



CITY OF  
**ST. AUGUSTINE**  
— EST. 1565 —

**CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT**

**A G E N D A**

**WEDNESDAY, DECEMBER 4, 2024 - 9:00 AM**

**ALCAZAR ROOM**

---

1. Swearing in of Staff
2. Approval of Minutes
3. Modifications to the Agenda
4. General Public Comments for Items Not on the Agenda
5. New Violation Hearing
  - a) CE2024-0461  
Huxford Kaley  
Huxford James Micah  
59 Menendez Rd  
Ch. 8 Sec. 608- Permits required.
  - b) CE2024-0548  
Mc Lure Bruce Wray  
113 Anastasia Lakes Dr  
Ch. 25 Sec. 56- Tree removal and replacement
  - c) CE2024-0550  
Rer Pro Invest LLC  
80 Anderson St  
Ch. 8 Sec. 608- Permits required.

- d) CE2024-0576  
Rer Pro Invest LLC  
80 Anderson St.  
Ch. 8 Sec. 457- Unlawful continuance.

6. Fine Assignment Hearing

- a) CE2024-0441  
Jensen, Annie Et AL  
Holland, Brandy  
78 Sanford St  
Ch. 8 Sec. 608-Permits required.

7. Fine Reduction Hearing

- a) None

8. Lien Hearing

- a) None

9. Compliance Hearing

- a) CE2024-0318  
Stehli. Gary  
8 Hedrick St  
Ch. 19 Sec. 4- Unlawful conditions.

- b) CE2024-0319  
Stehli Gary  
8 Hedrick St.  
Ch. 28 Sec. 33- Certificates of occupancy.

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

d) CE2024-0523  
Jensen,  
Holland, Brandy  
78 Sanford St  
Ch. 8 Sec. 8-457- Unlawful continuance

10. Previously Heard Cases Update
11. City Attorney Items
12. Other Business
13. Adjournment

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

***Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.***

***The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading market.***

## CITY OF ST. AUGUSTINE

Special Magistrate Meeting  
Wednesday, November 6, 2024

The Special Magistrate met Wednesday, November 6, 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**

Item 5 A removed

### **3. APPROVAL OF MINUTES**

#### **ORDER**

October 2024 minutes were approved.

### **4. General Public Comments (3 minutes per individual)**

Bj Kalaidi west city of St Augustine. spoke about liens on properties.

### **5. NEW VIOLATION HEARING**

**5.A.** CE2024-0392  
Indigo Partners LLC  
125 Spoonbill Point Ct  
Ch. 8 Sec. 608- Permits required.

#### **ORDER**

Removed from agenda

**5.B.** CE2024-0394  
Wolkoff William J Trust  
Wolkoff William J Trustee  
186 Pelican Reef Dr  
Ch. 25 Sec. 25-56- Tree removal and replacement.

Barry Fox provided case information and James Tomaselli gave testimony. 15 Red Cedar trees 2 Oak Trees and Palm trees removed without a permit. No respondent present. Vose and Fox discussed the possible fines and the tree mitigation fund costs.

#### **ORDER**

Ms. Vose provided the order as follows: Order Finding Violation, and put max number of red cedar replacements up to 30, and any that are not able to place, contribute to tree mitigation fund of \$300 per tree. The property owner must replace two oak trees, if not room then they must pay \$300 per oak tree into tree mitigation fund.

**5.C CE2024-0441**  
**Jensen Annie Et Al**  
**Holland Brandy**  
**78 Sanford St**  
**Ch. 8 Sec. 608- Permits required.**

Barry Fox provided case information and James Tomaselli gave testimony. No respondent present. Becky Vose asked how long it would take respondent to pull permits. Buddy Schauland stated they could be applied for online any time, and the permit would be issued in a month or so for staff to review.

**ORDER**

Ms. Vose provided the order as follows: Order Finding Violation, and must apply for the permits by Friday 11/8/24 at 4pm or a fine of up to \$250 per day would be issued.

**5.D. CE2024-0523**  
**Jensen, Annie Et Al**  
**Holland, Brandy**  
**78 Sanford St**  
**Ch. 8 Sec. 457- Unlawful**  
**continuance**

Barry Fox provided case information and James Tomaselli gave testimony. The property continued construction work after a Stop Work Order was posted.

**ORDER**

Ms. Vose provided the order as follows: Order Finding Violation, if activity without permit continues, a fine of 250 per day will be issued for any days where activity continues.

**5.E CE2024-0443**  
**Strange, Tory V B**  
**60 Carrera St**  
**Ch 8 Sec 608- Permits required.**

Barry Fox provided case information and James Tomaselli gave testimony. A garage was converted without permits. No respondents present.

**ORDER**

Ms. Vose provided the order as follows: Order Finding Violation, the property must apply for permits by Friday 11/8/24 4pm or a fine of up to 250 per day would be issued.

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

Barry Fox provided case information and Morganne Lanni gave testimony. A house was demolished without approval of HARB and without permits. House was approximately 50% demolished, demolition permit had been applied for but had not been issued due to insufficient...On Sept 24 permit had been issued but approval by HARB. Becky Vose asked about status of irreparable or irreversible. Barry Fox stated the house would have been approved by HARB, but due to an error it was not obtained, the permit was issued and staff requested respondent to continue with demolish due to impending storm it could be a hazard. Attorney Whitehouse spoke on behalf of respondent and stated permit has now been secured, and requested property be found in compliance. Barry Fox stated that the owner was aware of the violation, Buddy Schauland stated that the owner was double feed for the permit.

**ORDER**

Ms. Vose provided the order as follows: found the property not in violation and the case was closed.

## 6. FINE ASSIGNMENT HEARING

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

Barry Fox provided case information and James Tomaselli gave testimony. Property was found in violation, case was tabled several times to allow for time for the property to continue with cleaning efforts.

### **ORDER**

Ms. Vose provided the order as follows: Order Imposing a Fine, stating the property has 60 days to come into compliance and if not a fine of up to 250 per day will be issued.

## 7. FINE REDUCTION

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

Barry Fox provided case information. May 14, 2024, stampedes sign remained after business closed. The Special Magistrate issued an Order Finding Violation and allowed 10 days to correct. Special Magistrate stated compliance as of August 1, 2024 and issued a fine for the 19 days out of compliance. Respondent applied for a Fine Reduction hearing. Respondent was present.

### **ORDER**

Ms. Vose provided the order as follows: Order Reducing the Fine to \$200 and must be paid in 30 days.

## 8. LIEN HEARING

**8.A. CE2024-0393**  
**Indigo Partners LLC**  
**125 Spoonbill Point Ct**  
**Ch. 25 Sec. 25-56- Tree removal**  
**and replacement.**

Barry Fox provided case information and James Tomaselli provided additional information. Trees were removed without a permit. Order Finding Violation and issued fine of \$500 and required replacement. James Tomaselli stated fine was not paid and trees have not been replaced. Property has transferred title. No respondent present.

### **ORDER**

Ms. Vose provided the order as follows: Order Imposing Lien of \$500.

## 9. COMPLIANCE HEARING

**9.A. CE2024-0240**  
**Sinclair Jason**  
**Sinclair Kelley**  
**208 Alcazar St**  
**Ch. 8 Sec. 608- Permits required.**

Barry Fox provided case information and James Tomaselli gave additional information. Requested permit update was accidentally submitted by staff to an old permit. Property now in compliance.

### **ORDER**

Ms. Vose provided the order as follows: an Order Closing Case for Compliance

**9.B. CE2024-0426**  
**Smith Chad K**  
**71 Masters Dr**  
**Ch. 25 Sec. 25-56- Tree removal**  
**and replacement.**

Barry Fox provided case information.  
Respondent has paid the fine, the property  
is in compliance.

**ORDER**

Ms. Vose provided the order as follows:  
Order Closing Case for Compliance.

**9.C CE2024-0459**  
**Paper Root Industries LLC**  
**Ch. 17 Sec. 72- Engaging in**  
**business without a receipt.**

Barry Fox requested that this case be  
tabled for further staff review.

**ORDER**

The Special Magistrate tables the case.

