



CITY OF
ST AUGUSTINE
— EST. 1565 —

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

A G E N D A

WEDNESDAY, NOVEMBER 6, 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) CE2024-0392
Indigo Partners LLC
125 Spoonbill Point Ct
Ch. 8 Sec 608- Permits required.
 - b) CE2024-0394
Wolkoff William J Trust
Wolkoff William J Trustee
186 Pelican Reef Dr
Ch. 25 Sec. 25-56- Tree removal and replacement.
 - c) CE2024-0441
Jensen Annie Et AL
Holland Brandy
78 Sanford St
Ch. 8 Sec. 608- Permits required.

d) CE2024-0523
Jensen, Annie Et AL
Holland, Brandy
78 Sanford St
Ch. 8 Sec. -Unlawful continuance

e) CE2024-0443
Strange, Tory V B
60 Carrera St
Ch. 8 Sec. 608- Permits required.

f) CE2024-0543
Jjmrn Properties 100 LLC
100 N Matanzas Blvd
Ch. 28 Sec. 28-90-Administration records, and appeals.

6. Fine Assignment Hearing

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

7. Fine Reduction Hearing

a) CE2024-0384
Stewart, Luther C III
Stewart, Jodi Lynn
311 Anastasia Blvd
Ch. 3 Sec. 23- Sign regulations generally. (i) obsolete signs.

8. Lien Hearing

- a) CE2024-0393
Indigo Partners LLC
125 Spoonbill Point Ct
Ch. 25 Sec. 25-56- Tree removal and replacement.

9. Compliance Hearing

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

- b) CE2024-0426
Smith Chad K
71 Masters Dr
Ch. 25 Sec. 25-56- Tree removal and replacement.

- c) CE2024-0459
Paper Root Industries LLC
213 W King St
Ch. 17 Sec. 72- Engaging in business without a receipt.

- d) CE2024-0503
Intracoastal Fisheries LLC Et Al
St. Augustine Fish House & Oyster Company LLC
160 Nix Boat Yard Rd
Ch. 19 Sec. 19-3- Unlawful conditions.

10. Previously Heard Cases Update
11. City Attorney Items
12. Other Business
 - a) Consideration of January 2025 hearing
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

Special Magistrate Meeting
Wednesday, October 2, 2024

The Special Magistrate met Wednesday, October 2, 2024, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Becky Vose, and the following were present:

1. Swearing in of Staff:

Also Present: Becky Vose, Special Magistrate
April Owen, Assistant City Attorney
Richard Schauland, Building Official
Barry Fox, Code Enforcement Manager
Curtis Boles, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Morganne Lanni, Recording Secretary

Becky Vose introduced herself and explained her role within the meeting and qualifications for doing so, as well as Code Enforcement procedures.

2. MODIFICATION TO THE AGENDA (none)

3. APPROVAL OF MINUTES

MOTION

4. General Public Comments (3 minutes per individual)

Public comment was opened; however, there was no response.

5. NEW VIOLATION HEARING

5.A. CE2024-0476
Simmons, Deborah
59 Dumas St
Ch. 19 Sec. 3- Unlawful
conditions

Mr. and Mrs. Simmons were sworn in; they both approached the podium and stated the Mercedes was registered and the blue SUV had been removed.

Becky Vose asked if the registration sticker was on the car,

Latisha Simmons, who lives at 59 Dumas Street, was sworn in and stated the registration was valid. B. Fox verified the registration date on the paperwork.

MOTION

Becky Vose found the case to be in violation and closed the case for compliance.

5.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

James Tomaselli testified regarding a box truck that is parked at 160 Nix Boat Yard Rd. He stated the vehicle was unregistered since 2020 and was leaking diesel fuel. He explained when and how he issued a Notice of Violation on August 19, 2024.

Becky Vose explained her concern about the diesel fuel leaking onto the ground. She asked if the respondent was present; a representative was present and was sworn in. Mark Hutchins stated that he was notified from September 25, 2024 to remove the box truck. He stated the registration was valid and they would have the truck removed as early as this week.

He expressed problems they ran into trying to get the vehicle running and therefore removed. Becky Vose asked what date they could get the vehicle moved. Mr. Hutchins stated hopefully by this week.

MOTION

B.Vose stated she would give the property owner until Friday 04OCT24 at 4pm to get the vehicle out; if not a fine of up to \$250 per day will be imposed.

6. FINE ASSIGNMENT HEARING

6.A. CE2024-0227
Bicknell Family Trust
Bicknell, Lee
19 Milton St
Ch. 19 Sec. 3- Unlawful
conditions

MOTION

B. Fox introduced the case. He discussed the lengthy history of this issue and expressed his gratitude towards the progress of the property. He asked the Special Magistrate to table the case once more while progress is being made.

B. Vose tabled the case until November 6, 2024.

6.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.

B. Fox introduced the case and explained the timeline of this Code Case.

J. Tomaselli was available for questions. B.Vose asked if there had been any contact with the property owners and they are aware of the violation.

Curtis Boles approached the stand and stated he had spoken with the neighbors of the property; he stated that the owner was not willing to speak with COSA officials and therefore he had not spoken with the owners.

MOTION

B. Vose ordered a fine of \$250 per day beginning from August 17, 2024 until compliance is gained.

7. FINE REDUCTION HEARING

(NONE)

8. LIEN HEARING

(NONE)

9. COMPLIANCE HEARING

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

B. Fox introduced the case. He explained the timeline of the case and stated the lien placed on this property was paid in full after the sale of the property.

MOTION

B. Vose closed the case for compliance.

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

B. Fox introduced the case and explained the timeline of the case. He stated the lien had been paid in full and asked the Special Magistrate to close this case for compliance.

MOTION

B. Vose ordered the case closed for compliance.

9.C. CE2023-0307
Bcs Acquisition Group LLC
56 Carrera St
Ch. 28 Sec. 90- Administration
and records.

B. Fox introduced the case and explained the timeline of the property. He asked the SM to close the case for compliance since the lien has been paid in full and released at CC Meeting.

MOTION

B. Vose ordered the case closed for compliance.

10. PREVIOUSLY HEARD CASES UPDATE

11. ITEMS BY CITY ATTORNEY

April Owen made an announcement to remind about the next meeting November 6, 2024.

12. OTHER BUSINESS

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:33 A.M.¹

Becky Vose, Special Magistrate

¹ Transcribed by Morganne Lanni

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	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) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
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
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: October 30, 2024

SUBJECT: Case Number: CE2024-0392

RESPONDENT: INDIGO PARTNERS LLC
NAHMIAS, SCOT

LOCATION: 125 Spoonbill Point Ct., Saint Augustine, FL. 32080;
Parcel Number 1585716100

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 10 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number CE2024-0392, concerns the property located at 125 Spoonbill Point Ct., 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 LLC & NAHMIAS, SCOT**, and it is reflected as such on the agenda for today's meeting.

On May 16, 2024, I observed lot grading being performed at above address. I conducted a search of the city database to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a NOTICE OF VIOLATION was initiated and mailed to the Respondents.

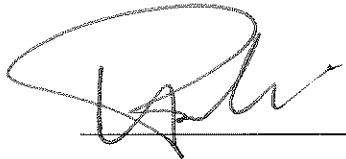
I issued an Official Notice of Violation to **INDIGO PARTNERS LLC & NAHMIAS, SCOT**, on August 19, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 8- 608-Permits Required**, for failure to obtain the proper permits prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail 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; and feel the respondent does understand the violation, as we discussed in detail the expectations to obtain case closure.

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. The property has not been reinspected and has been sold to current owners listed on this document. The property remains the same as when the NOTICE OF VIOLATION was initiated, and no permits have been issued to date. Again, the photographs I present accurately show what I observed on May 16, 2024, and have not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on October 18, 2024, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

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

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

James Tomaselli
Code Enforcement Officer

Sec. 8-608. - Permit required.

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







AFFIDAVIT OF SERVICE

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

Indigo Partners LLC 105 INDIGO RUN PONTE VEDRA BEACH, FL 32082
Nahmias, Scot 105 INDIGO RUN PONTE VEDRA BEACH, FL 32082

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0392

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

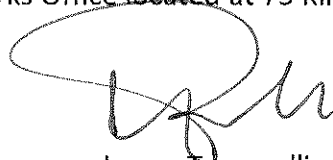
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on October 18, 2024
I received a copy of the attached Notice of Hearing for the hearing dated November 6, 2024.

PRIMARY SERVICE:

3. That on October 18, 2024,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____ 20____,
I hand delivered said Notice to _____ at _____

SECONDARY SERVICE:

5. That on _____, 20____,
I posted said Notice on the property located at _____
6. That on October 18, 2024,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.



James Tomaselli

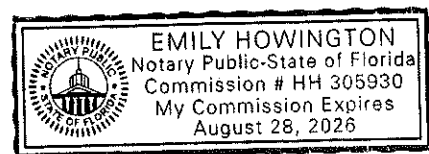
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF October, 2024


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





CITY OF
ST AUGUSTINE
EST. 1665

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: ZENTKO, GENE
Address: 5130 NE 121 ST RD
OXFORD, FL 34484-2470
Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by removing the prepared gravel area, sign, and telephone pole and replacing it with grass, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5154 24

cc: John P. Regan, City Manager
CRAAB 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: FINN, KEVIN

Address: 107 Vedra Landing Ct.
Ponte Vedra, FL 32082

Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608– Permit Required

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

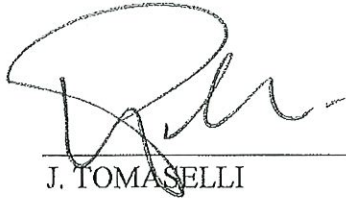
SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by removing the prepared gravel area, sign, and telephone pole and replacing it with grass, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5154 17

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. 1665

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: SEA BREEZE HOMES OF THE FIRST COAST LLC

Address: 107 Vedra Landing Ct.
Ponte Vedra, FL 32082

Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608—Permit Required

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by removing the prepared gravel area, sign, and telephone pole and replacing it with grass, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5154 00

cc: John P. Regan, City Manager
CEAAB File

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



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: NAHMIAS, SCOT
Address: 105 Indigo Run
Ponte Vedra, FL 32082
Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608— Permit Required

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

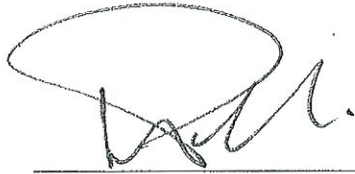
SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by removing the prepared gravel area, sign, and telephone pole and replacing it with grass, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5153 94

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: INDIGO PARTNERS LLC

Address: 105 Indigo Run
Ponte Vedra, FL 32082

Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608– Permit Required

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by removing the prepared gravel area, sign, and telephone pole and replacing it with grass, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5153 87

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.



