer

Sec. 19-3. - Unlawful conditions.

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

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

Jul 17, 2024 at 1:27:13 PM
CE INSP M.LANNI



Sep 18, 2024 at 3:50:02 PM
CE INSP M LANNI





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."

Notice of Hearing

Case No. CE2024-0476

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 5148 85, 9489 0090 0027 6577 5148 92

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

July 19, 2024

IN THE MATTER OF: Name: Deborah Simmons
 Address: 96 Bridge Street
 Saint Augustine, FL 32084
 Case #: CE2024-0476

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, Section 3 - Sec. 19-3. - Unlawful conditions.

SITE OF VIOLATION: 59 DUMAS ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: DUMAS TR CITY LOT 5 BLK I OR979/237 & 1574/1740 & 2060/835
 &5742/879(D/M)
PARCEL NUMBER: 2077100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on July 19, 2024 which revealed the following violations:

Two inoperable/unregistered vehicles stored in driveway.

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 may be imposed by the Special Magistrate. The violation may be corrected via:

Remove inoperable vehicles from driveway; update registrations.

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.

Notice of Violation

Case No. CE2024-0476


Morganne Lanni

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5162 54
9489 0090 0027 6577 5162 61

cc: David Birchini, 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

Deborah Simmons
96 Bridge street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0476

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 September 17, 2024, I received a copy of the attached Notice of Hearing for the hearing dated October 2, 2024.
3. That on September 17, 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 _____.

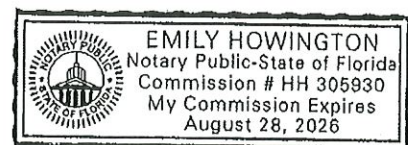
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF September, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



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

Deborah Simmons
96 Bridge Street
St. Augustine, FL 32084

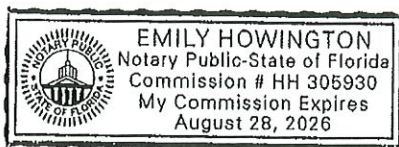
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0476

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 September 17, 2024, I received a copy of the attached Notice of Hearing for the hearing dated Oct. 2, 2024.
3. That on _____, 2024, I
☐ Posted said Notice on the property located at _____.
4. That on Sep. 17, 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.



Morgan E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF September, 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

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2077100000
Location Address	59 DUMAS ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TR CITY LOT 5 BLK I OR 979/237 & 1574/1740 & 2060/835 & 5742/879(D/M) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.050
Homestead	N

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



Owner Information

Owner Name	Simmons Deborah 100%
Mailing Address	96 BRIDGE ST SAINT AUGUSTINE, FL 32084-0000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: September 21, 2024

SUBJECT: Case Number: CE2024-0503

**RESPONDENT: Nathan Stuart
Margo Klar
St. Augustine Fish House & Oyster Bar Company LLC
Intracoastal Fisheries
Zachary C. Crabtree**

**LOCATION: 160 Nix Boat Yard Road, Saint Augustine, FL 32084;
Parcel Number 1348400000**

VIOLATION: City Code, Chapter 19, Sec. 19-3(a) – Unlawful Conditions

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 9 months. This case, number CE2024-0503, concerns the property located at **160 Nix Boat Yard Road**, 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, Intracoastal Fisheries LLC, St. Augustine Fish House & Oyster Company LLC, Nathan Stuart, Margo Klar, and Zachary C. Crabtree listed as Registered Agent, and it is reflected as such on the agenda for today's meeting.

On August 10, 2024, I observed a Black Box truck with "Fish House & Oyster Bar" on the side; being utilized for advertising, remained in the same location after advising Nathan Stuart in early April, and a second discussion in July, directing the vehicle to be removed, as it was unregistered since December 2020, and had been approximately parked in this location since April 2022, according to Google Maps. It should be noted the vehicle appears to be leaking diesel fuel, based upon the smell and staining in the area.

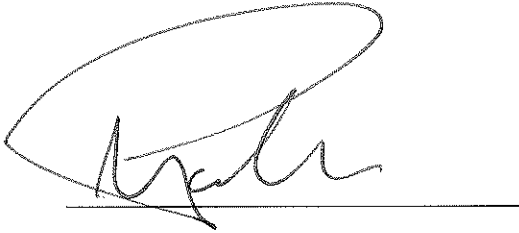
Upon the completion of the initial ten-day compliance period, and after noting the violation remained, I issued an Official Notice of Violation to Intracoastal Fisheries LLC, St. Augustine Fish House & Oyster Company LLC, Nathan Stuart, Margo Klar, and Zachary C. Crabtree, on August 19, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 19, Sec. 19-3(a) – Unlawful Conditions**, for failure to remove the vehicle as directed.

The Notice of Violation was delivered to the Respondents by certified mail on August 19, 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 August 10, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On September 25, 2024, I reinspected the property and noted the property owner had not removed the vehicle. Again, the photographs I present accurately show what I observed on August 10, 2024, and have not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on September 17, 2024, which was delivered to the Respondents 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 black ink, appearing to read 'James Tomaselli', is written over a horizontal line. The signature is stylized with a large, loopy initial 'J' and a trailing flourish.