**9.d CE2024-0503**  
**160 Nix Boat Yard Rd**  
**Ch. 19 Sec. 3- Unlawful**  
**conditions**

Barry Fox provided case information. The  
truck was moved out of the right of way  
and Environmental Department stated  
diesel fuel leakage not a concern.

**ORDER**

Ms. Vose provided the order as follows:  
Order Closing Case for Compliance.

**10. PREVIOUSLY HEARD CASES**  
**UPDATE**

**11. ITEMS BY CITY ATTORNEY**

**12. OTHER BUSINESS**  
**Consideration of January 2025 hearing:**  
**January meeting cancelled**

**13. ADJOURNMENT**

9:57am

---

**Becky Vose, Special Magistrate**

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 2217300000                                                                                                         |
| Location Address  | 59 MENENDEZ RD<br>SAINT AUGUSTINE 32080-0000                                                                       |
| Neighborhood      | Davis Shores South (0800) (589.09)                                                                                 |
| Tax Description*  | 3-100 DAVIS SHORES LOT 23 BLK 52 OR5288/823<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Multi-Family (Less than 10 Units) (0800)                                                                           |
| Subdivision       | Davis Shores Ocean View Section                                                                                    |
| Sec/Twp/Rng       | 21-7-30                                                                                                            |
| District          | City of St Augustine (District 452)                                                                                |
| Millage Rate      | 18.72                                                                                                              |
| Acreage           | 0.230                                                                                                              |
| Homestead         | N                                                                                                                  |

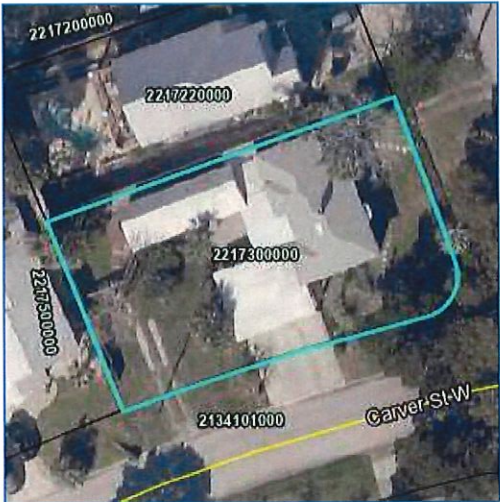
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



## Owner Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Owner Name      | <a href="#">Huxford Kaley, James Micah</a> 100% |
|                 | <a href="#">Huxford James Micah</a> 100%        |
| Mailing Address | 172 CATTAIL CIR<br>SAINT JOHNS, FL 32259-0000   |

## Map



**CITY OF ST. AUGUSTINE  
MEMORANDUM**

**TO: Code Enforcement Special Magistrate**

**DATE: November 20, 2024**

**SUBJECT: Case Number: CE2024-0461**

**RESPONDENT: Huxford Kaley, James Micah  
Huxford James, Micah**

**LOCATION: 59 Menendez Rd, Saint Augustine, FL 32080;  
Parcel Number 2217300000**

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

---

**BACKGROUND INFORMATION:**

My name is Morganne Lanni, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately two years. This case, number CE2024-0461, concerns the property located at 59 Menendez Road, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Huxford, Kaley and James, Micah, and it is reflected as such on the agenda for today's meeting.

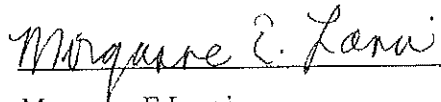
On July 10, 2024, I responded to the property during proactive patrol and noted a fence being constructed around the residence. Upon inspection, I noted no permits were on file. I approached the property and made contact with a man who identified himself as a tenant at the front door. He advised me he was installing the fence because he owned large dogs, and the old fence was not sufficient. I informed him that although the fence was built in the same footprint as the old fence, it still required a permit. He advised he would apply for the fence permit as soon as possible. On July 17, 2024 I received a phone call from the owner who also advised he would be submitting his permit application as soon as possible. All work on the fence stopped as of July 10, 2024, the date of initial contact with the tenant. As of October 25, 2024, the permit application had not been submitted. Based upon the investigation, I issued a Notice of Violation to the Respondent. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 8, Section 8-608, for construction of the fence without a proper permit.

The Notice of Violation was delivered to the Respondent by certified mail. In the Notice of violation, the Respondent was given instructions to obtain a fence permit for the work

completed and future completion of the fence within ten (10) days. On November 5, 2024, I confirmed no permit applications had been submitted, and therefore no permit was obtained.

I have established contact with the respondent. I feel the respondent does understand the violation. On October 28, 2024, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way. On November 21, 2024, I reinspected the property and the photographs accurately reflect what I saw on that day. A Notice of Hearing was issued on November 21, 2024, which was delivered to the Respondent via certified mail.

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

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

Morganne E Lanni  
Code Enforcement Officer

**Sec. 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.

Nov 27, 2024 at 9:47:20 AM  
CE/INSP M.LANNI





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

## CODE ENFORCEMENT DIVISION

**October 25, 2024**

IN THE MATTER OF: Name: Huxford Kaley, James Micah  
Huxford James Micah

Address: 172 CATTAIL CIR  
SAINT JOHNS, FL 32259

Case #: CE2024-0461

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: 59 MENENDEZ RD, SAINT AUGUSTINE, FL 32080

LEGAL DESCRIPTION: 3-100 DAVIS SHORES LOT 23 BLK 52 OR5288/823

PARCEL NUMBER: 2217300000

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

**Fence constructed without valid building permit.**

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

**Obtain fence permit.**

Notice of Violation  
CE2024-0461

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

  
Morganne E Lanni  
Code Enforcement Officer

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

**Certified Mail Number: 9489 0090 0027 6577 5130 62**  
**9489 0090 0027 6577 5132 39**  
**9489 0090 0027 6577 5130 79**  
**9489 0090 0027 6577 5130 86**

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.

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. CE2024-0461

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



Morganne E Lanni

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5124 47, 9489 0090 0027 6577 5124 54, 9489 0090 0027 6577 5124 61  
9489 0090 0027 6577 5124 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 SERVICE

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

Huxford Kaley, James Micah  
Huxford James Micah  
172 CATTAIL CIR  
SAINT JOHNS, FL 32259  
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024 0461

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 November, 21, 2024,  
I received a copy of the attached Notice of Hearing for the hearing dated December  
4, 2024.

### PRIMARY SERVICE:

3. That on November 22, 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:

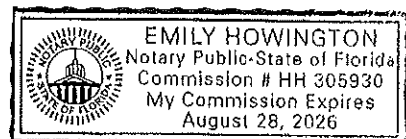
5. That on \_\_\_\_\_, 20\_\_\_\_,  
I posted said Notice on the property located at  
\_\_\_\_\_.
6. That on November 22, 2024,  
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,  
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF November, 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

Location Address

Neighborhood

Tax Description\*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1612510590

113 ANASTASIA LAKES DR  
SAINT AUGUSTINE 32080-0000

Anastasia Lakes (2291.01)

27/84-87 ANASTASIA LAKES SUBD LOT 59 OR4569/4

Single Family (0100)

Anastasia Lakes

28-7-30

City of St Augustine (District 452)

18.72

0.210

Y

\*The Description above is not to be used on legal documents.

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



Owner Information

Owner Name

Mailing Address

Mc Lure Bruce Wray 100%

113 ANASTASIA LAKES DR  
SAINT AUGUSTINE, FL 32080-0000

Exemption Information

| Exemption Type | Status | Amount   |
|----------------|--------|----------|
| Homestead      |        | \$50,000 |

Map



**CITY OF ST. AUGUSTINE  
MEMORANDUM**

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

**DATE:** December 6, 2024

**SUBJECT:** Case Number: CE2024-0548

**RESPONDENT:** Bruce Wray Mc Lure

**LOCATION:** 113 Anastasia Lakes Drive, Saint Augustine, FL 32080

Parcel Number 161251 0590

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

---

**BACKGROUND INFORMATION:**

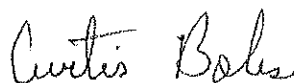
My name is Curtis Boles, and I have been sworn in. I am a Code Enforcement Officer for the City of St. Augustine, in this capacity for approximately 22 years. This case, number CE2024-0548, concerns the property located at 113 Anastasia Lakes Drive, in the City of Saint Augustine, located in Saint John's County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Bruce Mc Lure (hereinafter referred to as Respondents) and it is reflected as such on the agenda for today's meeting.