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 21, 2024

IN THE MATTER OF: Name: ZENTKO, GENE
Address: 5130 NE 121 ST RD
OXFORD, FL 34484-2470
Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608– Permit Required

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by obtaining the proper permits, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5154 24

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 21, 2024

IN THE MATTER OF: Name: FINN, KEVIN

Address: 107 Vedra Landing Ct.
Ponte Vedra, FL 32082

Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

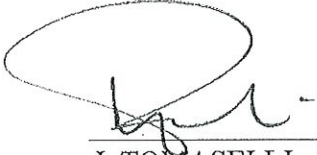
SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by obtaining the proper permits, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5154 17

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. 1665

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

CODE ENFORCEMENT DIVISION

August 21, 2024

IN THE MATTER OF: Name: SEA BREEZE HOMES OF THE FIRST COAST LLC

Address: 107 Vedra Landing Ct.
Ponte Vedra, FL 32082

Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608– Permit Required

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

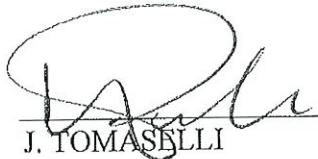
SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by obtaining the proper permits, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5154 00

cc: John P. Regan, City Manager
CEAAB File

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



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

CODE ENFORCEMENT DIVISION

August 21, 2024

IN THE MATTER OF: Name: NAHMIAS, SCOT
Address: 105 Indigo Run
Ponte Vedra, FL 32082
Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608— Permit Required

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

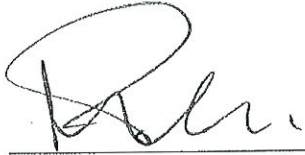
SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by obtaining the proper permits, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5153 94

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. 1665

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

CODE ENFORCEMENT DIVISION

August 21, 2024

IN THE MATTER OF: Name: INDIGO PARTNERS LLC

Address: 105 Indigo Run
Ponte Vedra, FL 32082

Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608– Permit Required

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by obtaining the proper permits, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5153 87

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 21, 2024

IN THE MATTER OF: Name: NAHMIAS, SCOT
Address: 105 Indigo Run
Ponte Vedra, FL 32082
Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608– Permit Required

SITE OF VIOLATION: 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) & 5961/645(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 17, 2024 which revealed the following violations:

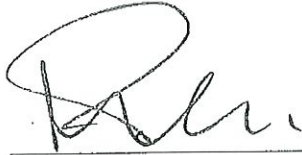
SITE PREP WAS COMMENCED WITHOUT OBTAINING PERMITS.

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

The above action may be corrected by obtaining the proper permits, then requesting a Final Inspection from the building department.

Notice of Violation
CE2024-0392

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 5153 94

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**

October 18, 2024

IN THE MATTER OF: Owner(s): Indigo Partners LLC
 Agent(s): Nahmias, Scot
 Address: 125 Spoonbill Point Court, Saint Augustine, FL, 32084
 Case #: CE2024-0392

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 8, Section 608, Permits required.

SITE OF VIOLATION: 125 SPOONBILL POINT COURT, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 25/87-91 PELICAN REEF LOT 10 BLK 6 OR5501/1642 & 5703/1073(Q/C) &
5961/645(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, November 6, 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:

Site preparation was commenced without obtaining permits.

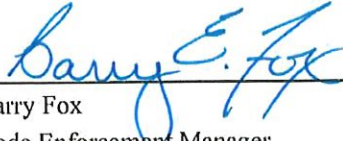
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective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

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. CE2024-0392

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 5137 58, 9489 0090 0027 6577 5137 65

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.

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	1585730130
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12 OR 5674/1635 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.610
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)[Skip to main content](#)**St. Johns County, FL****Owner Information**

Owner Name	Wolkoff William J Trust D:05/07/14 100% Wolkoff William J Trustee 0%
Mailing Address	390 A1A BEACH BLVD #12 SAINT AUGUSTINE, FL 32080-0000

Map

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: October 30, 2024

SUBJECT: Case Number: CE2024-0394

**RESPONDENT: Wolkoff William J Trust
Wolkoff William J Trustee**

**LOCATION: 186 Pelican Reef Drive, Saint Augustine, FL. 32804;
Parcel Number 1585730130**

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 10 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number CE2024-0394, concerns the property located at 186 Pelican Reef Drive, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, **Wolkoff William J Trust, Wolkoff William J Trustee**, and it is reflected as such on the agenda for today's meeting.

On May 17, 2024, I observed the lot had been cleared of all trees. A check of the city database revealed a Flood Plan had been submitted, but no permits were issued. According to the Flood Plan, 15 Cedar, 2 Oak Trees, and 14 various Palms had been removed from a vacant lot identified as 186 Pelican Reef Drive, which were previously identified in a tree assessment, and appear to be present in the St Johns' County Property Appraiser's Lot Plan. The removal of the tree has been deemed irreparable and irreversible damage and resulted in a NOTICE OF VIOLATION, which was initiated and mailed to the Respondents on October 7, 2024.

I issued an Official Notice of Violation to **Wolkoff William J Trust, Wolkoff William J Trustee**, on October 7, 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 trees 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 October 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 not established contact with the respondent; however, I feel the respondent does understand the violation.

On May 17, 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 4, 2024, I reinspected the property and noted the property has had dirt brought in since 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 17, 2024, and have not been altered in any way. Because the act has caused irreparable and irreversible damage, a Notice of Hearing was issued on October 18, 2024, which was delivered to the Respondents via certified mail, and posted in Office of the Clerk of the Court.

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

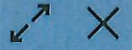
A handwritten signature in black ink, appearing to read 'J. Tomaselli', is written over a horizontal line.

James Tomaselli
Code Enforcement Officer

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

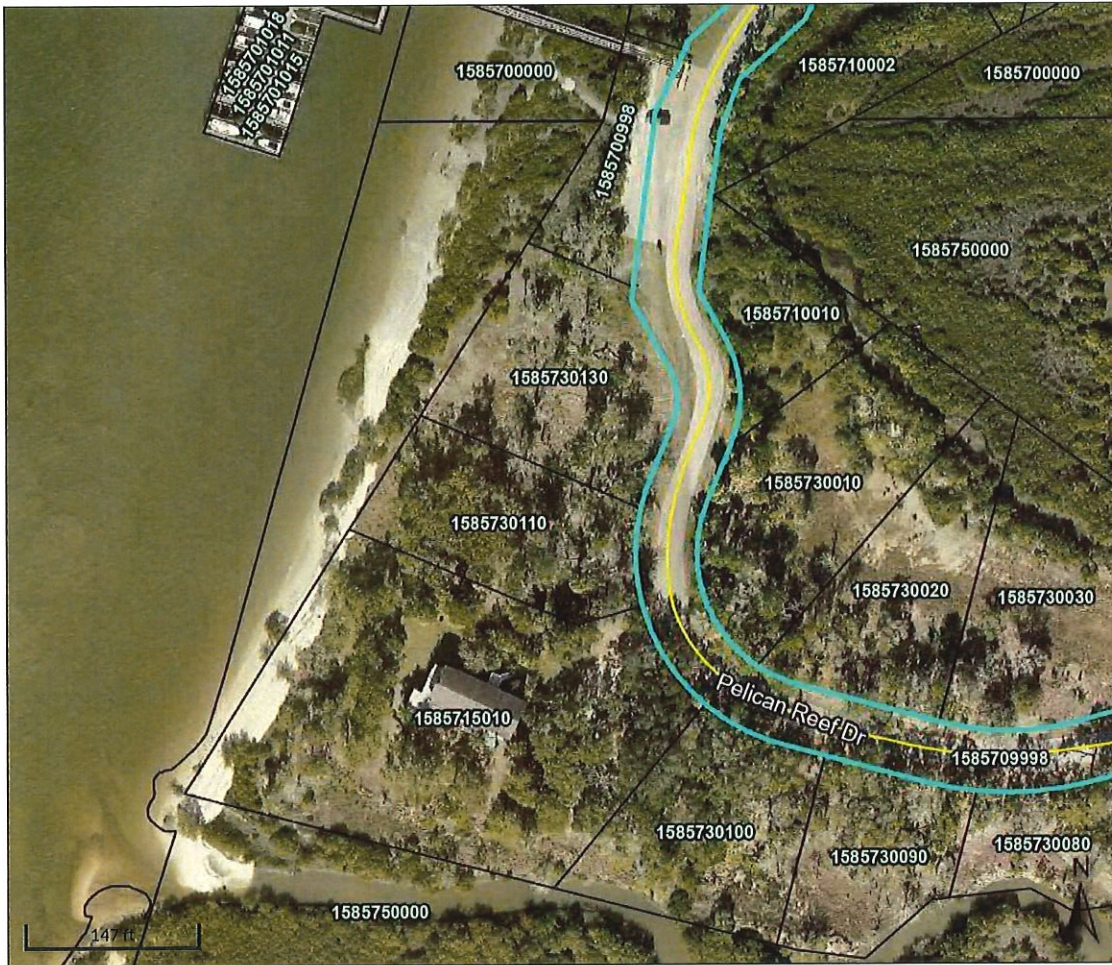
- (a) *Permits required.* It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and 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.

2/1/2023



© Cyclomedia (<https://cyclomedia.com/>)





Overview



Legend

Parcels

Parcel ID	1585709998	Physical Address	OYSTER CATCHER CIR	Building Value	N/A	Last 2 Sales			
Property Class	0900 - Vacant Residential	Mailing Address	SAINT AUGUSTINE	Extra Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine		PELICAN REEF (REPLAT)	Feature Value	n/a	n/a	0	n/a	n/a
Acres	13.08		HOMEOWNERS ASSOCIATION INC	Total Land Value	N/A				
				Just Value	N/A				
				Total	N/A				
				Deferred Assessed Value	N/A				
				Total	N/A				
				Exemptions					
				Taxable Value	N/A				

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 10/4/2024

Last Data Uploaded: 10/4/2024 1:09:16 AM

Developed by SCHNEIDER
GEOSPATIAL



Sep 4, 2024 10:20 AM
CENTRO MASELM



AFFIDAVIT OF SERVICE

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

Wolkoff William J Trust 390 A1A Beach #12, Saint Augustine Fl. 32080
Wolkoff William J Trustee 390 A1A Beach #12, Saint Augustine Fl. 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0394

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

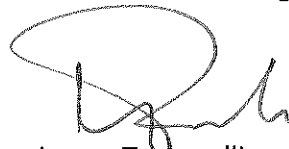
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on October 18, 2024
I received a copy of the attached Notice of Hearing for the hearing dated November 6, 2024.

PRIMARY SERVICE:

3. That on October 18, 2024,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20____,
I hand delivered said Notice to _____ at _____

SECONDARY SERVICE:

5. That on _____, 20____,
I posted said Notice on the property located at _____
6. That on October 18, 2024,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.



James Tomaselli

Code Enforcement Inspector

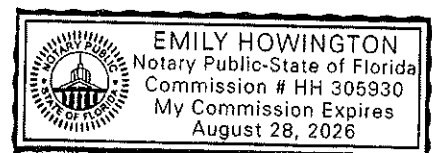
FURTHER, Affiant saith not.