James Tomaselli
Code Enforcement Officer

Sec. 19-3. - Unlawful conditions.

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

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

Aug 10, 2024 at 10:04:11 AM
CE INSP J. TOMASELLI



Aug 10, 2024 at 10:03:59 AM
CE INSP J.TOMASELLI

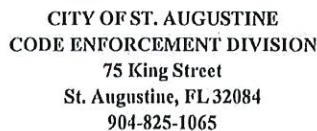




Aug 10, 2024 at 10:04:27 AM
CE INSP J.TOMASELLI



Aug 10, 2024 at 10:04:51 AM
CE INSP J.TOMASELLI



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."

Notice of Hearing

Case No. CE2024-0503

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 5147 17, 9489 0090 0027 6577 5147 24, 9489 0090 0027 6577 5147 31,
9489 0090 0027 6577 5147 48, 9489 0090 0027 6577 5147 55

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
EST. 1565

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

CODE ENFORCEMENT DIVISION

August 19, 2024

IN THE MATTER OF: Name: Crabtree, Zachary C.
Address: 8777 San Jose Blvd., BLDG A, STE. 200
Jacksonville, FL. 32084
Case #: CE2024-0503

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. 18-3 -Unlawful Conditions

SITE OF VIOLATION: 160 Nix Boat Yard Road St Augustine Fl 32084

LEGAL DESCRIPTION: (2) PERPALL GRANT SUBD PTS OF LOTS 3 3-A & 4 &
MARSH TO GONZALES CREEK 190 FT ON NIX BOAT
YARD ROAD (EX OR888/1651) OR5058/24 & 28(Q/C) &
5215/237(C/D)

PARCEL NUMBER: 1348400000

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

**A BLACK UNREGISTERED BOX TRUCK HAS BEEN PARKED IN THE CITY
RIGHT-OF-WAY FOR A PERIOD OF TIME AFTER CONVERSATION TO REMOVE
IT, AND IT IS CURRENTLY BEING USED AS ADVERTISING.**

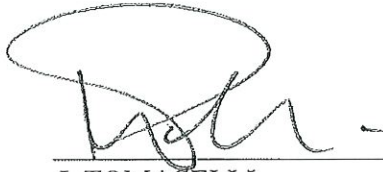
It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **TEN (10) days** of the receipt of this Notice, or a fine

Notice of Violation
CE2024-0503

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

The above action may be corrected by removing the vehicle from the city right-of-way.

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 5156 46

cc: John P. Regan, City Manager
CBAAB File

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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

August 19, 2024

IN THE MATTER OF: Name: ST. AUGUSTINE FISH HOUSE & OYSTER
COMPANY LLC

Address: 160 Nix Boat Yard Road Saint Augustine, FL. 32084

Case #: CE2024-0503

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. 18-3 -Unlawful Conditions

SITE OF VIOLATION: 160 Nix Boat Yard Road St Augustine Fl 32084

LEGAL DESCRIPTION: (2) PERPALL GRANT SUBD PTS OF LOTS 3 3-A & 4 &
MARSH TO GONZALES CREEK 190 FT ON NIX BOAT
YARD ROAD (EX OR888/1651) OR5058/24 & 28(Q/C) &
5215/237(C/D)

PARCEL NUMBER: 1348400000

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**A BLACK UNREGISTERED BOX TRUCK HAS BEEN PARKED IN THE CITY
RIGHT-OF-WAY FOR A PERIOD OF TIME AFTER CONVERSATION TO REMOVE
IT, AND IT IS CURRENTLY BEING USED AS ADVERTISING.**

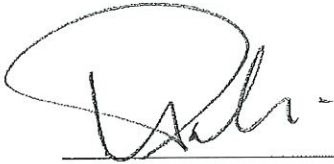
It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **TEN (10) days** of the receipt of this Notice, or a fine

Notice of Violation
CE2024-0503

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

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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 5156 15

cc: John P. Regan, City Manager
CEAAB File

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



CITY OF
ST. AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

August 19, 2024

IN THE MATTER OF: Name: NATHAN, STUART

Address: 233 Rivershore Lane Saint Augustine, FL. 32084

Case #: CE2024-0503

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. 18-3 -Unlawful Conditions

SITE OF VIOLATION: 160 Nix Boat Yard Road St Augustine Fl 32084

LEGAL DESCRIPTION: (2) PERPALL GRANT SUBD PTS OF LOTS 3 3-A & 4 & MARSH TO GONZALES CREEK 190 FT ON NIX BOAT YARD ROAD (EX OR888/1651) OR5058/24 & 28(Q/C) & 5215/237(C/D)

PARCEL NUMBER: 1348400000

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

A BLACK UNREGISTERED BOX TRUCK HAS BEEN PARKED IN THE CITY RIGHT-OF-WAY FOR A PERIOD OF TIME AFTER CONVERSATION TO REMOVE IT, AND IT IS CURRENTLY BEING USED AS ADVERTISING.