On September 23, 2024, I received information about this property regarding the removal of a 11" Cedar Tree at its base, without obtaining a permit. Upon inspection, I observed that a tree had been removed from this location and confirmed that no permit or arborist report had been issued. On September 23, 2024, I spoke with the owner Bruce Mc Lure, and I advised him of the violation, and he agreed to replant two Southern Red Cedar tree within a period of forty-five (45) days. On October 8, 2024, an Official Notice of Violation was mailed via certified mail to the Respondent. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 25, Section 25-56(a), for the removal of the tree without a permit.

On November 6, 2024, I received a phone call from respondent stating he had planted replacement trees. On November 6, 2024, I inspected the planted replacement trees and confirmed that two Southern Red Cedar tree had been planted on the property.

I have established contact with the respondent. I feel the respondent does understand the violation. On November 6, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On November 21, 2024, I reinspected the property and photographed the planted replacement trees. On November 22, 2024, a Notice of Hearing was issued, which was delivered to the Respondent via certified mail, posted at the City Clerk's Office, and posted at the address of the violation.

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

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

---

Curtis Boles  
Code Enforcement Officer

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

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

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

- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
- e. Whether the tree has been designated a preserved tree.
- f. Impact upon the urban and natural environment, including:
  - Ground and surface water stabilization.

Water quality and aquifer recharge.

Ecological impacts.

Noise pollution.

Air movement.

Air quality.

Wildlife habitat.

- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (d) *Issuance of permit.* The planning and building division shall issue the removal permit unless, upon consideration of the criteria set forth above, the division finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
  - (2)

That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.

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

One hundred dollars (\$100.00) for each tree three (3) inches or more but less than seven (7) inches dbh.

- b. Two hundred dollars (\$200.00) for each tree seven (7) inches or more but less than twelve (12) inches dbh.
- c. Four hundred dollars (\$400.00) for each tree twelve (12) inches or more but less than twenty (20) inches dbh.
- d. Eight hundred dollars (\$800.00) for each tree twenty (20) inches or more dbh.

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

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 15-09, § 3, 3-19-15; Ord. No. 20-05, § 1, 2-10-20; Ord. No. 24-07, § 7, 4-8-24)









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

## CODE ENFORCEMENT DIVISION

October 25, 2024

IN THE MATTER OF:   Owner(s):   Mc Lure Bruce Wray  
  
Address:   113 ANASTASIA LAKES DR, Saint Augustine, FL, 32080  
  
Case #:   CE2024-0548

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, Section 25-56 - Tree removal and replacement.**

**SITE OF VIOLATION:**                   113 ANASTASIA LAKES DR, Saint Augustine, FL, 32080  
**LEGAL DESCRIPTION:**               27/84-87 ANASTASIA LAKES SUBD LOT 59 OR4569/4  
**PARCEL NUMBER:**                   1612510590

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:

**One Cedar Tree, 11", was removed without a permit.**

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **15 Days** of the receipt of this Notice, or a fine of may be imposed by the Special Magistrate. The violation may be corrected via:

**Owner is advised to replant two Cedar Trees, two inches in diameter and ten feet tall anywhere on the property and call for inspection, then appear before the Special Magistrate, Notice of Hearing pending.**

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

Cnse No. CE2024-0548



Curtis Boles

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 5129 59

cc: David Birchim, City Manager

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



CITY OF  
**ST. AUGUSTINE.**  
EST. 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**

November 21, 2024

IN THE MATTER OF:   Owner(s):   Mc Lure Bruce Wray  
                              Agent(s):   N/A  
                              Address:   113 ANASTASIA LAKES DR, Saint Augustine, FL, 32080  
                              Case #:     CE2024-0548

**HEREBY KNOWN AS RESPONDENT(S)**

**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:**               113 ANASTASIA LAKES DR, Saint Augustine, FL, 32080  
**LEGAL DESCRIPTION:**             27/84-87 ANASTASIA LAKES SUBD LOT OR4569/4  
**PARCEL NUMBER:**                 1612510590

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on December 4th, 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:

**One Cedar Tree, 11 inches, was removed without a permit.**

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of 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. CE2024-0548

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



---

Curtis Boles

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5124 30

cc: David Birchini, City Manager

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

## AFFIDAVIT OF PRIMARY SERVICE

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

Bruce Wray Mc Lure  
113 Anastasia Lake Drive  
Saint Augustine, FL 32080  
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0548

I, Curtis Boles, 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 November 22, 2024, I received a copy of the attached Notice of Hearing for the hearing dated December 4, 2024.
3. That on November 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 \_\_\_\_\_.

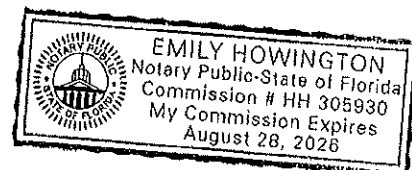
FURTHER, Affiant saith not.

Curtis Boles  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF November, 2024.

[Signature]  
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



## AFFIDAVIT OF SECONDARY SERVICE

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

Bruce Wray Mc Lure  
113 Anastasia Lake Drive  
Saint Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0548

I, Curtis Boles, being duly sworn and deposed say:

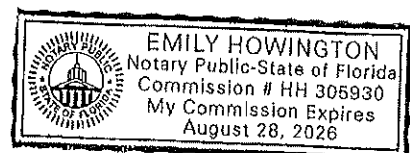
1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on November 22, 2024, I received a copy of the attached Notice of Hearing for the hearing dated December 4, 2024.
3. That on November 25, 2024, I  
☒ Posted said Notice on the property located at  
113 Anastasia Lake Drive.
4. That on November 22, 2024, I  
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,  
St. Augustine, FL.

FURTHER, Affiant saith not.

Curtis Boles  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF November, 2024.

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



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 1249100000                                                                                                                    |
| Location Address  | 80 ANDERSON ST<br>SAINT AUGUSTINE 32084-0000                                                                                  |
| Neighborhood      | Madore-Columbus Street (SF) (2510)                                                                                            |
| Tax Description*  | E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Single Family (0100)                                                                                                          |
| Subdivision       | Huertas Grant, East 1/2                                                                                                       |
| Sec/Twp/Rng       | 45-7-29                                                                                                                       |
| District          | City of St Augustine (District 452)                                                                                           |
| Millage Rate      | 18.72                                                                                                                         |
| Acreage           | 0.190                                                                                                                         |
| Homestead         | N                                                                                                                             |

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

1/6/2023

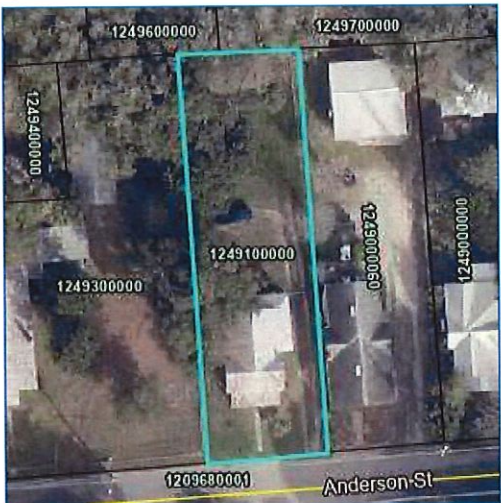


© Cyclomedia (<https://cyclomedia.com/>)

## Owner Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Owner Name      | Rer Pro Invest LLC 100%                         |
| Mailing Address | 12769 AGATITE RD<br>JACKSONVILLE, FL 32258-0000 |

## Map



**CITY OF ST. AUGUSTINE  
MEMORANDUM**

**TO:** Code Enforcement Special Magistrate

**DATE:** November 20, 2024

**SUBJECT:** Case Number: CE2024-0550

**RESPONDENT:** Rer Pro Invest LLC

**LOCATION:** 80 Anderson Street, Saint Augustine, FL 32084; Parcel  
Number 1249100000

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

---

**BACKGROUND INFORMATION:**

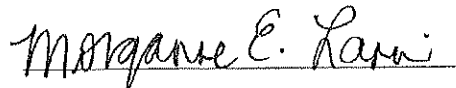
My name is Morganne Lanni, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately two years. This case, number CE2024-0550, concerns the property located at 80 Anderson Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Rer Pro Invest LLC, and it is reflected as such on the agenda for today's meeting.