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



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026





CITY OF
ST AUGUSTINE
EST. 1685

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

CODE ENFORCEMENT DIVISION

October 7, 2024

IN THE MATTER OF: Name: WOLKOFF WILLIAM J TRUST
WOLKOFF WILLIAM J TRUSTEE

Address: 390 A1A BEACH BLVD #12
SAINT AUGUSTINE, FL 32080

Case #: CE2024-0394

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 25, Sec. 25-56

SITE OF VIOLATION: 186 Pelican Reef Drive Saint Augustine 32080

LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N
72.44 FT OF LOT 12 OR5674/1635

PARCEL NUMBER: 1585730130

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 17, 2024 which revealed the following violations:

REMOVAL OF THE FOLLOWING TREES WITHOUT A PERMIT AS IDENTIFIED
ON THE GRADING PLAN.

CEDAR TREES: 1-10", 2-11", 1-13", 4-14", 2-16", 3-17", 1-18", 1-19" TOTAL -15

OAK TREES 1-8", 1-13" TOTAL -2

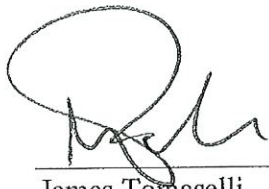
PALM TREES 3-10", 3-12", 2-13", 1-14", 3-15", 1-16", 1-18" TOTAL-14

Notice of Violation
CE2024-0394

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. A fine of **\$5000.00 PER REMOVAL**, may be imposed by the Special Magistrate. The violation may be corrected via:

Appear before the Code Enforcement Special Magistrate.

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.



James Tomaselli
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5139 32

cc: David Birchion, 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

October 7, 2024

IN THE MATTER OF: Name: WOLKOFF WILLIAM J TRUST
WOLKOFF WILLIAM J TRUSTEE
Address: 390 A1A BEACH BLVD #12
SAINT AUGUSTINE, FL 32080
Case #: CE2024-0394

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 25, Sec. 25-56

SITE OF VIOLATION: 186 Pelican Reef Drive Saint Augustine 32080
LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N
72.44 FT OF LOT 12 OR5674/1635
PARCEL NUMBER: 1585730130

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 17, 2024 which revealed the following violations:

REMOVAL OF THE FOLLOWING TREES WITHOUT A PERMIT AS IDENTIFIED
ON THE GRADING PLAN.

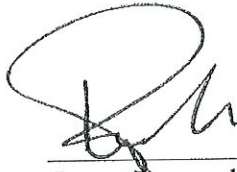
CEDAR TREES: 1-10", 2-11", 1-13", 4-14", 2-16", 3-17", 1-18", 1-19" TOTAL -15
OAK TREES 1-8", 1-13" TOTAL -2
PALM TREES 3-10", 3-12", 2-13", 1-14", 3-15", 1-16", 1-18" TOTAL-14

Notice of Violation
CE2024-0394

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. A fine of **\$5000.00 PER REMOVAL**, may be imposed by the Special Magistrate. The violation may be corrected via:

Appear before the Code Enforcement Special Magistrate.

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.



James Tomaselli
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5139 49

cc: David Birchim, City Manager
CEAAB File

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



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

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

October 18, 2024

IN THE MATTER OF: Owner(s): Wolkoff William J Trust,
Wolkoff William J Trustee

Address: 186 PELICAN REEF DR, Saint Augustine, FL, 32080

Case #: CE2024-0394

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 25, Section 25-56- Tree removal and replacements.

SITE OF VIOLATION: 186 PELICAN REEF DR, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12
OR5674/1635
PARCEL NUMBER: 1585730130

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **November 6, 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:

**Removal of the following trees without a permit as identified on the grading plan;
15 Cedar Trees, 2 Oak Trees, and 14 Palm Trees.**

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."

Notice of Hearing

Case No. CE2024-0394

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

A handwritten signature in blue ink that reads "Barry E. Fox". The signature is written in a cursive style and is positioned above a horizontal line.

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 5137 34, 9489 0090 0027 6577 5137 41

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.

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.

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 2067700000
Location Address 78 SANFORD ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Dumas Tract with part City St Aug (622)
Tax Description* DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK B
 OR5448/1813
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Dumas Tract
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.170
Homestead Y

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


Owner Information

Owner Name [Jensen Annie Et Al](#) 100%
[Holland Brandy](#) 100%
Mailing Address 78 SANFORD ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: October 30, 2024

SUBJECT: Case Number: CE2024-0441

**RESPONDENT: JENSEN ANNIE ET AL
HOLLAND BRANDY**

LOCATION: 78 Sanford Street, Saint Augustine, FL 32084;

Parcel Number: 2067700000

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 10 months. This case, number CE2024-0441, concerns the property located at **78 Sanford Street**, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, Annie Jensen and Brandy Holland, and it is reflected as such on the agenda for today's meeting.

On June 28, 2024, I observed a newly installed masonry wall with interior wiring for electrical lights mounted on the exterior, in front of the residence. An inspection of the city database failed to reveal any recent permits for this project, and a Code Enforcement Case was initiated under Chapter 8, Sec. 8-608, Permits Required.

Additionally, I observed a newly framed building located behind the residence, which appeared to be a separate residence. Again, a check of the city database failed to reveal any Permits for this project. A second Code Enforcement Case 2024-0442 was initiated under Chapter 8, Sec. 8-608, Permits Required.

On September 11, 2024, I observed newly installed windows in the rear unpermitted structure. And after checking with the city database determined no permits had been obtained

Additionally, while on site, I observed a makeshift electric car charging station. I prepared a Notice of Violation (NOV) and spoke with Respondent advising her of my concerns for her safety and well being as the unit was haphazardly installed and not to code. I initiated Code

Enforcement Case 2024-0526 citing Chapter 8, Sec. 8-608, Permits Required.

On the same date, September 11, 2024, I observed a new wood deck and pool; encompassing the rear yard and bridging the new structure with the main house, from the front door while I was speaking with Respondent. On October 2, 2024, I initiate Code Enforcement Case 2024-0527, also citing Chapter 8, Sec. 8-608, Permits Required.

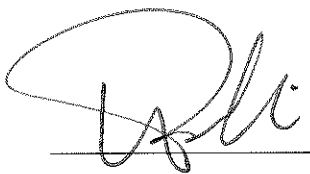
Upon staffing, it has been determined to combine cases 2024-0442, 2024-0526, 2024-0527 with initial case CE2024-0441 as all elements of the cases can be addressed by obtaining a permit which will encompass all required work.

Secondly, Code Enforcement case 2024-0523 will be addressed as a separate issue as it constitutes continued construction without permits after the STOP WORK ORDER had been issued.

The Notice of Violation was delivered to the Respondents by certified mail on October 3, 2024, for all above mentioned Code Enforcement Cases. In the Notice of violation, the Respondents were given ten (10) days to correct the violation; except in CE2024-0523, as that requires an appearance before the Magistrate, 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 June 28, and September 11, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. Again, the photographs I present accurately show what I observed on June 28, and September 11, 2024, and have not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on October 21, 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.

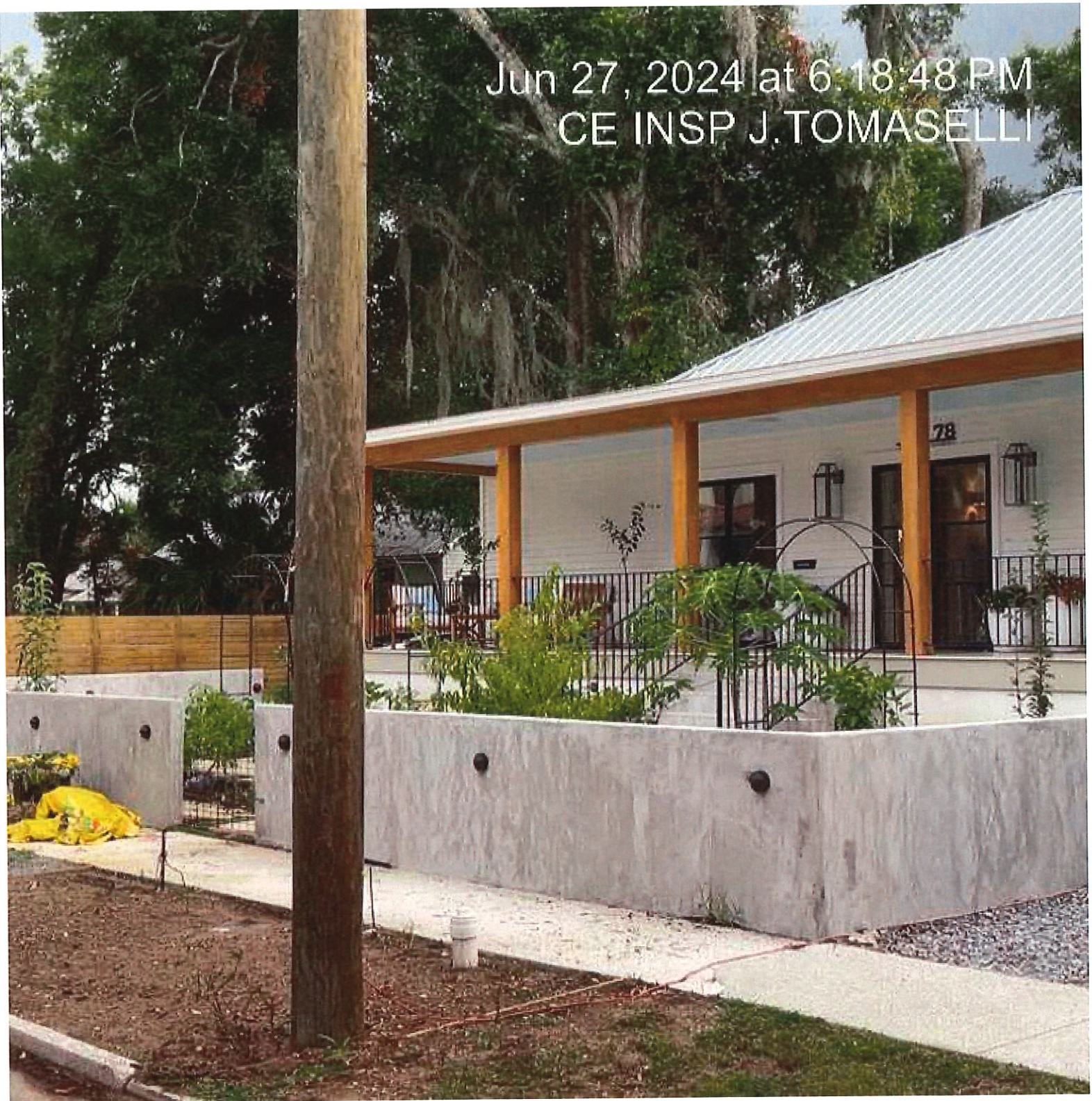
A handwritten signature in black ink, appearing to read 'J. Tomaselli', is written over a horizontal line.