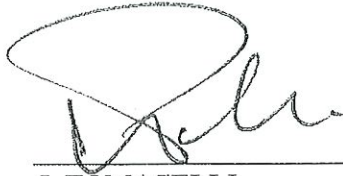
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Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 9489 0090 0027 6577 5156 39

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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

August 19, 2024

IN THE MATTER OF: Name: INTRACOASTAL FISHERIES LLC

Address: 233 Rivershore Lane Saint Augustine, FL. 32084

Case #: CE2024-0503

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. 18-3 -Unlawful Conditions

SITE OF VIOLATION: 160 Nix Boat Yard Road St Augustine Fl 32084

LEGAL DESCRIPTION: (2) PERPALL GRANT SUBD PTS OF LOTS 3 3-A & 4 & MARSH TO GONZALES CREEK 190 FT ON NIX BOAT YARD ROAD (EX OR888/1651) OR5058/24 & 28(Q/C) & 5215/237(C/D)

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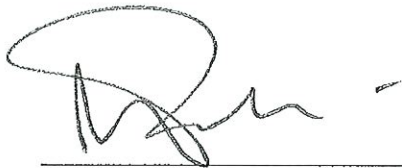
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Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
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Certified Mail Number: 9489 0090 0027 6577 5156 22

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CEAAB File

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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

August 19, 2024

IN THE MATTER OF: Name: KLAR, MARGO

Address: 233 Rivershore Lane Saint Augustine, FL. 32084

Case #: CE2024-0503

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. 18-3 -Unlawful Conditions

SITE OF VIOLATION: 160 Nix Boat Yard Road St Augustine Fl 32084

LEGAL DESCRIPTION: (2) PERPALL GRANT SUBD PTS OF LOTS 3 3-A & 4 & MARSH TO GONZALES CREEK 190 FT ON NIX BOAT YARD ROAD (EX OR888/1651) OR5058/24 & 28(Q/C) & 5215/237(C/D)

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AFFIDAVIT OF PRIMARY SERVICE

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

NATHAN STUART
233 RIVERSHORE LANE, SAINT AUGUSTINE, FLORIDA 32084

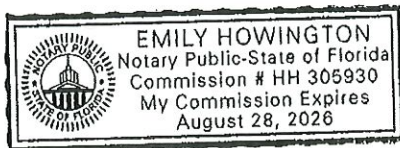
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0503**

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 SEPTEMBER 17, 2024, I received a copy of the attached Notice of Hearing for the hearing dated OCTOBER 2, 2024.
3. That on SEPTEMBER 17, 2024, I
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4. That on _____, 20__, I
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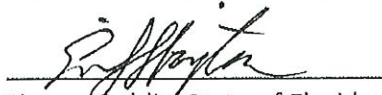
FURTHER, Affiant saith not.




JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF September, 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

NATHAN STUART

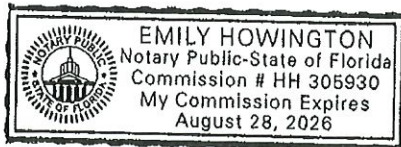
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0503

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FURTHER, Affiant saith not.



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

JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF September, 2024.

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

Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.

AFFIDAVIT OF PRIMARY SERVICE

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

MARGO KLAR
233 RIVERSHORE LANE, SAINT AUGUSTINE, FLORIDA 32084

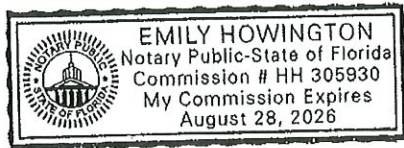
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JAMES TOMASELLI
Code Enforcement Inspector

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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

MARGO KLAR

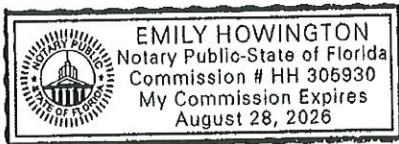
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JAMES TOMASELLI

Code Enforcement Inspector

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Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.

AFFIDAVIT OF PRIMARY SERVICE

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

ST. AUGUSTINE FISH HOUSE & OYSTER BAR COMPANY LLC
160 NIX BOAT YARD ROAD, SAINT AUGUSTINE, FLORIDA 32084

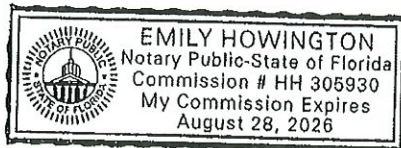
Respondent

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JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF September, 2024.

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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

ST. AUGUSTINE FISH HOUSE & OYSTER BAR COMPANY LLC

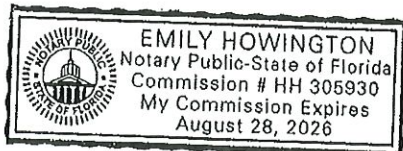
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FURTHER, Affiant saith not.



A handwritten signature of James Tomaselli in black ink.

JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF September, 2024.

A handwritten signature of Emily Howington in black ink.

Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.