On October 1, 2024, during proactive patrol, I noted new porch railing had been installed, plumbing pipes staged in the driveway, and various other construction debris littered throughout the property. I confirmed no permit was on file for the work I observed. Two men were actively working on the residence, so I approached them and asked if they had a permit for the work being completed. Both men advised me they did not speak English, so I placed a Stop Work Order on the front door at that time and did my best to advise them all work needed to stop until permits were obtained. I gave my contact information to the men and advised them to have the owner of the property contact me for any questions. As of October 24, 2024, no permit applications had been submitted, and I had not established contact with the owner. Based on these facts, I issued an official Notice of Violation on October 25, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 8, Section 8-608, permits required.

The Notice of Violation was delivered to the Respondent by certified mail and gave ten (10) days to obtain permits for the renovation work being completed. I have not established contact with the Respondent. I feel the respondent does understand the violation. On October 1, 2024, I

photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way. On November 20, 2024 I noted no permit applications had been submitted and therefore an Official Notice of Hearing was issued on November 21, 2024, which was delivered to the Respondent via certified mail.

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

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

Morganne E Lanni  
Code Enforcement Officer

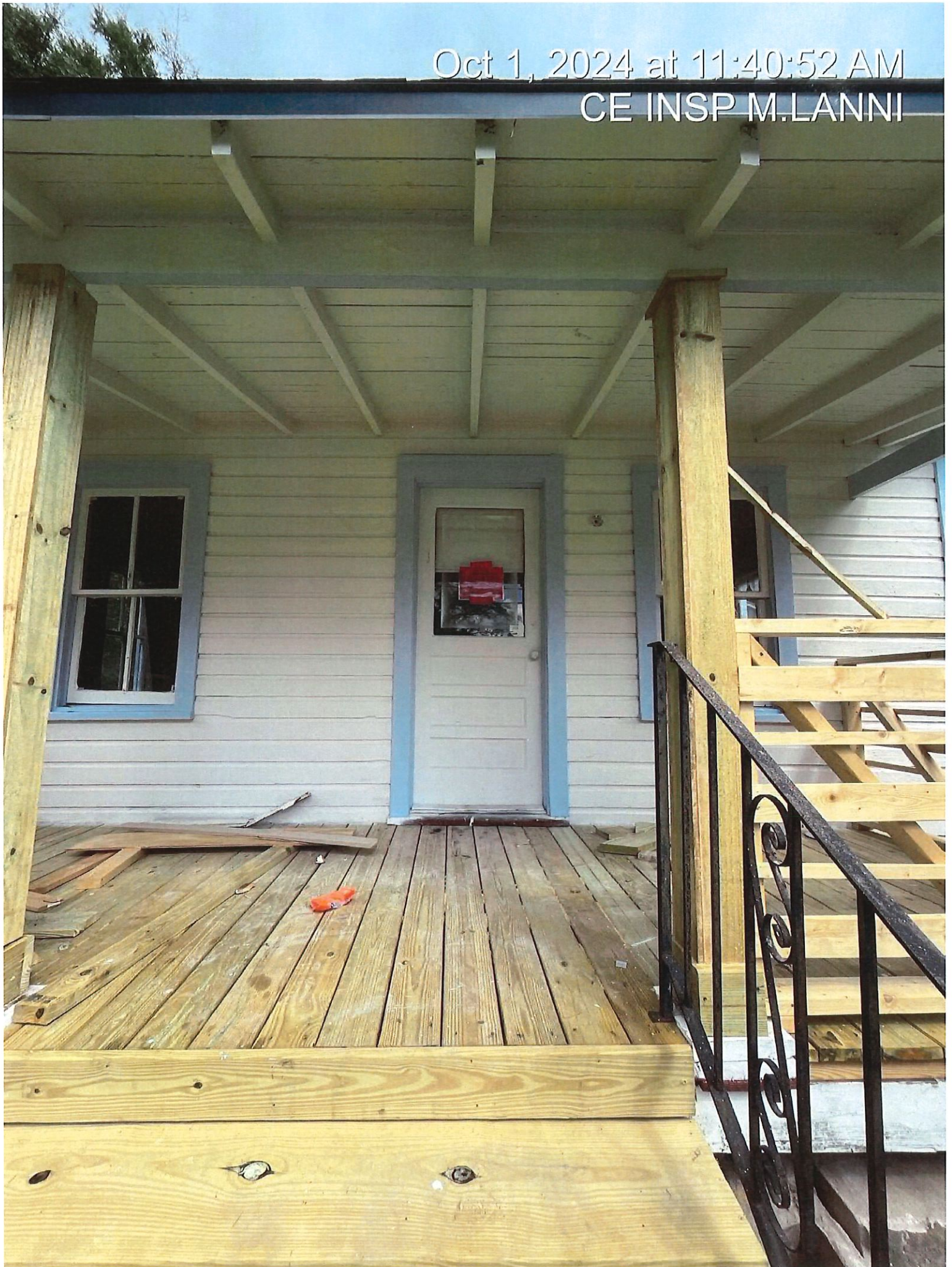
**Sec. 8-608. - Permit required.**

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.

Oct 1, 2024 at 11:36:35 AM  
CE INSP M.LANNI



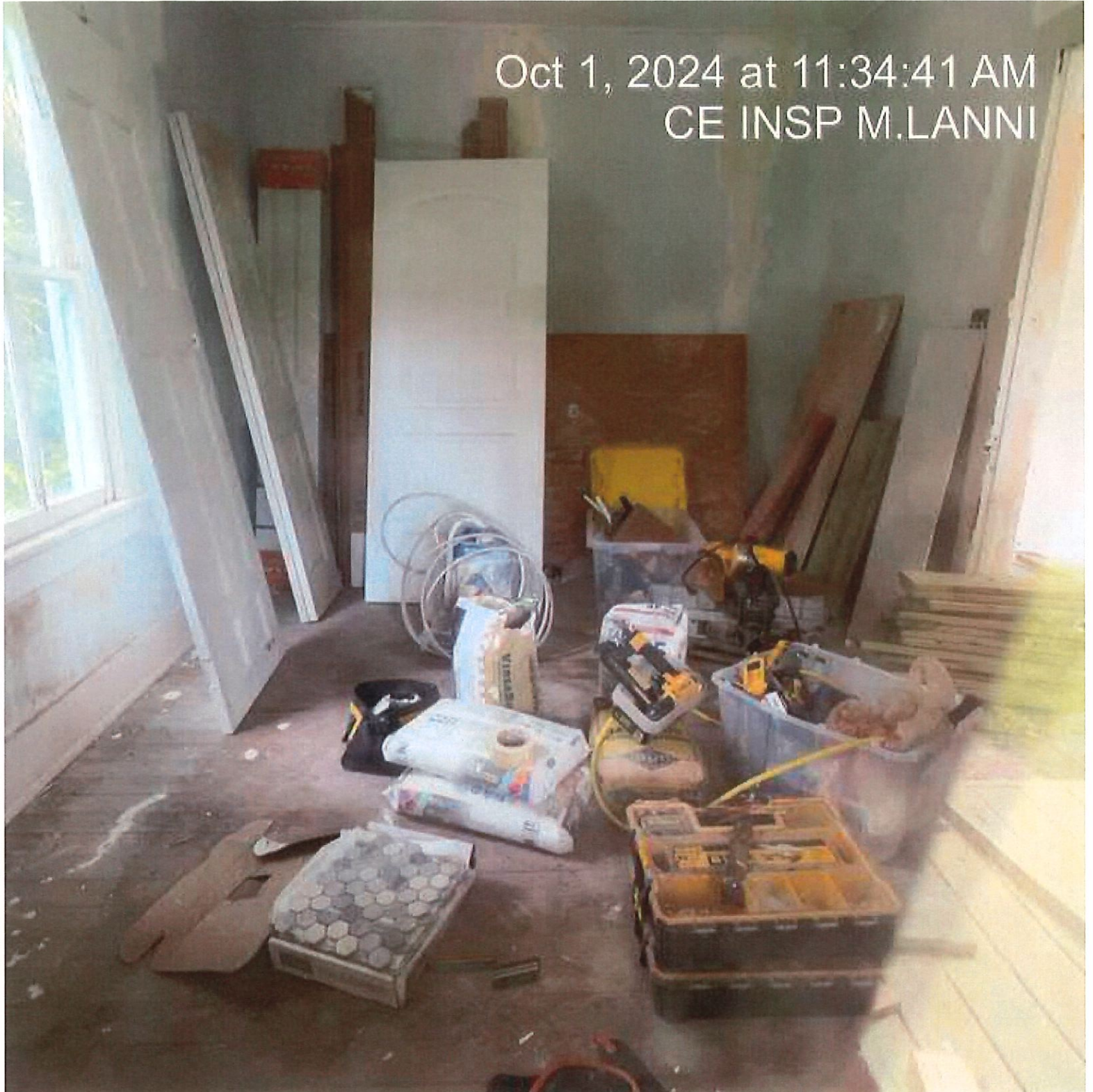
Oct 1, 2024 at 11:40:52 AM  
CE INSP M.LANNI