James Tomaselli
Code Enforcement Officer

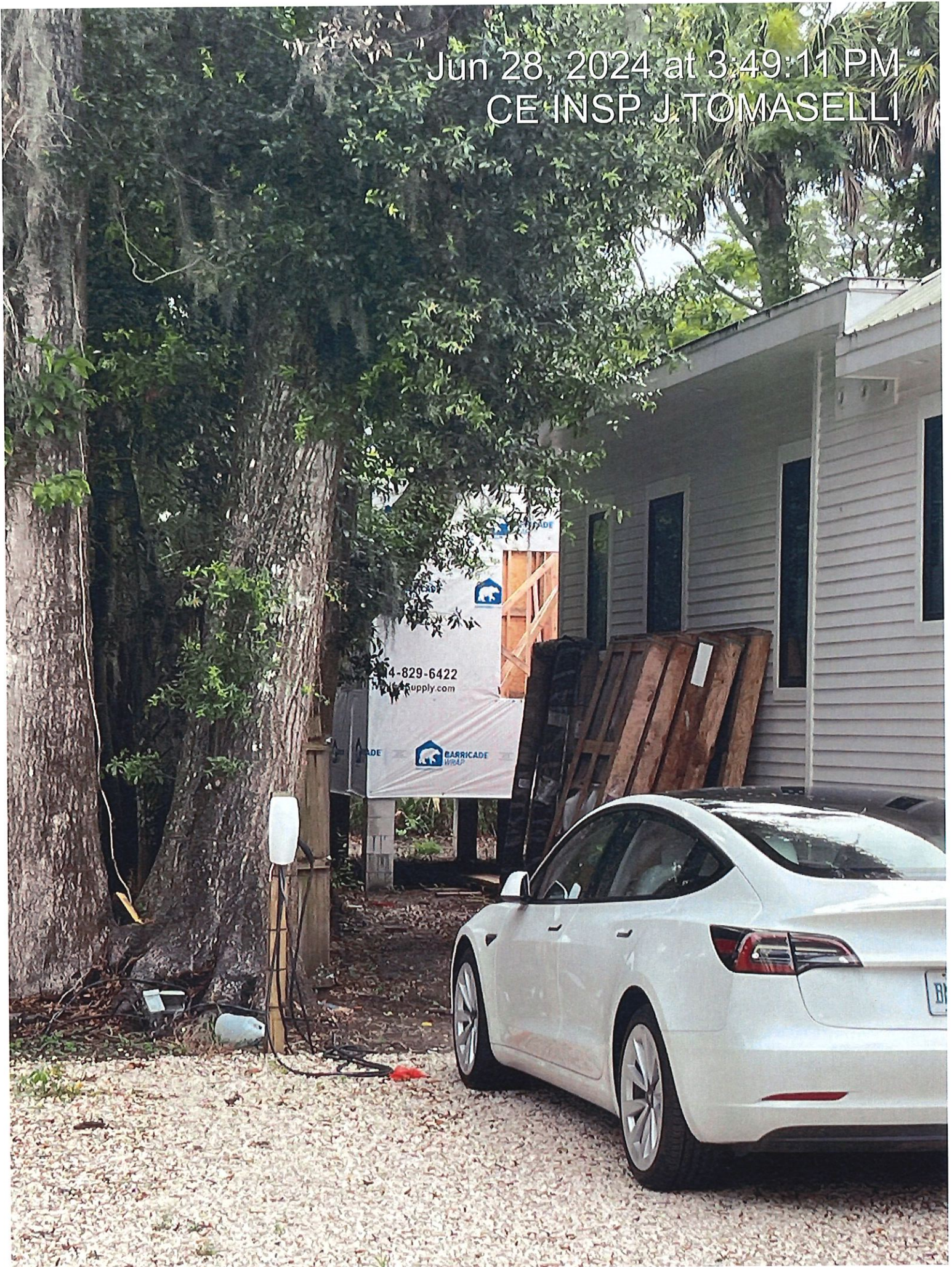
Sec. 8-608. - Permit required.

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

Jun 27, 2024 at 6:18:48 PM
CE INSP J.TOMASELLI



Jun 28, 2024 at 3:49:11 PM
CE INSP J.TOMASELLI



Sep 11, 2024 at 12:01:49 PM
CE INSP J.TOMASELLI



AFFIDAVIT OF SERVICE

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

Annie Jensen 78 Sanford Street Saint Augustine, Fl. 32084
Brandy Holland 78 Sanford Street Saint Augustine, Fl. 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0441

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 October 18, 2024

I received a copy of the attached Notice of Hearing for the hearing dated November 6, 2024.

PRIMARY SERVICE:

3. That on October 18, 2024,

I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

4. That on _____, 20____,

I hand delivered said Notice to _____ at _____

SECONDARY SERVICE:

5. That on _____, 20____,

I posted said Notice on the property located at _____.

6. That on October 18, 2024,

I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

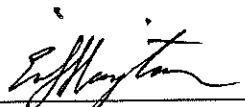


James Tomaselli

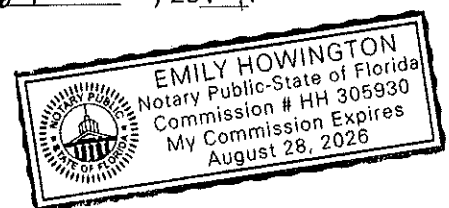
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF October, 2024.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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

CODE ENFORCEMENT DIVISION

October 3, 2024

IN THE MATTER OF: Name: JENSEN ANNIE ET AL
HOLLAND BRANDY

Address: 78 SANFORD STREET
SAINT AUGUSTINE, FL 32084

Case #: CE2024-0441

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608 – Permits Required

SITE OF VIOLATION: 78 Sanford Street St Augustine FL 32084

LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK
B OR5448/1813

PARCEL NUMBER: 2067700000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on June 28, 2024 which revealed the following violations:

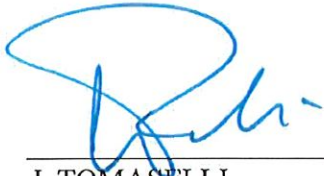
**A NEW MASONARY WAS CONTAINING HARDWIRED FIXTURES
WAS INSTALLED ON THE FRONT OF THE PROPERTY WITHOUT
OBTAINING THE PROPER PERMITS.**

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

Notice of Violation
CE2024-0441

The above action may be corrected by obtaining the proper permits, and requesting a Final Inspection from the building department.

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 5143 04

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

October 3, 2024

IN THE MATTER OF: Name: JENSEN ANNIE ET AL
HOLLAND BRANDY
Address: 78 SANFORD STREET
SAINT AUGUSTINE, FL 32084
Case #: CE2024-0441

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608 – Permits Required

SITE OF VIOLATION: 78 Sanford Street St Augustine Fl 32084
LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK
B OR5448/1813
PARCEL NUMBER: 2067700000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on June 28, 2024 which revealed the following violations:

**A NEW MASONARY WAS CONTAINING HARDWIRED FIXTURES
WAS INSTALLED ON THE FRONT OF THE PROPERTY WITHOUT
OBTAINING THE PROPER PERMITS.**

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

Notice of Violation
CE2024-0441

The above action may be corrected by obtaining the proper permits, and requesting a Final Inspection from the building department.

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 5151 65

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**

October 18, 2024

IN THE MATTER OF: Owner(s): Jensen Annie Et AL
Holland, Brandy

Address: 78 SANFORD ST, Saint Augustine, FL, 32084

Case #: CE2024-0441

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 8, Section 608, Permits required.

SITE OF VIOLATION: 78 SANFORD ST, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 8 N'LY 15 FT OF LOT 9 BLK B OR5448/1813

PARCEL NUMBER: 2067700000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **November 6, 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 new masonry wall containing hardwired fixtures was installed on the front of the property without obtaining approved permits.

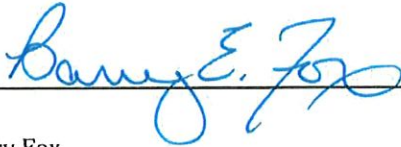
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 16 2.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective 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."

Notice of Hearing

Case No. CE2024-0441

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

A handwritten signature in blue ink, reading "Barry E. Fox", is written over a horizontal line.

Barry Fox
Code Enforcement Manager

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

9489 0090 0027 6577 5134 82, 9489 0090 0027 6577 5134 99

Certified Mail Number:

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.

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 2067700000
Location Address 78 SANFORD ST
SAINT AUGUSTINE 32084-0000
Neighborhood Dumas Tract with part City St Aug (622)
Tax Description* DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK B
OR5448/1813
**The Description above is not to be used on legal documents.*
Property Use Single Family (0100)
Code
Subdivision Dumas Tract
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 18.872
Acreage 0.170
Homestead Y

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

Owner Information

Owner Name [Jensen Annie Et AL](#) 100%
[Holland Brandy](#) 100%
Mailing Address 78 SANFORD ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: October 30, 2024

SUBJECT: Case Number: CE2024-0523

**RESPONDENT: JENSEN ANNIE ET AL
HOLLAND BRANDY**

LOCATION: 78 Sanford Street, Saint Augustine, FL 32084;

Parcel Number: 2067700000

VIOLATION: Code Section: 8-101, Sec. 8-457 – Unlawful Continuance

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 10 months. This case, number CE2024-0441, concerns the property located at **78 Sanford Street**, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, Annie Jensen and Brandy Holland, and it is reflected as such on the agenda for today's meeting.

On June 28, 2024, I observed a newly installed masonry wall with interior wiring for electrical lights mounted on the exterior, in front of the residence. An inspection of the city database failed to reveal any recent permits for this project, and a Code Enforcement Case was initiated under Chapter 8, Sec. 8-608, Permits Required.

Additionally, I observed a newly framed building located behind the residence, which appeared to be a separate residence. Again, a check of the city database failed to reveal any Permits for this project. A second Code Enforcement Case 2024-0442 was initiated under Chapter 8, Sec. 8-608, Permits Required.

On September 11, 2024, I observed newly installed windows in the rear unpermitted structure. Since permits had not been obtained, and there was a STOP WORK ORDER in place, I initiated a second STOP WORK ORDER, Code Enforcement Case 2024-0523, specifically stating Unlawful Continuance citing Code Section 8-101, Sec. 8-457.

Additionally, while on site, I observed a makeshift electric car charging station. I prepared a

Notice of Violation (NOV) and spoke with Respondent advising her of my concerns for her safety and well being as the unit was haphazardly installed and not to code. I initiated Code Enforcement Case 2024-0526 citing Chapter 8, Sec. 8-608, Permits Required.

On the same date, September 11, 2024, I observed a new wood deck and pool; encompassing the rear yard and bridging the new structure with the main house, from the front door while I was speaking with Respondent. On October 2, 2024, I initiate Code Enforcement Case 2024-0527, also citing Chapter 8, Sec. 8-608, Permits Required.

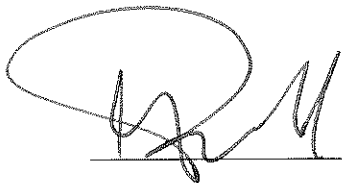
Upon staffing, it has been determined to combine cases 2024-0442, 2024-0526, 2024-0527 with initial case CE2024-0441 as all elements of the cases can be addressed by obtaining a permit which will encompass all required work.

Secondly, Code Enforcement case 2024-0523 will be addressed as a separate issue as it constitutes continued construction without permits after the STOP WORK ORDER had been issued.