AFFIDAVIT OF PRIMARY SERVICE

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

INTRACOASTAL FISHERIES LLC
233 RIVERSHORE LANE, SAINT AUGUSTINE, FLORIDA 32084

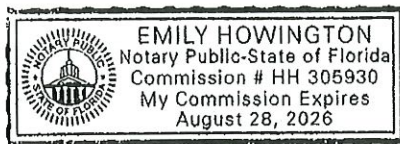
Respondent

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JAMES TOMASELLI
Code Enforcement Inspector

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Notary Public, State of Florida

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AFFIDAVIT OF SECONDARY SERVICE

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

INTRACOASTAL FISHERIES LLC

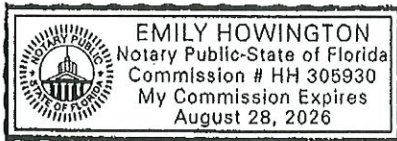
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JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF September, 2024.

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

Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.

AFFIDAVIT OF PRIMARY SERVICE

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

ZACHARY C. CRABTREE
8777 SAN JOSE BLVD. BLDG A, STE A.
JACKSONVILLE, FLORIDA 32084

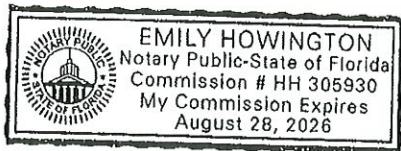
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0503**

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JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF September, 2024.

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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

ZACHARY C. CRABTREE

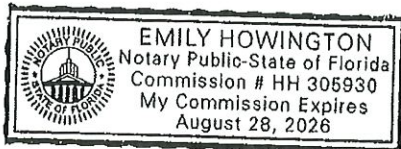
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FURTHER, Affiant saith not.



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

JAMES TOMASELLI

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF September, 2024.

A handwritten signature in black ink, appearing to read "Emily Howington", written over a horizontal line.
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1348400000
Location	160 NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax	(2) PERPALL GRANT SUBD PTS OF LOTS 3 3-A & 4 & MARSH TO
Description*	GONZALES CREEK 190 FT ON NIX BOAT YARD ROAD (EX OR888/1651) OR5058/24 & 28(Q/C) & 5215/237(C/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	1.060
Homestead	N

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



Owner Information

Owner Name	Intracoastal Fisheries LLC Et AL 50% St Augustine Fish House & Oyster Company LLC 50%
Mailing Address	160 NIX BOAT YARD RD SAINT AUGUSTINE, FL 32084-0000

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.
- On August 7, 2024 the Special Magistrate heard this case and tabled the matter until the October 2, 2024 hearing.

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:

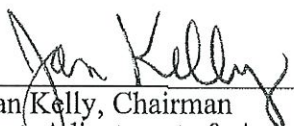
City Code, Chapter 19, Section 19-3, Unlawful conditions.

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.

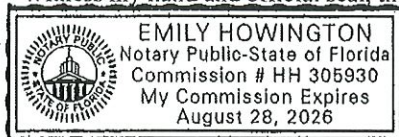


Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING FOR A FINE ASSIGNMENT**

September 17, 2024

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

Address: 19 Milton St, 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 St, 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, October 2nd, 2024, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

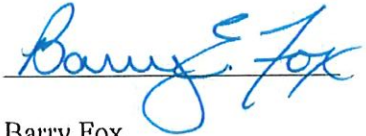
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective 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 5145 33
9489 0090 0027 6577 5145 40

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 Department

In the matter pertaining to 100 Fred Waters Way / CE 2024-0337:

- On April 13, 2024, a member of staff observed the property was vacant and littered with junk and debris.
- On August 7, 2024, the Special Magistrate 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.
- 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 FINE ASSIGNMENT**

September 17, 2024

IN THE MATTER OF: Owner(s): Shanks Mary Joe Living Trust Etal/Kingwood Essie Estelle
 Jones James Arthur/Jones Wayne Alexander/Reese Jimmy LeePaul
 Blount Rhonda Lavone
 Agent(s): N/A
 Address: 100 Fred Waters Way, Saint Augustine, Florida, 32084
 Case #: CE2024-0337

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

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

SITE OF VIOLATION: 100 Fred Waters Way, Saint Augustine, Florida, 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 for a **Fine Assignment Hearing** regarding your case on **October 2nd, 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

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

If you have any questions concerning this correspondence, please contact the Code Enforcement Inspector indicated below.



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5145 02
9489 0090 0027 6577 5145 19

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
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CASE NUMBER: CE2024-0337
IN THE MATTER OF:

ORDER FINDING VIOLATION

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
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 301- Property Maintenance Code

VIOLATION SITE: 100 Fred Waters Way, Saint Augustine, Florida, 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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING
HELD ON **AUGUST 07, 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 **August 07, 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 April 13, 2024:

The residence is vacant and unsecured. There is junk and debris strewn about the property in violation of sec. 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, Section 301- Property Maintenance Code

4. On April 26, 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 July 15, 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 August 07, 2024.
6. On August 07, 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)

- a. ☒ You have 10 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.
- b. ☐ You were in violation for _____ days, found to be compliant at this time, and the fine is set at \$_____.

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

- a. ☐ A fine of up to \$_____ Will be imposed for each day the violation continues.
- b. ☐ 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)

- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on Sept. 4, 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 7TH DAY OF AUGUST, 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

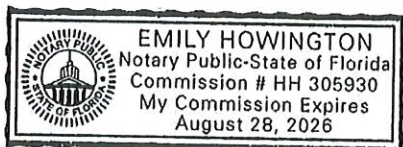


Becky Vose , Special Magistrate
City of St. Augustine

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, 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 7 day of August, 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.