Oct 1, 2024 at 11:34:29 AM  
CE INSP M.LANNI



Oct 1, 2024 at 11:34:41 AM  
CE INSP M.LANNI





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

## CODE ENFORCEMENT DIVISION

October 25, 2024

IN THE MATTER OF:   Owner(s):   Rer Pro Invest LLC  
                              Agent(s):   ESTEVA RUANO, ROXANA  
                              Address:   80 ANDERSON ST, Saint Augustine, FL, 32084  
                              Case #:     CE2024-0550

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, Section 608 - Sec. 8-608. - Permit required.**

**SITE OF VIOLATION:**                   80 ANDERSON ST, Saint Augustine, FL, 32084  
**LEGAL DESCRIPTION:**                E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75  
**PARCEL NUMBER:**                    1249100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on October 01, 2024 which revealed the following violations:

**Renovation work, including but not limited to: electrical, plumbing and exterior decking, completed without a valid building permit.**

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **10 Days** of the receipt of this Notice, or a fine of may be imposed by the Special Magistrate. The violation may be corrected via:

**Obtain permits and pass all required inspections.**

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. CE2024-0550

  
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 5137 72  
9489 0090 0027 6577 5137 89  
9489 0090 0027 6577 5137 96

cc: David Birchm, City Manager

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



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**

November 21, 2024

IN THE MATTER OF: Owner(s): Rer Pro Invest LLC  
Agent(s): ESTEVA RUANO, ROXANA  
Address: 80 ANDERSON ST, Saint Augustine, FL, 32084  
Case #: CE2024-0550

**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, Permit required.**

**SITE OF VIOLATION:** 80 ANDERSON ST, Saint Augustine, FL, 32084  
**LEGAL DESCRIPTION:** E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75  
**PARCEL NUMBER:** 1249100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on December 4th, 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:

**Renovation work, including but not limited to: electrical, plumbing and exterior decking, completed without a valid building permit.**

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

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. CE2024-0550

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



Morganne E Lanni

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5124 09, 9489 0090 0027 6577 5124 16, 9489 0090 0027 6577 5124 23

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 SERVICE

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

Rer Pro Invest LLC  
ESTEVA RUANO, ROXANA  
80 ANDERSON ST  
ST. SUGUSTINE, FL 32084  
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0550

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 November, 21, 2024,  
I received a copy of the attached Notice of Hearing for the hearing dated December,  
4, 20 24.

### PRIMARY SERVICE:

3. That on November, 22, 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:

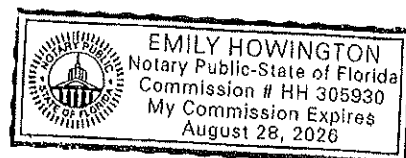
5. That on \_\_\_\_\_, 20\_\_\_\_,  
I posted said Notice on the property located at  
\_\_\_\_\_.
6. That on November 22, 2024,  
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,  
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF November, 2024.

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



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 1249100000                                                                                                                    |
| Location Address  | 80 ANDERSON ST<br>SAINT AUGUSTINE 32084-0000                                                                                  |
| Neighborhood      | Madore-Columbus Street (SF) (2510)                                                                                            |
| Tax Description*  | E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Single Family (0100)                                                                                                          |
| Subdivision       | Huertas Grant, East 1/2                                                                                                       |
| Sec/Twp/Rng       | 45-7-29                                                                                                                       |
| District          | City of St Augustine (District 452)                                                                                           |
| Millage Rate      | 18.72                                                                                                                         |
| Acreage           | 0.190                                                                                                                         |
| Homestead         | N                                                                                                                             |

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

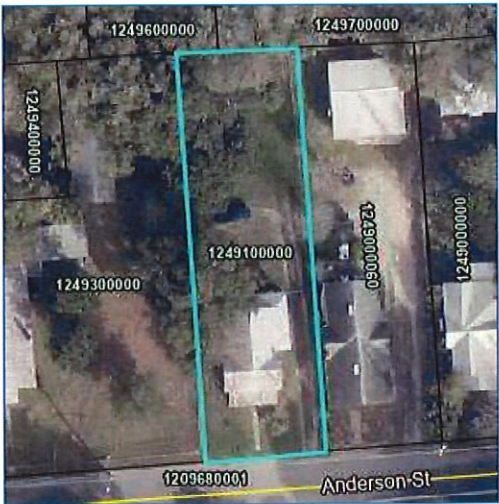
1/6/2023

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

## Owner Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Owner Name      | Rer Pro Invest LLC 100%                         |
| Mailing Address | 12769 AGATITE RD<br>JACKSONVILLE, FL 32258-0000 |

## Map



**CITY OF ST. AUGUSTINE  
MEMORANDUM**

**TO: Code Enforcement Special Magistrate**

**DATE: November 20, 2024**

**SUBJECT: Case Number: CE2024-0576**

**RESPONDENT: Rer Pro Invest LLC**

**LOCATION: 80 Anderson Street, Saint Augustine, FL 32084; Parcel  
Number 1249100000**

**VIOLATION: City Code, Chapter 8, Section 8-457- Unlawful continuance.**

---

**BACKGROUND INFORMATION:**

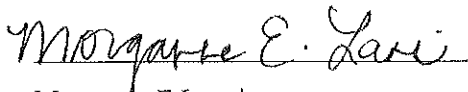
My name is Morganne Lanni, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately two years. This case, number CE2024-0550, concerns the property located at 80 Anderson Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Rer Pro Invest LLC, and it is reflected as such on the agenda for today's meeting.

On October 1, 2024, during proactive patrol, I noted new porch railing had been installed, plumbing pipes staged in the driveway, and various other construction debris littered throughout the property. I confirmed no permit was on file for the work I observed. Two men were actively working on the residence, so I approached them and asked if they had a permit for the work being completed. Both men advised me they did not speak English, so I placed a Stop Work Order on the front door at that time and did my best to advise them all work needed to stop until permits were obtained. I gave my contact information to the men and advised them to have the owner of the property contact me for any questions. I reinspected the property October 4, 2024 and noted the plumbing pipes I had observed in pieces in the driveway had been assembled after the Stop Work Order was posted on October 1, 2024. Based on this investigation, I issued an official Notice of Violation on November 8, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 8, Section 8-457, unlawful continuance.

The Notice of Violation was delivered to the Respondent by certified mail and gave thirty (30) days to appear before the Special Magistrate. I have not established contact with the Respondent.

I feel the respondent does understand the violation. On October 1, 2024, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way. On October 4, 2024, I reinspected the property and the photographs accurately show what I witnessed that day. These photos have not been altered in any way. An Official Notice of Hearing was issued on November 21, 2024, which was delivered to the Respondent via certified mail.

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

A handwritten signature in cursive script that reads "Morganne E. Lanni". The signature is written in dark ink and is positioned above the printed name and title.