The Notice of Violation was delivered to the Respondents by certified mail on October 3, 2024, for all above mentioned Code Enforcement Cases. In the Notice of violation, the Respondents were given ten (10) days to correct the violation; except in CE2024-0523, as that requires an appearance before the Magistrate, 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 June 28, and September 11, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. Again, the photographs I present accurately show what I observed on June 28, and September 11, 2024, and have not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on October 21, 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.

James Tomaselli
Code Enforcement Officer

Sec. 8-457. - Unlawful continuance.

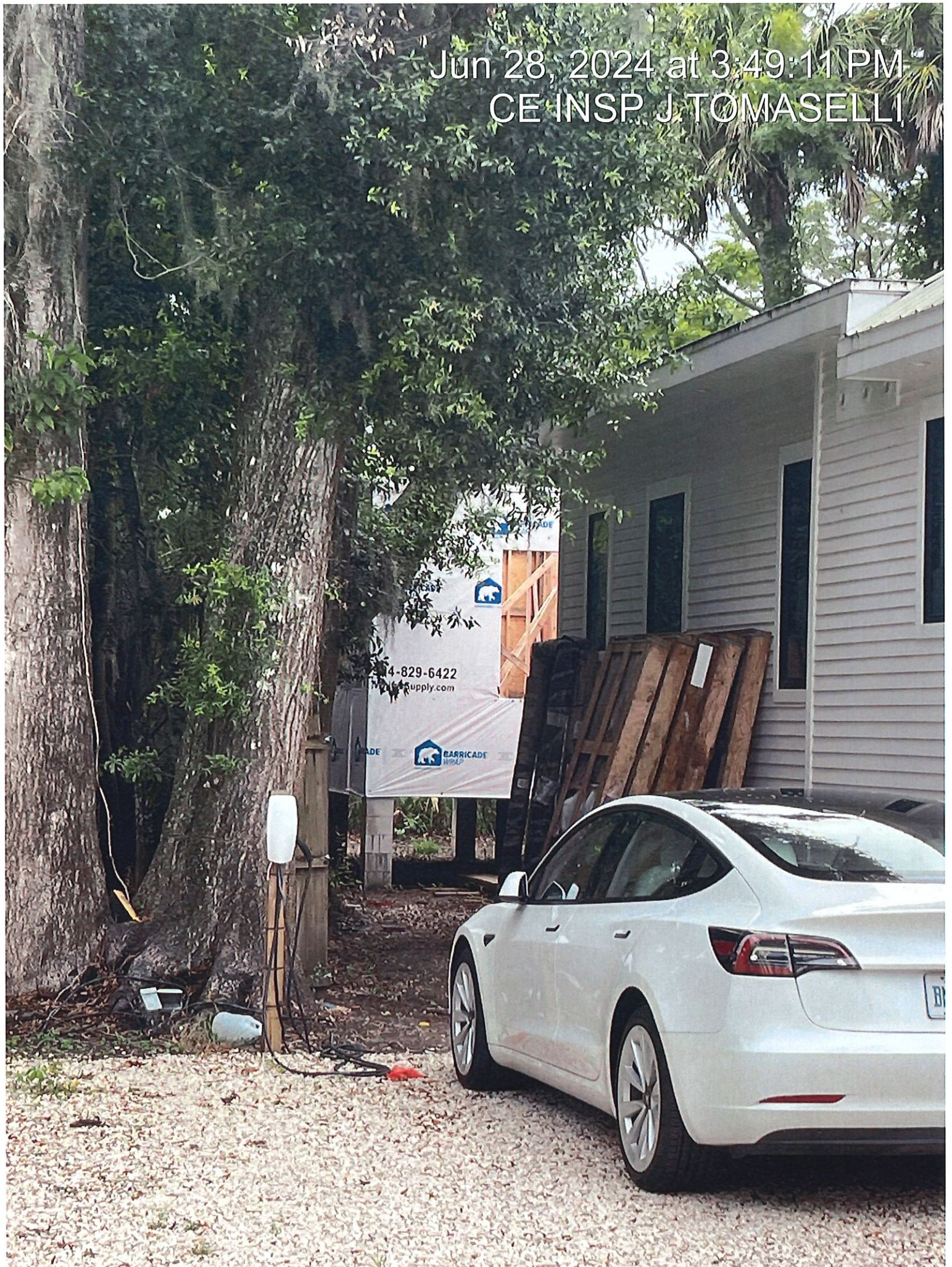
Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

(Ord. No. 17-08, § 3, 5-22-17)

Sep 11, 2024 at 12:01:49 PM
CE INSP J.TOMASELLI



Jun 28, 2024 at 3:49:11 PM
CE INSP J TOMASELLI



AFFIDAVIT OF SERVICE

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

Annie Jensen 78 Sanford Street Saint Augustine, Fl. 32084
Brandy Holland 78 Sanford Street Saint Augustine, Fl. 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0523

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 October 21, 2024
I received a copy of the attached Notice of Hearing for the hearing dated November 6, 2024.

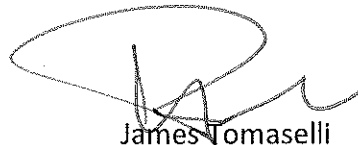
PRIMARY SERVICE:

3. That on October 21, 2024,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

4. That on _____ 20____,
I hand delivered said Notice to _____ at _____

SECONDARY SERVICE:

5. That on _____, 20____,
I posted said Notice on the property located at _____.
6. That on October 21, 2024,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.



James Tomaselli

Code Enforcement Inspector

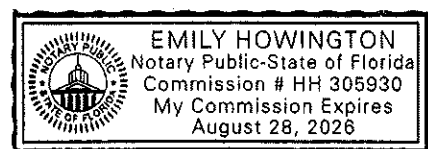
FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF October, 2024



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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

CODE ENFORCEMENT DIVISION

October 3, 2024

IN THE MATTER OF: Name: JENSEN ANNIE ET AL
HOLLAND BRANDY

Address: 78 SANFORD STREET
SAINT AUGUSTINE, FL 32084

Case #: CE2024-0523

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: 8-101, Sec. 8-457 – Unlawful Continuance

SITE OF VIOLATION: 78 Sanford Street St Augustine FL 32084

LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK
B OR5448/1813

PARCEL NUMBER: 2067700000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on September 11, 2024 which revealed the following violations:

**RESPONDENT CONTINUED TO PERFORM WORK ON STRUCTRE
BY INSTALLING NEW WINDOWS, AFTER STOP WORK ORDER WAS
INITIATED.**

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

Notice of Violation
CE2024-0523

The above action may be corrected by appearing before the Magistrate.

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 5142 98

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

October 3, 2024

IN THE MATTER OF: Name: JENSEN ANNIE ET AL
HOLLAND BRANDY
Address: 78 SANFORD STREET
SAINT AUGUSTINE, FL 32084
Case #: CE2024-0523

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: 8-101, Sec. 8-457 – Unlawful Continuance

SITE OF VIOLATION: 78 Sanford Street St Augustine FL 32084

LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK
B OR5448/1813

PARCEL NUMBER: 2067700000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on September 11, 2024 which revealed the following violations:

**RESPONDENT CONTINUED TO PERFORM WORK ON STRUCTRE
BY INSTALLING NEW WINDOWS, AFTER STOP WORK ORDER WAS
INITIATED.**

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

Notice of Violation
CE2024-0523

The above action may be corrected by appearing before the Magistrate.

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 5151 89

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. 1665

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

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

October 21, 2024

IN THE MATTER OF: Owner(s): Jensen, Annie Et Al,
 Holland, Brandy
 Address: 78 SANFORD ST, Saint Augustine, FL, 32084
 Case #: CE2024-0523

HEREBY KNOWN AS RESPONDENT(S)

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

Chapter 8 Section 8-457- Unlawful continuance.

SITE OF VIOLATION: 78 SANFORD ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK B OR5448/1813
PARCEL NUMBER: 2067700000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **November 6, 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:

Respondent continued to perform work on structure by installing new windows, after Stop Work order was initiated.

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."

Notice of Hearing

Case No. CE2024-0523

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 5134 06, 9489 0090 0027 6577 5134 13

cc: David Birchim, City Manager

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

St. Johns County, FL

Apply for Exemptions

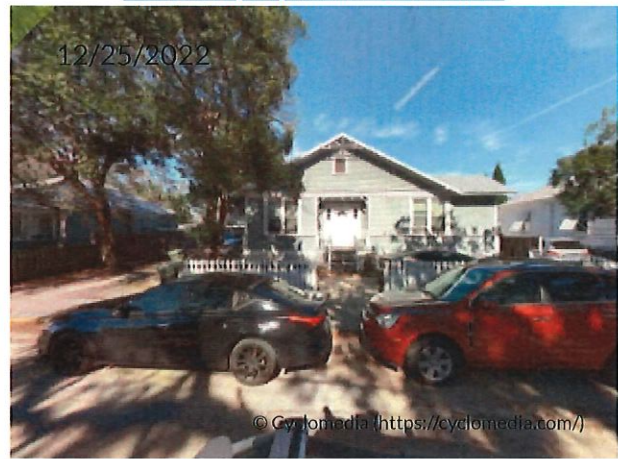
[Apply for Exemptions](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

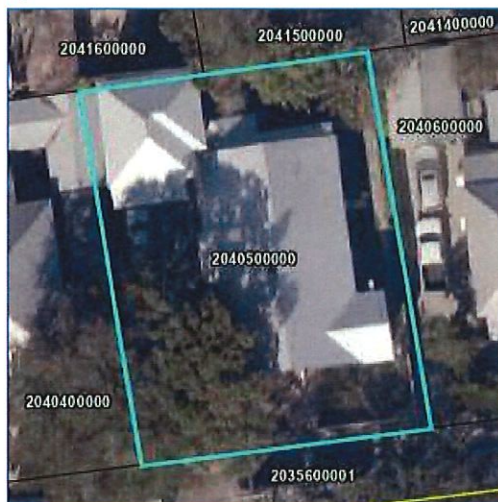
Parcel ID	2040500000
Location Address	60 CARRERA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-39 MODEL LAND CO SUB CITY LOT 5 BLK E OR1343/1501 & 3267/823(F/J) & 3428/320 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co.'s Subdivision Of Blocks E
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.160
Homestead	N

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

Owner Information

Owner Name	Strange Tory V B 100%
Mailing Address	6 3RD ST SAINT AUGUSTINE, FL 32080-0000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: October 30, 2024

SUBJECT: Case Number: CE2024-0443

RESPONDENT: STRANGE, TORY V B

**LOCATION: 60 Carrera Street, Saint Augustine, FL. 32084;
Parcel Number 2040500000**

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 10 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number CE2024-0443, concerns the property located at 60 Carrera 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, **STRANGE, TORY V B**, and it is reflected as such on the agenda for today's meeting.

On June 28, 2024, I observed a newly installed deck and stairs on the front of the converted garage and a discarded water heater. I conducted a search of the city database to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a NOTICE OF VIOLATION was initiated and mailed to the Respondent.