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

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

Shanks Mary Joe Living Trust Etal, Mary J Shanks 100 Fred Waters Way, St. Augustine, FL 32084, 9489009000276577515776

Mary J Shanks, 140 Lumby Lane, Stockbridge, GA 30281, 9489009000276577515783

Kingwood Essie Estelle, 100 Fred Waters Way, St. Augustine, FL 32084, 9489009000276577515790

Kingwood Essie Estelle, 140 Lumby Lane, Stockbridge, GA 30281, 9489009000276577515806

Fryar Charlie Mae, 100 Fred Waters Way, St. Augustine, FL 32084, 9489009000276577515813

Fryar Carlie Mae, 140 Lumby Lane, Stockbridge, GA 30281, 9489009000276577515820

Jones James Arthur, 100 Fred Waters Way, St. Augustine, FL 32084, 9489009000276577515837

Jones James Arthur, 140 Lumby Lane, Stockbridge, GA 30281, 9489009000276577515844

Jones Wayne Alexander, 100 Fred Waters Way, St. Augustine, FL 32084, 9489009000276577515851

Jones Wayne Alexaander, 140 Lumby Lane, Stockbridge, GA 30281, 9489009000276577515868

Jones Wayne Arthur, 100 Fred Waters Way, St. Augustine, FL 32084, 9489009000276577515875

Jones Wayne Arthur, 140 Lumby Lane, Stockbridge, GA 30281, 9489009000276577515882

Reese Jimmy Lee Paul, 100 Fred Waters Way, St. Augustine, FL 32084, 9489009000276577515899

Reese Jimmy Lee Paul, 140 Lumby Lane, Stockbridge, GA 30281, 9489009000276577515905

Blount Rhonda Lavone, 100 Fred Waters Way, St. Augustine, FL 32084, 9489009000276577515912

Blount Rhonda Lavone, 140 Lumby Lane, Stockbridge, GA 3028, 9489009000276577515929

on this 7 day of August, 2024
an

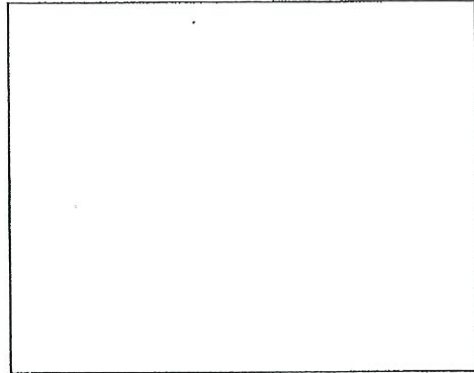
CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 111 Zoratoa Ave / CE 2021-0219:

- On November 9, 2021, the CEAAB heard this case and issued an "Order Finding Violation".
- On March 8, 2022, the CEAAB heard this case and issued an "Order Imposing a Fine" which imposed a fine of \$5,000 which allowed the respondent 30 days to pay the fine.
- On April 12, 2022 the CEAAB issued an "Order Imposing a Lien" in the amount of \$5,000 for the fine that was not paid.
- On July 23, 2024 the lien was paid in full.
- On __, 2024 the City Commission released the lien.

BEFORE THE
SPECIAL MAGISTRATE
OF THE CITY OF ST. AUGUSTINE, FLORIDA

ORDER RELEASING LIEN
CEAAB CASE NO. 2021-0219



IN THE MATTER OF: **JAMES A. PHILCOX**
 111 ZORATOA AVENUE
 ST. AUGUSTINE, FLORIDA 32080

VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
 CITY CODE, CHAPTER 19, SECTION 19-4

LIEN FILED AGAINST: **JAMES A. PHILCOX**

VIOLATION SITE: **111 ZORATOA AVENUE, ST. AUGUSTINE, FLORIDA 32080**

LEGAL DESCRIPTION: **3-99 DAVIS SHORE LOTS 4 & 5 BLK 45 OR1270/1495 &
3932/788(F/J)**

PARCEL NUMBER: **219660-0000**

ORDER

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

➤ **ORDER IMPOSING PENTALTIES AND LIEN**

- Dated April 12, 2022
- Recorded in O.R. Book 5539, Page 1574 on April 19, 2022

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

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

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

IN WITNESS WHEREOF, this Order Releasing Lien has been duly signed and executed by the Lienor, this 22nd day of August, 2024.

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

ATTEST:

Darlene Galambos
Darlene Galambos, City Clerk

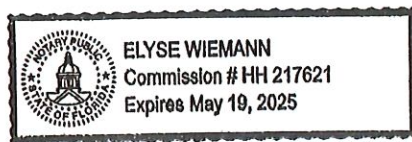
(SEAL)



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

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

WITNESS my hand and official seal, this 22nd day of August, 2024.