Morganne E Lanni  
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)

Oct 1, 2024 at 11:35:21 AM  
CE INSP M.LANNI



Oct 4, 2024 at 12:21:43 PM  
CE INSP M.LANNI





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

## CODE ENFORCEMENT DIVISION

November 08, 2024

IN THE MATTER OF:   Owner(s):   Rer Pro Invest LLC  
                          Agent(s):   ESTEVA RUANO, ROXANA  
                          Address:   80 ANDERSON ST, Saint Augustine, FL, 32084  
                          Case #:     CE2024-0576

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:   Other   Code   Enforcement   Violation   -   Sec.   8-457.   -   Unlawful  
continuance.**

**SITE OF VIOLATION:**                   80 ANDERSON ST, Saint Augustine, FL, 32084  
**LEGAL DESCRIPTION:**                E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75  
**PARCEL NUMBER:**                    1249100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on November 06, 2024 which revealed the following violations:

**Renovation work continued after initial posting of Stop Work Order on October 1, 2024.**

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. CE2024-0576

  
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 5127 20  
9489 0090 0027 6577 5127 37  
9489 0090 0027 6577 5127 44

cc: David Birchim, City Manager

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



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

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

November 21, 2024

IN THE MATTER OF:   Owner(s):   Rer Pro Invest LLC  
                                  Agent(s):   ESTEVA RUANO, ROXANA  
                                  Address:   80 ANDERSON ST, Saint Augustine, FL, 32084  
                                  Case #:     CE2024-0576

**HEREBY KNOWN AS RESPONDENT(S)**

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

**Code Section: Other Code Enforcement Violation, Sec. 8-457. - Unlawful continuance.**

**SITE OF VIOLATION:**                   80 ANDERSON ST, Saint Augustine, FL, 32084  
**LEGAL DESCRIPTION:**                E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75  
**PARCEL NUMBER:**                    1249100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on December 4th, 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:

**Renovation work continued after initial posting of Stop Work Order on October 1, 2024.**

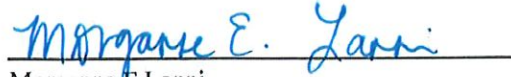
This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective 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. CE2024-0576

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



Morganne E Lanni

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5123 79, 9489 0090 0027 6577 5123 86, 9489 0090 0027 6577 5123 93

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 SERVICE

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

Rer Pro Invest LLC  
ESTEVA RUANO, ROXANA  
80 ANDERSON ST  
ST. SUGUSTINE, FL 32084  
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0576

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 November, 21, 2024,

I received a copy of the attached Notice of Hearing for the hearing dated December,  
4, 2024.

### PRIMARY SERVICE:

3. That on November, 22, 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 November, 22, 2024,

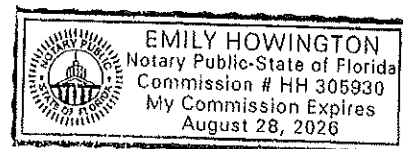
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,  
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF November, 2024

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



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

Parcel ID

Location Address

Neighborhood

Tax Description\*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2067700000

78 SANFORD ST  
SAINT AUGUSTINE 32084-0000

Dumas Tract with part City St Aug (622)

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

Single Family (0100)

Dumas Tract

19-7-30

City of St Augustine (District 452)

18.72

0.170

Y

\*The Description above is not to be used on legal documents.

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

## Owner Information

Owner Name

Mailing Address

[Jensen Annie Et AL](#) 100%  
[Holland Brandy](#) 100%

78 SANFORD ST  
SAINT AUGUSTINE, FL 32084-0000

## Exemption Information

| Exemption Type | Status | Amount   |
|----------------|--------|----------|
| Homestead      |        | \$50,000 |



BEFORE THE  
SPECIAL MAGISTRATE  
ST. AUGUSTINE, FLORIDA

**ORDER FINDING VIOLATION**

CASE NUMBER: CE2024-0441

IN THE MATTER OF:

Jensen Annie Et AL  
Holland, Brandy  
78 SANFORD ST, Saint Augustine, FL, 32084  
(Hereinafter referred to as Respondent)

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

**City Code, Chapter 8, Section 608, Permits required.**

VIOLATION SITE: 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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A  
HEARING HELD ON NOVEMBER 6, 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 November 6, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative \_\_\_\_\_ was / ☒ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on June 28, 2024:

**A new masonry wall containing hardwired fixtures was installed on the front of the property without obtaining approved permits.**

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

**City Code, Chapter 8, Section 608 Permits required.**

4. On October 6, 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 October 18, 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 November 6, 2024.
6. On November 6, 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:

Must initiate permit process by 11/8/24 at 4pm or a fine of up to \$250 a day will be assessed beginning 11/9/24.

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

- a. ☒ You have 2 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.
- b. ☐ You were in violation for \_\_\_\_\_ days, found to be compliant at this time, and the fine is set at \$\_\_\_\_\_.

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

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

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

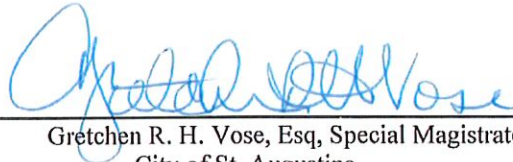
- a. ☐ and the Fine is set at \$\_\_\_\_\_ per violation totaling to \$\_\_\_\_\_

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 12/4/24 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 6TH OF NOVEMBER, 2024. In open session at the Alcazar Room,  
75 King Street, St. Augustine, Florida.



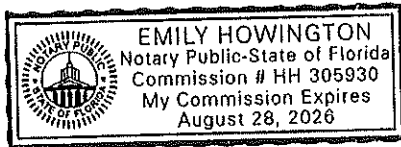
---

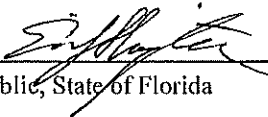
Gretchen R. H. Vose, Esq, Special Magistrate  
City of St. Augustine

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, Gretchen R. H. Vose, Esq, 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 6<sup>th</sup> day of November, 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

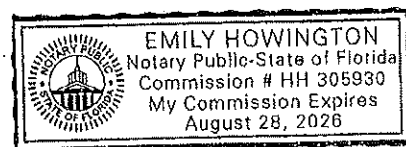
CERTIFICATE OF SERVICE

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

Jensen Annie Et AL, 78 SANFORD ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5127 99

Holland Brandy, 78 SANFORD ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5128 05

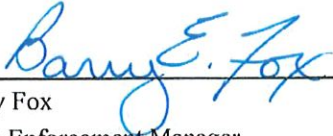
on this 6<sup>th</sup> day of November, 2024  



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 5123 31, 9489 0090 0027 6577 5123 48, 9489 0090 0027 6577 5123 55  
9489 0090 0027 6577 5123 62

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

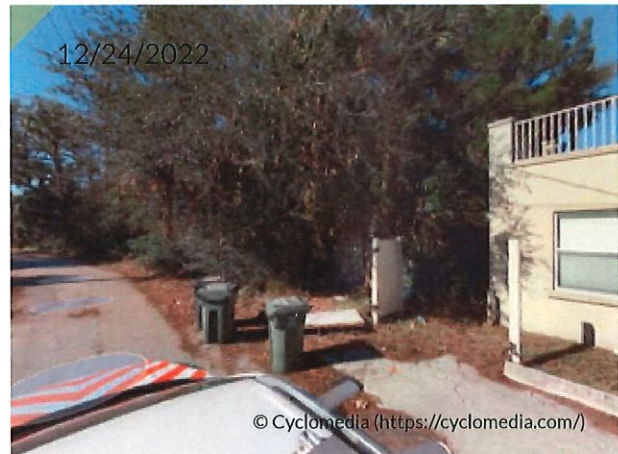
[Apply for Exemptions](#)

## 2024 TRIM Notice

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

## Summary

Parcel ID 2011900000  
 Location 8 HEDRICK ST  
 Address SAINT AUGUSTINE 32084-0000  
 Neighborhood City of St Aug (east of lake) (SF) (612)  
 Tax 5 CITY OF ST AUG PT OF 43-B & MARSH ADJ BOUNDED N BY  
 Description\* MCCARTER SCALES & GORKA E BY MCALOON SCALES GORKA &  
 GIBSON & S BY HEDRICK ST & ITS W'LY EXT TO CREEK & W BY  
 CHANNEL OF CREEK OR 749/1682 & 820/1010 Q/C & 1258/1095(Q/C)  
 & 42010/693  
 \*The Description above is not to be used on legal documents.  
 Property Use Single Family (0100)  
 Code  
 Subdivision City of St Augustine  
 Sec/Twp/Rng 20-7-30  
 District City of St Augustine (District 452)  
 Millage Rate 18.72  
 Acreage 2.770  
 Homestead Y