I issued an Official Notice of Violation to **STRANGE, TORY V B** on October 4, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 8- 608-Permits Required**, for failure to obtain the proper permits prior to the performance of work.

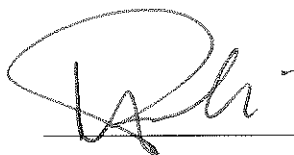
The Notice of Violation was delivered to the Respondents by certified mail on October 4, 2024. In the Notice of violation, the Respondents were given ten (10) days to correct the violation and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the respondent; and feel the respondent does understand the violation, as we discussed in detail the expectations to obtain case closure.

On June 28, 2024, I photographed the property. The photograph accurately shows what I saw on

that date and has not been altered in any way. On October 27, 2024, I reinspected the property and noted the property remains the same as when the NOTICE OF VIOLATION was initiated, and no permits have been issued to date. Again, the photographs I present accurately show what I observed on June 28, 2024, and have not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on October 21, 2024, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office..

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

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

James Tomaselli
Code Enforcement Officer

Sec. 8-608. - Permit required.

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

Jun 28, 2024 at 5:43:52 PM
CE INSP J. TOMASELLI



Jun 29, 2024 at 11:39:12 AM
CE INSP J.TOMASELLI



Jun 29, 2024 at 11:39:27 AM
CE INSP J.TOMASELLI



AFFIDAVIT OF SERVICE

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

Strange, Strange 60 Carrera Street, Saint Augustine Fl. 32082

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0443

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 October 21, 2024
I received a copy of the attached Notice of Hearing for the hearing dated November 6, 2024.

PRIMARY SERVICE:

3. That on October 21, 2024,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____ 20____,
I hand delivered said Notice to _____ at _____

SECONDARY SERVICE:

5. That on _____, 20____,
I posted said Notice on the property located at _____.
6. That on October 21, 2024,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.



James Tomaselli

Code Enforcement Inspector

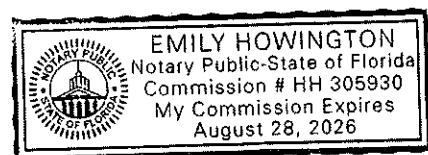
FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF October, 2024.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026





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

October 4, 2024

IN THE MATTER OF: Name: STRANGE TORY V B

Address: 63RD STREET
SAINT AUGUSTINE, FL 32080

Case #: CE2024-0443

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608 – Permits Required

SITE OF VIOLATION: 60 Carrera Street St Augustine FL 32084

LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY LOT 5 BLK E
OR1343/1501 & 3267/823(F/J) & 3428/320

PARCEL NUMBER: 2040500000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on June 28, 2024 which revealed the following violations:

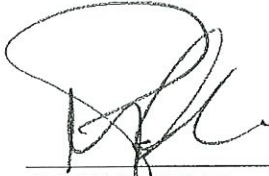
**EXTENSIVE REMODELING, STRUCTURAL WORK, AND PLUMBING,
WAS OBSERVED ON THE PROPERTY WITHOUT OBTAINING THE
PROPER PERMITS.**

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

Notice of Violation
CE2024-0443

The violation may be corrected via: Obtaining the proper permits and requesting a Final Inspection from the building department.

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 5139 01

cc: John P. Regan, City Manager
CEAAB File

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



CITY OF
ST. AUGUSTINE
EST. 1565

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

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

October 21, 2024

IN THE MATTER OF: Owner(s): Strange, Tory
Address: 60 CARRERA ST, Saint Augustine, FL, 32084
Case #: CE2024-0443

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 60 CARRERA ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY LOT 5 BLK E OR1343/1501 & 3267/823(F/J) &
3428/320
PARCEL NUMBER: 2040500000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **November 6 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:

Extensive remodeling, structural work, and plumbing was observed on the property without obtaining approved permits.

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

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. CE2024-0443

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

A handwritten signature in cursive script, reading "Barry E. Fox", is written over a solid horizontal line.

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 5134 68, 9489 0090 0027 6577 5134 75

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.

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

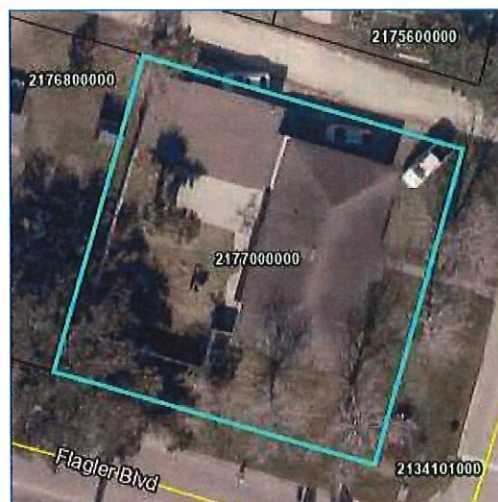
Parcel ID	2177000000
Location Address	100 N MATANZAS BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-98 DAVIS SHORES LOTS 28 29 30 & 31 BLK 25 OR5100/875 & 5586/128 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.240
Homestead	N

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

Owner Information

Owner Name	Jjmrn Properties 100 LLC 100%
Mailing Address	805 TUCKAWAY LN SAINT AUGUSTINE, FL 32080-0000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: October 29, 2024

SUBJECT: Case Number: CE2024-0543

RESPONDENT: Jjmrn Properties 100 LLC

LOCATION: 100 N Matanzas Blvd, Saint Augustine, FL 32080; Parcel
Number 2177000000

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

BACKGROUND INFORMATION:

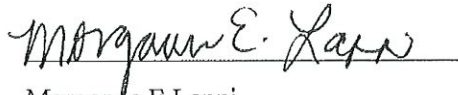
My name is Morganne Lanni, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately two years. This case, number CE2024-0543, concerns the property located at 100 N Matanzas Boulevard, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Jjmrn Properties 100 LLC, and it is reflected as such on the agenda for today's meeting.

On September 23, 2024, I received information about the property located at 100 N Matanzas Blvd, regarding a demolition in progress, upon a basic permit search we concluded no permit had been issued. Upon arrival, I observed the single-family home had been approximately 50% demolished and the heavy machinery still on-site, in progress. I contacted the owner, on-site and spoke with the other registered agent via telephone. I informed them that since the home was more than fifty years old it was considered historic and would require HARB approval for demolition. Upon further investigation, we discovered that the demolition permit had been applied for, but not issued as there was a problem with the application. I issued a Notice of Violation on September 30, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 28-90, for administration records, and appeals.

The Notice of Violation was delivered to the Respondent by certified mail.

I have established contact with the Respondent. I feel the respondent does understand the violation. On September 24, 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 24, 2024, I confirmed the demolition permit had been issued, but the approval by HARB was never obtained and therefore an Official Notice of Hearing was issued on October 22, 2024, which was delivered to the Respondents via certified mail.

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

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

Morganne E Lanni
Code Enforcement Officer

Sec. 28-90. - Administration records, and appeals.

- (a) Any necessary building or demolition (full or partial) permit and/or certificate of occupancy shall not be issued unless the planning and building department reviews the application for compliance and/or the historic architectural review board approves an application as outlined under section 28-88. Such permit shall be subject to the terms of such approval as well as other necessary provisions of this Code.
- (b) Applications shall be submitted through the planning and building department and shall include, in duplicate if requested, all plans, elevations and other information necessary to determine the appropriateness of the features to be passed upon.
- (c) Prior to issuance or denial of a certificate of appropriateness, relocation, demolition, or partial demolition required by the board, the board shall take such action as may reasonably be required to inform the owners of any property likely to be materially affected by the application and shall give the applicant and such owners an opportunity to be heard. The board shall hold a public hearing concerning each application.
- (d) Every decision of the board and/or planning and building department in passing upon plans for structures or signs located or to be located in the district shall be in the form of a written order or permit as appropriate stating the finding of the board, its decisions and reasons therefor.
- (e) The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.
- (f) An appeal may, within thirty (30) days thereafter, be taken by any aggrieved person to the city commission from the board's action in granting or denying an opinion or certificate of appropriateness, relocation or demolition or partial demolition. The appeal shall be as prescribed in section 28-29(g). Any appeal from the decision of the city commission shall be heard by the circuit court of the county, on writ of certiorari, as in the case of any other zoning decision from the city commission. All orders to approve certificates of demolition, except for partial demolition, shall become effective on the 31st day following the date of the rendered order, unless this waiting period is specifically granted a written waiver by the city commission or city manager. The owner-applicant of an order to approve a demolition certificate may request a hardship waiver to the city manager for emergency humanitarian reasons including the health and safety of the occupants of a structure in need of immediate emergency repairs, renovation or reconstruction. In the alternative, the owner-applicant of an order to approve a demolition certificate may request a waiver from the city commission if the delay in demolishing the structure would create an undue burden on the owner-applicant that would be greater than the public interest served in preserving the thirty-day waiting period. All decisions to grant or deny the waiver shall be

rendered in writing within five days of the decision, mailed by standard U.S. mail to the owner-applicant and posted on the city's website. The decision of the city manager or city commission shall serve as the final administrative appeal of the waiting period.

- (g) Any decision of the historic architectural review board certified by the planning director to be in conflict with a determination or decision of the planning and zoning board or of the nuisance, appeals and adjustment board; shall be reviewed by the city commission in the same manner as an appeal and the commission shall review the determination of the historic architectural review board, and the decision of the planning and zoning board or the nuisance, appeals and adjustment board as to which it is certified to be in conflict and shall determine whether the decision of the historic architectural review board should be affirmed, modified or reversed and the decision of the commission shall supersede the decision reviewed. All affected persons shall be notified of the hearing by the city commission in the same manner as that provided for appeals from decisions of the planning and zoning board. The hearing before the commission shall be de novo.

(Code 1964, § 33-191; Ord. No. 05-22, § 3, 8-8-05; Ord. No. 15-21, § 1, 8-10-15; Ord. No. 23-24, § 5, 8-28-23; Ord. No. 24-07, § 9, 4-8-24)

Sep 23, 2024 at 2:38:03 PM
CE INSP M LANNI



Sep 23, 2024 at 2:13:21 PM
CE INSP M.LANNI



Sep 23, 2024 at 2:14:15 PM
CE INSP M.LANNI



AFFIDAVIT OF SERVICE

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

Jjmrn Properties 100 LLC
100 N Matanzas Blvd
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0543

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 October, 24, 2024,

I received a copy of the attached Notice of Hearing for the hearing dated November
6, 2024.

PRIMARY SERVICE:

3. That on October, 23, 2024,

I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

4. That on _____, 20____,

I hand delivered said Notice to _____ at
_____.

SECONDARY SERVICE:

5. That on _____, 20____,

I posted said Notice on the property located at
_____.

6. That on October, 24, 2024,

I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

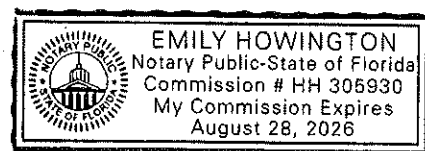
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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

CODE ENFORCEMENT DIVISION

September 30, 2024

IN THE MATTER OF: Owner(s): Jjmrn Properties 100 LLC
Agent(s): BURKHARDT, PETER
BURKHARDT, DEBBIE
Address: 100 N MATANZAS BLVD, Saint Augustine, FL, 32080
Case #: CE2024-0543

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 28 - Sec. 28-90. - Administration records, and appeals.