Elyse Wiemann
Notary Public, State of Florida

(SEAL)



Brandon J. Patty
Clerk of the Circuit Court and Comptroller
4010 Lewis Speedway
St. Augustine, FL 32084

Transaction # 2143425 Receipt # 2022033300 Cashier Date: April 19, 2022 Cashier: DAWN	Agent # 51 Attention: Name: B3-CITY OF ST AUGUSTINE Address: P O DRAWER 210 ATTN: Darlene Galambos ST AUGUSTINE, FL 32085-0210	Source: Returned: Will Call #
--	---	--

LIEN CFN: 2022039935 Book: 5539 Page: 1574 Consideration:

From: CITY OF ST AUGUSTINE To: PHILCOX JAMES A

100-RECORDING \$18.50

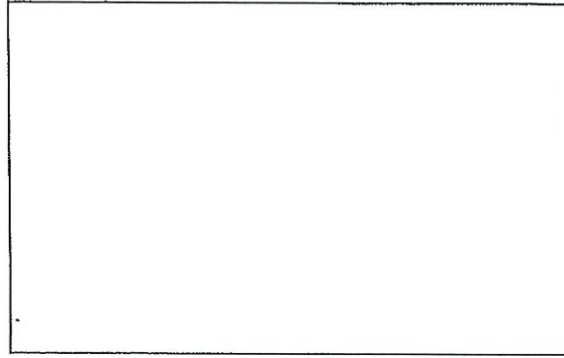
PAYMENT: ESCROW	AMOUNT: \$18.50
------------------------	------------------------

Total Payments:	Total Fees:	Shortage:	Check Overage:	Escrow Deposit:	Escrow Balance:
\$ 18.50	\$ 18.50	\$ 0.00	\$ 0.00	\$0.00	(\$2,231.52)

Acct #: 081-51510-53472

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

**ORDER
IMPOSING PENALTIES AND
LIEN
CEAAB CASE NO. 2021-0219**



IN THE MATTER OF:

JAMES A. PHILCOX
111 ZORATOA AVENUE
ST. AUGUSTINE, FL 32080
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
Violation:
City Code, Chapter 19, Section 19-4

ORDER

THIS MATTER originally came before the Board for public hearing on **October 12, 2021** after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by time certain, as more specifically set forth in that order. On November 9, 2021, this Board conducted a compliance hearing and determined that the Board's order of October 12, 2021, had not been complied with.

Based on the evidence and testimony presented at the **March 8, 2022** hearing, the Board finds that the required corrective action **has** been taken as ordered which constitutes compliance with the City Code, Chapter 19, Section 19-4.

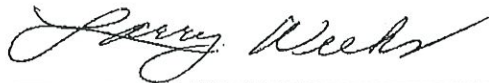
The Board's previous order set forth a compliance date of ten (10) days from the date of the "Order", and a fine of \$250 for each day the violation continues beyond the referenced compliance date. On November 9, 2021, the Board found the property in violation and moved to continue the existing order of a fine in the amount of \$250 per day until the property is brought into compliance. On **March 8, 2022**, the Board issued an "Order Imposing a Fine" in the amount of **\$5000.00**, and allowed the Respondent thirty (30) days from the date of the "Order" to pay the fine in full, in the amount of **\$5,000.00**.

IT IS HEREBY ORDERED that the above described fine in the amount of **\$5000.00** is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

Violation Site: 111 Zoratoa Avenue
Legal Description: 3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495
& 3932/788(F/J)
Parcel Number: 2196600000

THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

DONE AND ORDERED, at a public hearing on the 12TH day of APRIL, 2022, in the Alcazar Room, 75 King Street, St. Augustine, Florida.



LARRY WEEKS, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Larry Weeks, 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 18 day of APRIL, A.D., 2022.


Notary Public, State of Florida

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 56 Carrera / CE 2023-0305:

- On August 8, 2023, the CEAAB heard this case and issued an "Order Finding Violation" which allowed the respondent 7 days to correct the violation by obtaining a building permit.
- On October 10, 2023, the CEAAB heard this case and issued an "Order Imposing Fine" which set the amount at \$100 per day for the 41 days out of compliance for a total fine of \$4,100.
- On March 12, 2024, the CEAAB heard this case and issued an "Order Imposing Lien" for the \$4,100 fine that was unpaid.
- On August 6, 2024 the fine was paid in full.
- An Affidavit of Compliance is on file.

BEFORE THE
SPECIAL MAGISTRATE
OF THE CITY OF ST. AUGUSTINE, FLORIDA

ORDER RELEASING LIEN
CEAAB CASE NO. 2023-0305

IN THE MATTER OF:

TWIN PEAKS PROPERTY MGMT. LLC
56 CARRERA STREET
ST. AUGUSTINE, FLORIDA 32084

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

CITY CODE, CHAPTER 8, SECTION 8-608 PERMIT REQUIRED

LIEN FILED AGAINST:

TWIN PEAKS PROPERTY MGMT. LLC

VIOLATION SITE:

56 CARRERA STREET, ST. AUGUSTINE, FLORIDA 32084

LEGAL DESCRIPTION:

2-39 MODEL LAND CO SUB CITY LOT 7 BLK E OR5594/163

PARCEL NUMBER:

204070-0000

ORDER

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

➤ **ORDER IMPOSING LIEN**

- Dated March 12, 2024
- Recorded in O.R. Book 5920, Page 940 on March 25, 2024

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

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

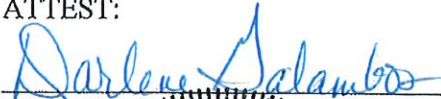
THEREFORE, it is hereby ordered that the lien against the property, as established in the Order referenced herein, is hereby released.