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


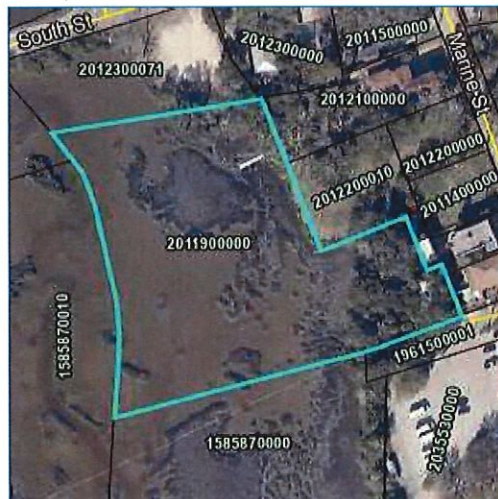
## Owner Information

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

## Exemption Information

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

## Map



BEFORE THE  
SPECIAL MAGISTRATE  
CITY OF ST. AUGUSTINE, FLORIDA

**ORDER FINDING VIOLATION**

CASE NUMBER: CE2024-0318

IN THE MATTER OF:

**Stehli Gary  
8 Hedrick St  
St. Augustine, FL 32084  
(Hereinafter referred to as Respondent)**

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

VIOLATION SITE: **8 Hedrick Street, St. Augustine, FL 32084**

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

PARCEL NUMBER: **201190 0000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A  
HEARING HELD ON **JULY 3, 2024**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED  
AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on **July 3, 2024**, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on April 12, 2024:

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

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

**City Code, Chapter 19, Section 19-4-  
Certain growths and conditions prohibited**

4. On May 15, 2024, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On June 13, 2024, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for July 3, 2024.
6. On July 3, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

- a. ☒ In Violation.
- b. ☐ A Repeat Violation.
- c. ☐ An Irreparable / Irreversible Violation.

AND

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

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

- d. ☒ You have 10 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.

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

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

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on July 7, 2024 at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new hearing, at which time the Special Magistrate will review the evidence

and impose the fine provided herein, or a maximum fine of \$500 per day, if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS 3RD DAY OF JULY, 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Becky Vose  
Becky Vose, Special Magistrate  
City of St. Augustine

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 3 day of July, A.D., 2024.

Emily Howington  
Notary Public, State of Florida

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

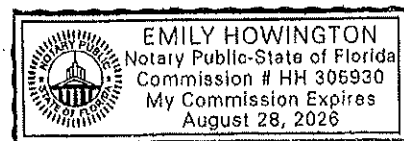
#### CERTIFICATE OF SERVICE

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

8 Hedrick Street,

St. Augustine, FL 32084  
on this 3 day of July, 2024.

Signature Emily Howington





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**

November 22, 2024

IN THE MATTER OF: Owner(s): Gary Stehli  
Agent(s): N/A  
Address: 8 Hedrick St, Saint Augustine, Florida, 32084  
Case #: CE2024-0318

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

**Code Section: Chapter 19, Section 4- Unlawful conditions.**

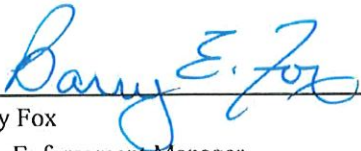
**SITE OF VIOLATION:** 8 Hedrick St, Saint Augustine, Florida, 32084  
**LEGAL DESCRIPTION:** CITY OF ST AUG(EAST OF LAKE) (SF) (612) 5 CITY OF ST AUG PT OF 43-B & MARSH ADJ BOUNDED N BY MCCARTER SCALES & GORKA EBY MCALOON SCALES FORKA & GIBSON & BY HEDRICK ST & ITS W'LY Y EXT TO CREEK & W BY CHANNEL OF CREEK OR 749/1682&820/1010 Q/C 1258/1059 (Q/C) &42010/693  
**PARCEL NUMBER:** 2011900000

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 December 4th, 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 5122 56

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

Stehil Gary

8 Hedrick Street

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0318

I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated \_\_\_\_\_, 20\_\_\_\_, 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. 19 Sec. 4 Unlawful Condition as of November 25, 2024.

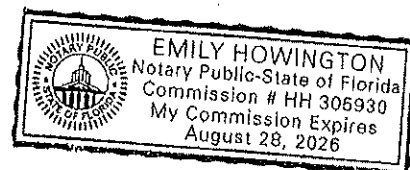
FURTHER, Affiant saith not.

Curtis Boles  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF November, 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

Location

Address

Neighborhood

Tax

Description\*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2011900000

8 HEDRICK ST

SAINT AUGUSTINE 32084-0000

City of St Aug (east of lake) (SF) (612)

5 CITY OF ST AUG PT OF 43-B & MARSH ADJ BOUNDED N BY MCCARTER SCALES & GORKA E BY MCALOON SCALES GORKA & GIBSON & S BY HEDRICK ST & ITS W'LY EXT TO CREEK & W BY CHANNEL OF CREEK OR 749/1682 & 820/1010 Q/C & 1258/1095(Q/C) & 42010/693

\*The Description above is not to be used on legal documents.

Single Family (0100)

City of St Augustine

20-7-30

City of St Augustine (District 452)

18.72

2.770

Y

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



## Owner Information

Owner Name

Mailing Address

Stehli Gary L 100%

Stehli Gary Living Trust 0%

Stehli Gary L Trustee 0%

8 HEDRICK ST

SAINT AUGUSTINE, FL 32084-0000

## Exemption Information

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

## Map



BEFORE THE  
SPECIAL MAGISTRATE  
CITY OF ST. AUGUSTINE, FLORIDA

**ORDER FINDING VIOLATION**

CASE NUMBER: CE2024-0319

IN THE MATTER OF:

**Stehli Gary  
8 Hedrick St  
St. Augustine, FL 32084  
(Hereinafter referred to as Respondent)**

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:  
City Code, Chapter 28-33 Certificates of occupancy

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

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

PARCEL NUMBER: 201190 0000

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A  
HEARING HELD ON JULY 3, 2024, AND, BASED ON THE EVIDENCE, HAS ADJUDGED  
AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on July 3, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative X was / \_\_\_\_ was not present.

2. During a routine code enforcement inspection of the property, staff observed the following code violations on April 12, 2024:

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

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

**City Code, Chapter 28-33 Certificates of occupancy**

4. On May 15, 2024, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On June 13, 2024, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for July 3, 2024.
6. **On July 3, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

- a. X In Violation.
- b. \_\_\_\_\_ A Repeat Violation.
- c. \_\_\_\_\_ An Irreparable / Irreversible Violation.

**AND**

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

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

- d. X You have 10 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.

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

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

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

- g. \_\_\_\_\_ and the Fine is set at \$\_\_\_\_\_.

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on Aug, 7, 2024 at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new hearing, at which time the Special Magistrate will review the evidence

and impose the fine provided herein, or a maximum fine of \$500 per day, if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS 3RD DAY OF JULY, 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Becky Vose  
Becky Vose, Special Magistrate  
City of St. Augustine

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 3 day of July, A.D., 2024.

Emily Howington  
Notary Public, State of Florida

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

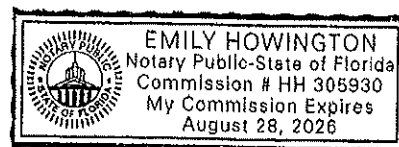
#### CERTIFICATE OF SERVICE

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

8 Hedrick St  
St. Augustine, FL 32084

on this 3 day of July, 2024.

Signature Emily Howington





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**

November 22, 2024

IN THE MATTER OF: Owner(s): Gary L Stehli  
Agent(s): N/A  
Address: 8 Hedrick St, Saint Augustine, Florida, 32084  
Case #: CE2024-0319

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

**Code Section: Ch. 28 Sec. 28-33- Certificates of occupancy.**

**SITE OF VIOLATION:** 8 Hedrick St, Saint Augustine, Florida, 32084

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

**PARCEL NUMBER:** 2011900000

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 December 4th, 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 5122 63

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

Gary L. Stehli

8 Hedrick Street

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0319

I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated July 03, 2024, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28-33 Certificate of Occupancy as of November 08, 2024.