SITE OF VIOLATION: 100 N MATANZAS BLVD, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 28 29 30 & 31 BLK 25 OR5100/875 & 5586/128
PARCEL NUMBER: 2177000000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on September 23, 2024 which revealed the following violations:

House built in 1957 demolished without prior approval from the Historic Architectural Review Board (HARB).

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 **30 Days** of the receipt of this Notice, or a fine of may be imposed by the Special Magistrate. The violation may be corrected via:

Appear before the Special Magistrate.

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. CE2024-0543

Morganne E. Lanni

Morganne E 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 5143 66
9489 0090 0027 6577 5143 59
9489 0090 0027 6577 5143 42
9489 0090 0027 6577 5143 35

cc: David Birchlin, City Manager

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



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**

October 22, 2024

IN THE MATTER OF: Owner(s): Jjmrn Properties 100 LLC
Agent(s): BURKHARDT, PETER
BURKHARDT, DEBBIE
Address: 100 N MATANZAS BLVD, Saint Augustine, FL, 32080
Case #: CE2024-0543

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 28, Sec. 28-90. - Administration records, and appeals.

SITE OF VIOLATION: 100 N MATANZAS BLVD, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 28 29 30 & 31 BLK 25 OR5100/875 &
5586/128
PARCEL NUMBER: 2177000000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **November 6, 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:

House built in 1957 demolished without prior approval from the Historic Architectural Review Board (HARB).

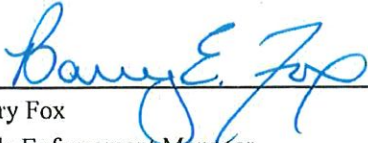
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective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

Notice of Hearing

Case No. CE2024-0543

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 5133 45, 9489 0090 0027 6577 5133 52**
 9489 0090 0027 6577 5133 69, 9489 0090 0027 6577 5133 76

cc: David Birchim, City Manager

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

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1545100000
 Location Address 19 MILTON ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Nelmar Terrace & Genoply Tract (707)
 Tax Description* 2-1 NELMAR TERRACE LOT 75 OR949/1272 & 1548/640(L/E)
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision Nelmar Terrace
 Sec/Twp/Rng 53-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.872
 Acreage 0.360
 Homestead Y

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

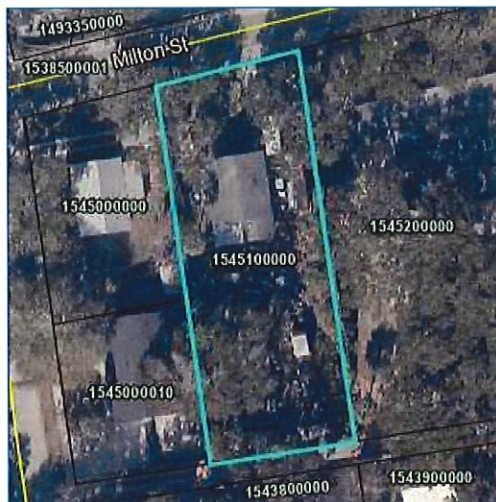

Owner Information

Owner Name Bicknell Lee 100%
 Bicknell Family Trust U/A/D:12/20/99 100%
[Bicknell Constance Inez](#) 0%
 Mailing Address 19 MILTON ST
 SAINT AUGUSTINE, FL 32084-2188

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map





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**

October 22, 2024

IN THE MATTER OF: Owner(s): Lee Bicknell
Bicknell Family Trust

Address: 19 Milton St, Saint Augustine, Florida, 32084

Case #: CE2024-0227

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

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

SITE OF VIOLATION: 19 Milton St, Saint Augustine, Florida, 32084

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

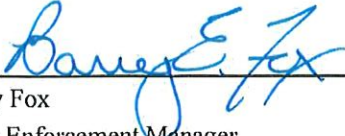
PARCEL NUMBER: 1545100000

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 **November 6, 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 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 5133 38

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.

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2024-0227

IN THE MATTER OF:

**Bicknell Family Trust
C/O Lee Bicknell
19 Milton Street
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)**

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

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

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

PARCEL NUMBER: 1545100000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MARCH 12, 2024**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on March 12, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative was present.

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

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

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

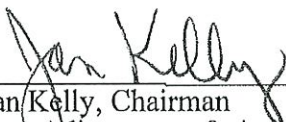
City Code, Chapter 19, Section 19-3, Unlawful conditions.

4. On January 29, 2024, the Planning and Building Department sent an **“Official Notice of Violation”** to formally advise the respondent of the violation, via certified mail.
5. On February 29, 2024, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of CEAAB Hearing”** AND a Posting Affidavit was placed at the property and with the City Clerk’s office for the CEAAB Hearing for March 12, 2024.

6. On March 12, 2024, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent ten (10) days from the date of the "Order" to correct the violation by cleaning the property according to code after which if compliance is not met a fine of up to \$250 per day will be issued for each day the property is out of compliance.
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, April 9, 2024** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this "Order Finding Violation," Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

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

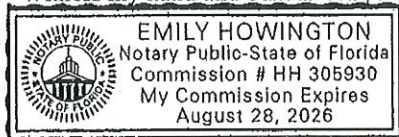


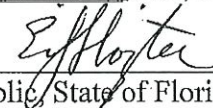
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 11 day of March, A.D., 2024





Notary Public, State of Florida

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

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

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

Owner Information

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

Map





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

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

October 22, 2024

IN THE MATTER OF: Owner(s): Stewart Luther C III
Stewart, Jodi Lynn
Address: 311 ANASTASIA BLVD, Saint Augustine, FL, 32080
Case #: CE2024-0384

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

Code Section: Chapter 3, Section 23- Unlawful conditions

SITE OF VIOLATION: 311 ANASTASIA BLVD, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 10 11 12 & 13 BLK 37 OR4204/278 & 5778/283
& 5802/763 (C/D)
PARCEL NUMBER: 2189800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Reduction Hearing** regarding your case on **November 6, 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 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 5132 91, 9489 0090 0027 6577 5133 07,
9489 0090 0027 6577 5133 14, 9489 0090 0027 6577 5133 21

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.

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

Application Fee 100.00

BDAC No. _____

Receipt No. _____

Meeting Date 11/6/24

Deadline Date _____

PLEASE PRINT OR TYPE

1. ACTION REQUESTED: ☐ Building Code Variance ☒ Appeal of Staff Determination
FINE REDUCTION
☐ Other _____
2. NAME OF APPLICANT LUTHER STEWART JR Daytime Telephone 386 315-1308
Address 1720 4th S City ST AUL State FL Zip 32080
3. NAME OF PROPERTY OWNER LUTHER STEWART Telephone 386 315-1308
Address 1720 4th S City ST AUL State FL Zip 32080
4. PROJECT STREET ADDRESS 311 Austin Ave
5. TYPE OF CONSTRUCTION Existing _____ Proposed _____
6. BUILDING USE Existing _____ Proposed _____
7. REASON FOR ACTION REQUESTED:

Justification: Fine Reduction

Hardship:

AGREEMENT: In filing this application, I understand that it becomes a part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge. Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where authorized agent signs in lieu of either property owner or applicant. Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbal record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

Luther Stewart Jr
SIGNATURE OF APPLICANT

10-3-2024
DATE

Luther Stewart Jr
SIGNATURE OF PROPERTY OWNER

10-3-2024
DATE

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 10/04/24 CUSTOMER#:
TIME: 09:50:51
CLERK: 1596pcou

RECPT#: 2983470 PREV BAL: 100.00
TP/YR: P/2025 AMT PAID: 100.00
BILL: 2983470 ADJSTMNT: .00
EFF DT: 10/04/24 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 100.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 100.00
AMT APPLIED: 100.00
CHANGE: .00

PAID BY: LutherStewart311Anas
PAYMENT METH: CASH
PAYMENT REF: CE20240384FineRe

TOT PREV BAL DUE: 100.00
TOT BAL DUE NOW : .00
VA



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2024-0384

IN THE MATTER OF:

Stewart Luther C III, Jodi Lynn Stewart

311 ANASTASIA BLVD, Saint Augustine, FL, 32080

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: 311 ANASTASIA BLVD, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 10 11 12 & 13 BLK 37 OR4204/278 & 5778/283
& 5802/763(C/D)
PARCEL NUMBER: 2189800000

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON SEPTEMBER 4, 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 September 4, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative _____ was / X was not present

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

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

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

City Code, Chapter 3, Section 23

Sign regulations generally. (i) obsolete signs.

4. On July 03, 2024, the case was found in violation and was 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 to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.
5. On August 19, 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 .
6. On September 4, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

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

FINES PER VIOLATION

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

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

- a. ☒ You became compliant as of August 1, 2024
- b. ☐ The violation remains as of _____ and the fine is set to \$_____ per day until compliance is met.
- c. ☒ The violation remains for 19 days after the compliance period ended and the fine is set to \$ 250 per day for a total amount of \$ 4750.
- d. ☐ Other: _____

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

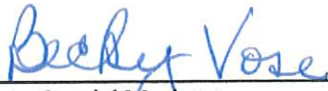
- e. ☐ and the Fine is set at \$_____.

7. RESPONDENT IS HEREBY has thirty (30) days from the date of the order to pay the fine in full.

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 SEPTEMBER 4, 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

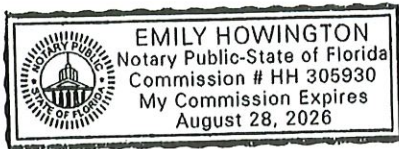


Becky Vose , Special Magistrate
City of St. Augustine

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, 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 4 day of September, 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

Stewart Luther C III 2185 A1A S, St. Augustine, FL 32080
9489 0090 0027 6577 5150 42

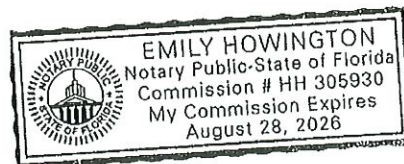
Stewart Jodi Lynn, 2185 A1A S, St. Augustine, FL 32080
9489 0090 0027 6577 5150 59

Stewart Luther C III, 311 Anastasia Blvd, St. Augustine, FL 32080
9489 0090 0027 6577 5150 66

Stewart Jodi Lynn, 311 Anastasia Blvd, St. Augustine, FL 32080
9489 0090 0027 6577 5150 73

on this 5 day of September, 24

E. Howington



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	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) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
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 DIVISION
75 King Street
St. Augustine, FL 32084
904-825-1065

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING FOR IMPOSING A LIEN**

October 22, 2024

IN THE MATTER OF: Owner(s): Indigo Partners LLC
 Sea Breeze Homes of The First Coast LLC
 Agent(s): Scot Nahmias
 Kevin Finn
 Gene Zentko
 Address: 125 SPOONBILL POINT CT, Saint Augustine, FL, 32080
 Case #: CE2024-0393

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

Code Section: Chapter 25, Section(s) 28 & 56, Tree removal and replacement.