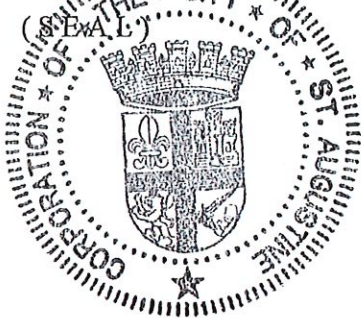
IN WITNESS WHEREOF, this Order Releasing Lien has been duly signed and executed by the Lienor, this 26th day of August, 2024.

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

By: 
Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

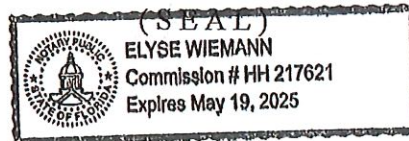

Darlene Galambos, City Clerk



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

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


Notary Public, State of Florida



AFFIDAVIT OF COMPLIANCE

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

Twin Peaks Property Mgmt. LLC
56 Carrera St. St, Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0305

I, Barry Fox, have personally examined the property described in the Code Enforcement Order dated March 12, 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 Sec. 8-608 as of August 6, 2024.

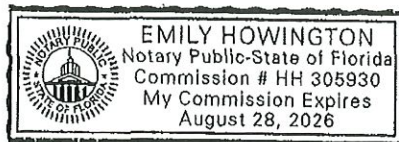
FURTHER, Affiant saith not.

Barry E. Fox
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF August, 2024.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 08/06/24 CUSTOMER#:
TIME: 14:41:20
CLERK: 1596pcou

RECPT#: 2942960 PREV BAL: 4100.00
TP/YR: P/2024 AMT PAID: 4100.00
BILL: 2942960 ADJSTMNT: .00
EFF DT: 08/06/24 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 4100.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 4100.00
AMT APPLIED: 4100.00
CHANGE: .00

PAID BY: BCS ACQUISTION GROUP
PAYMENT METH: CHECK
PAYMENT REF: 2106

TOT PREV BAL DUE: 4100.00
TOT BAL DUE NOW : .00
VA

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

**ORDER
IMPOSING LIEN
CEAAB CASE NO. 2023-0305**

Public Records of St. Johns County, FL
Clerk number: 2024022068
BK: 5920 PG: 940
3/25/2024 4:44 PM
Recording \$18.50

IN THE MATTER OF:

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

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

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

ORDER

THIS MATTER originally came before the Board for public hearing on **August 8, 2023**, after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by a time certain, as more specifically set forth in that order. On **August 8, 2023**, the Board issued an "**Order Finding Violation**" which allowed the Respondent **seven (7)** days to correct the violation by obtaining a building permit. On **October 10, 2023**, the CEAAB issued an "**Order Imposing Fine**" which set the amount at \$100.00 per day for the 41 days out of compliance for a total fine of \$4,100.00. **As of February 2024, the fines had not been paid.**

Based on the evidence and testimony presented at the **March 12, 2024**, hearing, the Board finds that the required corrective action **has not** been taken as ordered which constitutes non-compliance with the City Code, Chapter 28, Section 28-90.

The Board's previous order set forth a compliance of November 2023. The Board acknowledged that as of February 2024, the fine had not been paid and the property was not in compliance. On **March 12, 2024**, the Board ordered that the fine would be imposed in the form of a lien.

IT IS HEREBY ORDERED that the above described fine in the amount of \$4,100.00 is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

Violation Site: 56 Carrera Street, St. Augustine, FL 32084
Legal Description: 2-39 MODEL LAND CO SUB CITY LOT 7 BLK E
OR5594/163
Parcel Number: 204070 0000

THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

DONE AND ORDERED THIS 12TH DAY OF 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

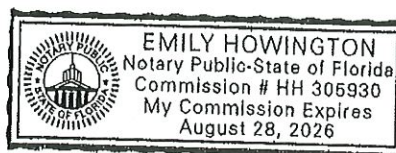
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jan Kelly, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the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

Witness my hand and official seal, this 24 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 56 Carrera / CE 2023-0307:

- On August 8, 2023, the CEAAB heard this case and issued an "Order Finding Violation and Imposing Fine" which allowed the respondent 30 days pay the fine in the amount of \$2,500 for the irreversible and irreparable damage to the structure.
- On September 12, 2023, the CEAAB heard this case and issued an "Order Imposing Lien" for the \$2,500 fine that was unpaid.
- On August 6, 2024 the fine was paid in full.
- An Affidavit of Compliance is on file.