FURTHER, Affiant saith not.

Curtis Boles  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10 DAY OF November, 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

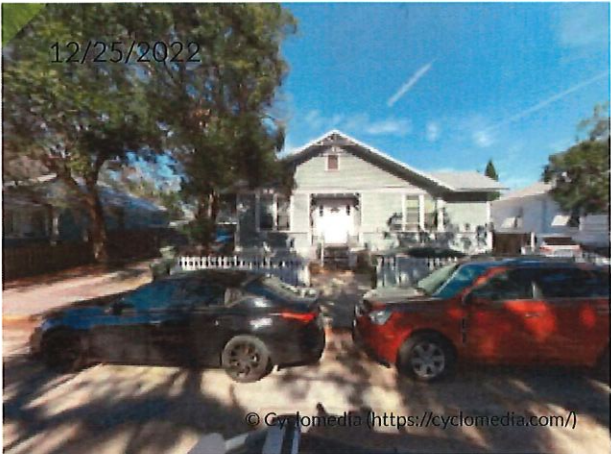
## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 2040500000                                                                                                                                               |
| Location Address  | 60 CARRERA ST<br>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 &<br>3267/823(F/J) & 3428/320<br><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      | 18.72                                                                                                                                                    |
| Acreage           | 0.160                                                                                                                                                    |
| Homestead         | N                                                                                                                                                        |

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



## Owner Information

|                 |                                            |
|-----------------|--------------------------------------------|
| Owner Name      | <a href="#">Strange Tory V B</a> 100%      |
| Mailing Address | 6 3RD ST<br>SAINT AUGUSTINE, FL 32080-0000 |

## Map





BEFORE THE  
SPECIAL MAGISTRATE  
ST. AUGUSTINE, FLORIDA

### ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0443

IN THE MATTER OF:

Strange, Tory

**60 CARRERA ST, Saint Augustine, FL, 32084**

**(Hereinafter referred to as Respondent)**

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

**City Code, Chapter 8, Section 608, Permits required.**

|                    |                                                                                   |
|--------------------|-----------------------------------------------------------------------------------|
| VIOLATION SITE:    | 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)<br>& 3428/320 |
| PARCEL NUMBER:     | 2040500000                                                                        |

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON NOVEMBER 6, 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 November 6, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative \_\_\_\_\_ was / ☒ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on June 28, 2024:

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

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

**City Code, Chapter 8, Section 608- Permits required.**

4. On October 4, 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 October 21, 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 November 6, 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: Respondent has until 11/8/24 to initiate the building permit process.  
If they fail to do so, impose a fine of up to \$250/day beginning 11/9/24.

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

- a. ☒ You have 2 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.
- b. ☐ You were in violation for \_\_\_\_\_ days, found to be compliant at this time, and the fine is set at \$\_\_\_\_\_.

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

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

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 12/4/24 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 6TH OF NOVEMBER, 2024. In open session at the Alcazar Room,  
75 King Street, St. Augustine, Florida.



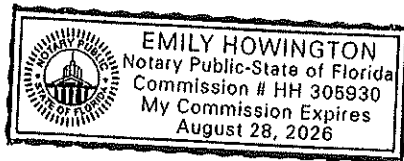
---

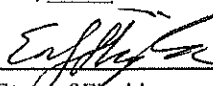
Gretchen R. H. Vose, Esq, Special Magistrate  
City of St. Augustine

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, Gretchen R. H. Vose, Esq, 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 6 day of November, 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

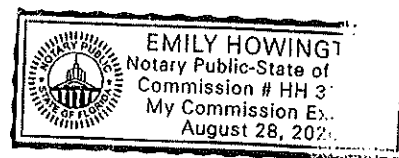
CERTIFICATE OF SERVICE

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

Strange Tory V B, 6 3RD ST, SAINT AUGUSTINE, FL 32080, 9489 0090 0027 6577 5126 69

Strange Tory V B, 60 CARRERA ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5126 76

on this 7<sup>th</sup> day of November, 2024  
*Emily Howing*





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**

November 25, 2024

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

**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 for a **Compliance Hearing** regarding your case on December 4th, 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, the 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 5123 17, 9489 0090 0027 6577 5123 24

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

Location Address

Neighborhood

Tax Description\*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2067700000

78 SANFORD ST  
SAINT AUGUSTINE 32084-0000

Dumas Tract with part City St Aug (622)

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.

Single Family (0100)

Dumas Tract

19-7-30

City of St Augustine (District 452)

18.72

0.170

Y

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

## Owner Information

Owner Name

Mailing Address

[Jensen Annie Et Al](#) 100%  
[Holland Brandy](#) 100%

78 SANFORD ST  
SAINT AUGUSTINE, FL 32084-0000

## Exemption Information

| Exemption Type | Status | Amount   |
|----------------|--------|----------|
| Homestead      |        | \$50,000 |



BEFORE THE  
SPECIAL MAGISTRATE  
ST. AUGUSTINE, FLORIDA

### ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0523

IN THE MATTER OF:

Jensen, Annie

Holland, Brandy

78 SANFORD ST, Saint Augustine, FL,

32084 (Hereinafter referred to as Respondent)

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

**Code Section: Ch 8 Sec. 8-457- Unlawful Continuance.**

VIOLATION SITE: 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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON NOVEMBER 6, 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 November 6, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative \_\_\_\_\_ was / ☒ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on September 11, 2024:

**Respondent continued to perform work on property by installing new windows, after Stop Work Order was initiated.**

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

**Code Section: Ch 8 Sec. 8-457- Unlawful Continuance.**

4. On October 3, 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 October 21, 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 November 6, 2024.
6. On November 6, 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: IF it is discovered that work has started after being told to stop, a \$250 a day fine will be imposed upon the date of such discovery

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

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

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

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

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

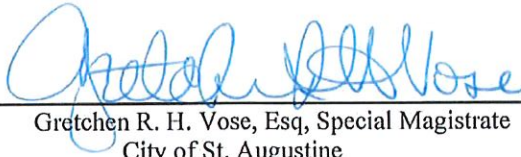
- a. ☐ and the Fine is set at \$ per violation totaling to \$

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on  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 6TH OF NOVEMBER 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



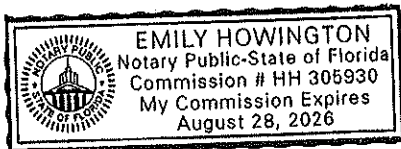
---

Gretchen R. H. Vose, Esq, 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, Gretchen R. H. Vose, Esq, 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 6<sup>th</sup> day of November, A.D., 2024



Emily Howington  
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

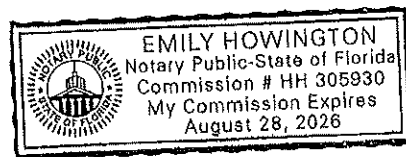
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Jensen Annie Et AL, 78 SANFORD ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5128 12

Holland Brandy, 78 SANFORD ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5128 29

on this 6<sup>th</sup> day of November, 2024

*Emily Howington*





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**

November 25, 2024

IN THE MATTER OF:   Owner(s): Annie Jensen  
                              Agent(s): N/A  
                              Address: 78 SANFORD ST, Saint Augustine, FL, 32084  
                              Case #: CE2024-0523

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

**Code Section: Ch. 8 Sec. 457- Unlawful continuance.**

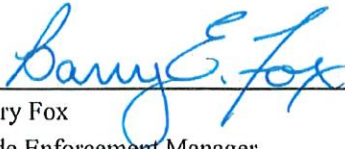
**SITE OF VIOLATION:** 78 SANFORD ST, Saint Augustine, FL, 32084  
**LEGAL DESCRIPTION:** DUMAS TRACT CITY LOT 8 N'LY 15 FT OF LOT 9 BLK B OR5448/1813  
**PARCEL NUMBER:** 2067700000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on December 4th, 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, the 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 5122 70, 9489 0090 0027 6577 5122 87, 9489 0090 0027 6577 5122 94,  
9489 0090 0027 6577 5123 00

cc: David Blitchin, 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.