SITE OF VIOLATION: 125 SPOONBILL POINT CT, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 25/87-91 PELICAN REED 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 for a **Imposing A Lien Hearing** regarding your case on **November 6, 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 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 5132 46, 9489 0090 0027 6577 5132 53, 9489 0090 0027 6577 5132 60,
9489 0090 0027 6577 5132 77, 9489 0090 0027 6577 5132 84

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
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0393

IN THE MATTER OF:

**Indigo Partners LLC
Sea Breeze Homes of The First Coast LLC
Gene Zentko
Kevin Finn
Scot Nahmias
125 Spoonbill Point Ct, St. Augustine, FL 32080**

(Hereinafter referred to as Respondent)

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

City Code, Chapter 25, Section(s) 28 & 56, Tree removal and replacement.

VIOLATION SITE: **125 Spoonbill Point Ct, Saint Augustine, FL, 32080**

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

PARCEL NUMBER: **1585716100**

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 X was / _____ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on May 16, 2024:

Several trees, including a Cedar tree was removed without approved permit or arborist report.

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

City Code, Chapter 25, Section(s) 28 & 56 Tree removal and replacement.

4. On May 17, 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 19, 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: 45 days to plant 2 Cedar trees - 2" DBH + 10' tall
Southern Red
minimum

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

- a. ☒ You have 45 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 \$500 per violation totaling to \$500

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

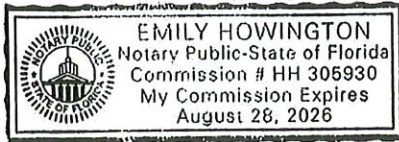


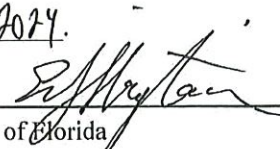
Becky Vose, Special Magistrate
City of St. Augustine

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.





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
Indigo Partners LLC, 125 Spoonbill Point Court, St. Augustine, FL 32084, 9489009000276577515721
Indigo Partners LLC, 105 Indigo Run, Ponte Vedra Beach, FL 32082, 9489009000276577515738
Scott Nahmias, 105 Indigo Run, Ponte Vedra Beach, FL 32082, 9489009000276577515745
Kevin Finn, 107 Vedra Landing Ct, Ponte Vedra Beach, FL 32082, 9489009000276577515752
Gene Zentko, 5130 NE 121st Rd, Oxford, FL 34484, 9489009000276577515769

on this 8 day of August, 2024
EM

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

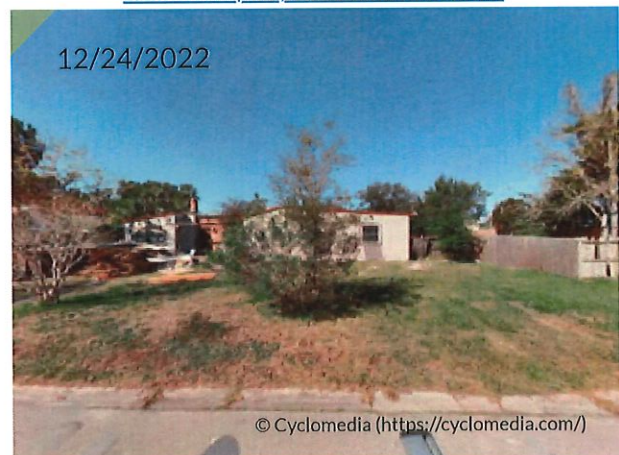
[Sales Questionnaire](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

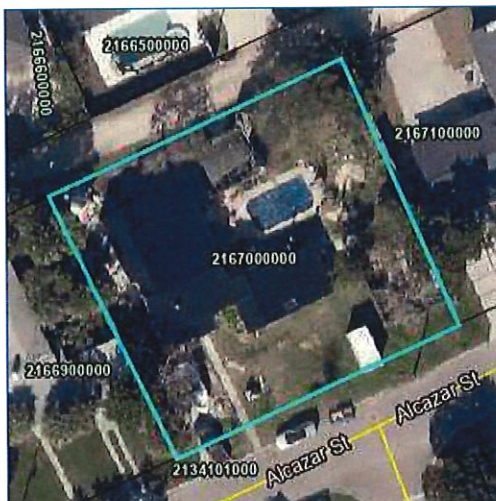
Parcel ID	2167000000
Location Address	208 ALCAZAR ST SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-98 DAVIS SHORES LOTS 26 27 28 28A & 29 BLK 17 OR5542/81 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.320
Homestead	N

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

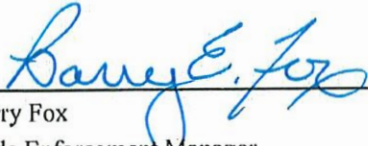
Owner Information

Owner Name	Sinclair Jason R, Kelley Gudahl 100%
	Sinclair Kelley Gudahl 100%
Mailing Address	208 ALCAZAR ST SAINT AUGUSTINE, FL 32080-3707

Map



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 5132 15

cc: David Birchim, City Manager

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

AFFIDAVIT OF COMPLIANCE

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

Sinclair, Kelley Gudahl

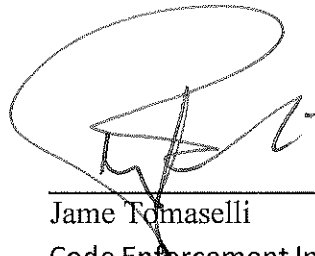
Sinclair, Jason R

Respondent

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

I, James Tomaselli have personally examined the property described in the Code Enforcement Order dated May 14, 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) Chapter 8 Sec. 8-608 as of August 14, 2024.

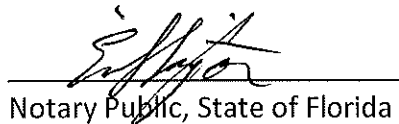
FURTHER, Affiant saith not.



James Tomaselli

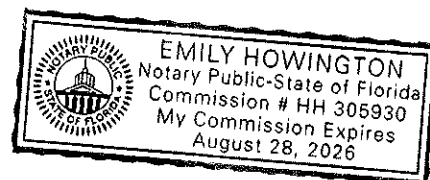
Code Enforcement Inspector

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



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	1094800000
Location Address	71 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	West St. Augustine (433)
Tax Description*	1-116 RAVENSWOOD SUB LOTS 1 & 2 BLK 41-B (EXT N30FT ESMT IN OR36/318) OR4097/1369 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Whitneys Subdivision-Part Of Ravenswood
Sec/Twp/Rng	41-7-29
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	Smith Chad K 100%
Mailing Address	134 RIBERIA ST #6 SAINT AUGUSTINE, FL 32084-0000

Map





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 COMPLIANCE**

October 22, 2024

IN THE MATTER OF: Owner(s): Smith Chad K

Address: 71 MASTERS DR, Saint Augustine, FL, 32084

Case #: CE2024-0426

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

Code Section: Chapter 25, Section(s) 28 & 56, Tree removal and replacement

SITE OF VIOLATION: 71 MASTERS DR, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: I-116 RAVENSWOOD SUB LOTS 1 & 2 BLK 41-B (EXT N30FT ESMT IN
OR36/318) OR4097/1369

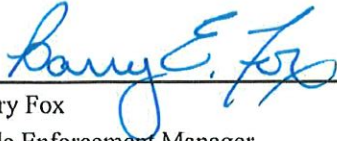
PARCEL NUMBER: 1094800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on **November 6, 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 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 5131 85, 9489 0090 0027 6577 5131 92, 9489 0090 0027 6577 5132 08

cc: David Birchim, City Manager

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

AFFIDAVIT OF COMPLIANCE

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

Smith Chad K

71 Masters Drive

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0426

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated September 4, 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. 25, Sec. 25-56 as of Sep. 6, 2024.

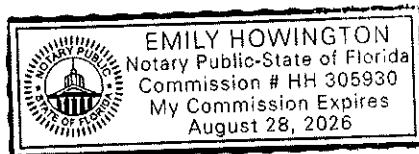
FURTHER, Affiant saith not.

Morganne E Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1198600010
Location Address	213 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	West St Aug Industrial - Good (COM) (487.03)
Tax Description*	1-43 BRAVO PARK N41.24FT OF LOTS 1 & 2 OR4131/991 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Nightclubs, Lounges,Bars (Owner Occupied) (3305)
Subdivision	Bravo Park, Plat Of Property Known As
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.872
Acreage	0.090
Homestead	N

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



Owner Information

Owner Name	Paper Root Industries LLC 100%
Mailing Address	110 F ST SAINT AUGUSTINE, FL 32080-0000

Map





CITY OF
ST. AUGUSTINE
EST. 1665

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

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

October 22, 2024

IN THE MATTER OF: Owner(s): Paper Root Industries LLC
 Agent(s): Dettra, Gregory P
 Address: 213 W KING ST, Saint Augustine, FL, 32084
 Case #: CE2024-0459

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

Code Section: Chapter 17, Section 72, Engaging in business without a receipt.

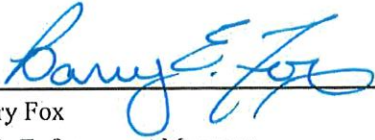
SITE OF VIOLATION: 213 W KING ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: I-43 BRAVO PARK N41.24FT OF LOTS 1 & 2 OR4131/991
PARCEL NUMBER: 1198600010

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on **November 6, 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 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 5131 61, 9489 0090 0027 6577 5131 78

cc: David Birchim, City Manager

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

AFFIDAVIT OF COMPLIANCE

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

Paper Root Industries LLC
213 W King Street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0459

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated September 4, 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. 17, Sec. 17-72 as of October 25, 2024.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

Emily Howington
Notary Public/State of Florida

My Commission Expires: 28 day of August, 2026



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

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](#)

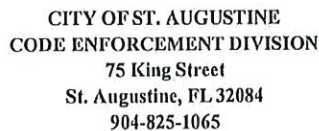


Owner Information

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

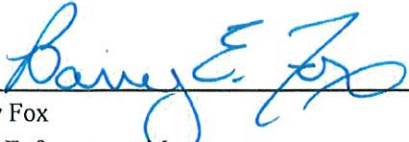
Map





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 5131 30, 9489 0090 0027 6577 5131 47, 9489 0090 0027 6577 5131 54

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 COMPLIANCE

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

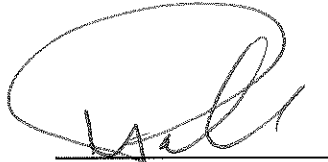
Intracoastal Fisheries LLC
St Augustine Fish House & Oyster Company LLC
Crabtree, Zachary C

Respondent

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

I, James Tomaselli have personally examined the property described in the Code Enforcement Order dated October 22, 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) Chapter 19, Sec. 3 with no Environmental Impact determined as of October 11, 2024.

FURTHER, Affiant saith not.



Jame Tomaselli
Code Enforcement Inspector

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



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.