BEFORE THE
SPECIAL MAGISTRATE
OF THE CITY OF ST. AUGUSTINE, FLORIDA

ORDER RELEASING LIEN
CEAAB CASE NO. 2023-0307

IN THE MATTER OF:

**BCS ACQUISITION GROUP, LLC
56 CARRERA STREET
ST. AUGUSTINE, FLORIDA 32084**

VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
CITY CODE, CHAPTER 28, SECTION 28-90 ADMIN & RECORDS

LIEN FILED AGAINST:

BCS ACQUISITION GROUP, LLC

VIOLATION SITE:

56 CARRERA STREET, ST. AUGUSTINE, FLORIDA 32084

LEGAL DESCRIPTION:

2-39 MODEL LAND CO SUB CITY LOT 7 BLK E OR5594/163

PARCEL NUMBER:

204070-0000

ORDER

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

➤ **ORDER IMPOSING LIEN**

- Dated September 12, 2023
- Recorded in O.R. Book 5829, Page 515 on September 21, 2023

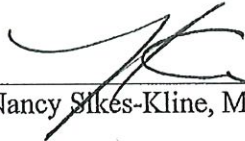
And the Board, being fully advised in the premises, hereby finds:

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

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

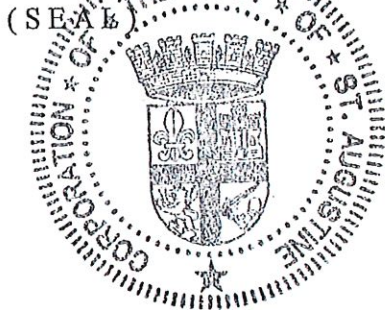
IN WITNESS WHEREOF, this Order Releasing Lien has been duly signed and executed by the Lienor, this 26th day of August, 2024.

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

By: 
Nancy Sikes-Kline, Mayor-Commissioner

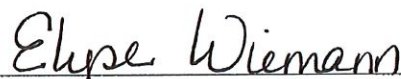
ATTEST:

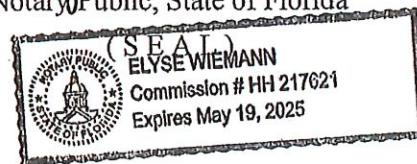

Darlene Galambos, City Clerk



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

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


Notary Public, State of Florida



AFFIDAVIT OF COMPLIANCE

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

Twin Peaks Property Mgmt. LLC
56 Carrera St. St, Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0307

I, Barry Fox, have personally examined the property described in the Code Enforcement Order dated March 12, 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. 28-90 as of August 6, 2024.

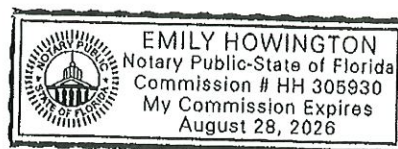
FURTHER, Affiant saith not.

Barry E. Fox
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF August, 2024.

S. J. Martin
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2024.



PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 08/06/24 CUSTOMER#:
TIME: 14:39:14
CLERK: 1596pcou

RECPT#: 2942953 PREV BAL: 2500.00
TP/YR: P/2024 AMT PAID: 2500.00
BILL: 2942953 ADJSTMNT: .00
EFF DT: 08/06/24 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 2500.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 2500.00
AMT APPLIED: 2500.00
CHANGE: .00

PAID BY: CUSTOMER
PAYMENT METH: CHECK
PAYMENT REF: 1002

TOT PREV BAL DUE: 2500.00
TOT BAL DUE NOW : .00
VA

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

**ORDER
IMPOSING LIEN
CEAAB CASE NO. 2023-0307**

Public Records of St. Johns County, FL
Clerk number: 2023074871
BK: 5829 PG: 515
9/21/2023 3:22 PM
Recording \$18.50

IN THE MATTER OF:

Bcs Acquisition Group, LLC
56 Carrera Street
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

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

City Code, Chapter 28, Section 28-90 Administration and records.

ORDER

THIS MATTER originally came before the Board for public hearing on **August 8 2023**, after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by a time certain, as more specifically set forth in that order. On **August 8, 2023** the Board issued an **"Order Finding Violation and Imposing a Fine"** which allowed the Respondent **thirty (30) days** to pay the fine in the amount of **\$2,500 for the irreversible and irreparable damage to the structure.**

Based on the evidence and testimony presented at the **September 12, 2023** hearing, the Board finds that the required corrective action **has not** been taken as ordered which constitutes non-compliance with the City Code, Chapter 28, Section 28-90.

The Board's previous order set forth a compliance date of **September 8, 2023**, and a fine of \$2,500. The Board acknowledged that as of September 8, 2023 the fine had not been paid. On **September 12, 2023**, the Board ordered the fine would be imposed in the form of a lien.

IT IS HEREBY ORDERED that the above described fine in the amount of \$2,500 is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

Violation Site: 56 Carrera Street, St. Augustine, FL 32084

Legal Description: 2-39 MODEL LAND CO SUB CITY LOT 7 BLK E
OR5594/163

Parcel Number: 204070 0000

THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

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

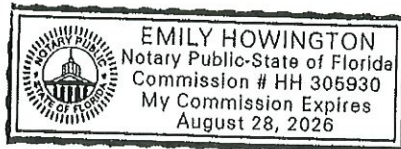


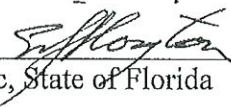
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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





Notary Public, State of Florida

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