CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

A G E N D A

WEDNESDAY, FEBRUARY 5, 2025 - 9:00 AM

ALCAZAR ROOM

---

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

   a) CE2024-0397
   Bicknell, Lee
   Bicknell Family Trust
   Bicknell, Constance Inez
   19 Milton St
   Ch. 8 Sec. 608- Permits required.

   b) CE2024-0455
   Irrevocable Van Family Trust
   Van, Edwin H Trustee
   56B Spring St.
   Ch. 8 Sec. 608- Permits required.

   c) CE2024-0464
   Hutchinson, Michael W
   204 Pelican Reef Dr
   Ch. 25 Sec. 56- Tree removal and replacement

d) CE2024-0539
Cottage Homestay LLC
26 Vedder St
Ch. 8 Sec. 608- Permits required.

e) CE2024-0541
Mkwan Tr
42 S Whitney St
Ch. 28 Sec. 33- Certificates of occupancy.

f) CE2024-0586
Les Bons Temps Rouler LLC
102 Fred Waters Way
Ch. 8 Sec. 608- Permits required.

g) CE2024-0596
Teisan Family Revocable Living Trust
Teisan Gregory W
47 Grove Ave
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

h) CE2024-0597
Landry, Paul A Etal
Venancio, Amye L
Landry, Nicholas J II
37 Grove Ave
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

i) CE2024-0598
Bishop Of The Diocese St Aug
101 San Marco Ave
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

j) CE2024-0599
Tricat Lllp
Shenandoah St
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

k) CE2024-0600
Prevatt, Rosa Jane Et Al
Peterson, R. L.
Peterson, David
Rohrer, Gloria Jean
Peterson, Dee Ann
Harvey, Lori
Peterson, Lee
Peterson, Todd
Peterson-Golde, Amy
Enos, Shawna
30 S Leonardi St
Ch. 19 Sec. 3- Unlawful conditions.

6. Fine Assignment Hearing

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

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

c) CE2024-0550
Rer Pro Invest LLC
80 Anderson St
Ch. 8 Sec. 608- Permits required.

7. Fine Reduction Hearing

a) None

8. Lien Hearing

a) CE2023-0208
Roots Construction Group LLC
Largay, Joseph Jr
6 Blanche St
Ch. 19 Sec. 3- Unlawful conditions.

b) CE2024-0209
Teisan, Barbara W
Teisan, Hilary Erin
Teisan, Gregory Walton
Teisan, Jeremy Adam
47 Grove St
Ch. 28 Sec. 33- Certificates of occupancy.

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

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

9. Compliance Hearing

a) CE2023-0474
Dettra Living Trust Uad
Dettra, Richard
Dettra, Diane
31 Lewis Blvd
Ch. 22 Sec. 16- Use of and/or construction in City rights-or-way.

b) CE2024-0461
Huxford, Kaley,
Huxford, James Micah
59 Menendez Rd
Ch. 8 Sec. 608- Permits required.

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, December 4, 2024

The Special Magistrate met Wednesday, December 4, 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
Morganne Lanni, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Recording Secretary, Elyse Wiemann

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

3. APPROVAL OF MINUTES

Ms. Vose APPROVED the meeting minutes for the November 6 meeting.

2. MODIFICATION TO THE AGENDA

(None)

4. General Public Comments (3 minutes per individual)

(None)

5. NEW VIOLATION HEARING

5.A. CE2024-0461
Huxford Kaley
Huxford James Micah
59 Menendez Rd
Ch. 8 Sec. 608- Permits required.

Mr. Fox noted that the respondent had been identified, and the violation was per Code Ch.8 Sec. 608- Permits required. He said a notice of violation and hearing had been served.

Ms. Vose asked if the respondents were present.

The respondents were not present.

Mr. Fox read the sworn statement from Morganne Lanni, Code Enforcement Officer into the record.

Ms. Vose asked if in the photos provided if that was the new fence.

Mr. Fox said he was with Ms. Lanni on the date in question and new fence was installed and remains on the property.

ORDER

Ms. Vose ORDERED that the respondent(s) had ten days to apply for the permit and after that a fine of $250.00 per day would be assessed.

DRAFT

5.B. CE2024-0548
Mc Lure Bruce Wray
113 Anastasia Lakes Dr
Ch. 25 Sec. 56- Tree removal and replacement

Mr. Fox noted that the respondent had been identified, and the violation was per Code Ch. 25 Sec. 56, subsection (a) Tree removal and replacement. He said a notice of violation and notice of hearing had been served.

Curtis Boles, Code Enforcement Inspector, provided a brief overview of the case and the violation. He said the respondent made a great effort to replace the trees. He said it required an extra couple of days to obtain the trees. He said the respondent was unaware that he had to obtain a permit to remove a tree.

Mr. McLure, respondent, advised that a thick evergreen tree was at the corner of the road and there were no sidewalks on the street. He said the tree blocked the vision for pedestrians and vehicles. He said he was unaware that a tree could not be taken down without a permit.

Mr. Fox said there had been confusion with the Homeowners Association on what could be done with trees.

ORDER

Ms. Vose dismissed the case.

5.C CE2024-0550
Rer Pro Invest LLC
80 Anderson St
Ch. 8 Sec. 608- Permits required.

Mr. Fox noted that the respondent had been identified, and the violation was per Code Ch.8 Sec. 608, permits required.

Ms. Vose asked if the respondents were present.

The respondents were not present.

Mr. Fox read the sworn statement from Morganne Lanni, Code Enforcement Officer into the record. He said a notice of violation and notice of hearing had been served.

ORDER

Ms. Vose ORDERED that the respondent(s) had ten days to apply for the permit and would apply a fine of $250.00 per day would be assessed.

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

Mr. Fox noted that the respondent had been identified, and the violation was per Code Ch.8 Sec. 457, Unlawful Continuance.

Ms. Vose asked if the respondents were present.

The respondents were not present.

Mr. Fox read the sworn statement from Morganne Lanni, Code Enforcement Officer into the record. He said a notice of violation and notice of hearing had been served.

Mr. Fox said he checked the home, and paper had been installed in the windows to prevent others from seeing inside.

Ms. Vose asked if the work at the home was completed.

Mr. Fox advised that a permit had been applied for.

Ms. Vose asked for a request. Mr. Fox replied that finding the property in violation and a one-time fine would be sufficient action.

ORDER

Ms. Vose ORDERED that a $500 fine would be assessed.

6. FINE ASSIGNMENT HEARING

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

Mr. Fox said in reference to the matter of CE2024-0441, noted that the respondent had been identified, and the violation was per Code Ch.8 Sec. 608, permits required.

James Tomaselli spoke to the contractor and noted that the wall with the electrical work was not included in the permit which had been applied for within the allotted time but there was no permit for the electrical work in the wall at this time, but the contractor was in the process.

Mr. Fox said what had been filed was not sufficient for a permit and staff did not feel the intent was to complete the permit.

Ms. Vose asked for clarification on what was being done at the property.

Mr. Fox said they had a renovation permit for inside the home but not outside the home. He said permission would be required for outside the home and in Lincolnville there were other requirements.

Mr. Fox stated after speaking with the Building Official the all the things for outside could be included in one permit. He said this would also have to be heard by other Boards within the City to had after the fact approvals.

Ms. Vose asked for recommendation on verdict from staff.

ORDER

Ms. Vose ORDERED 60 days to submit for a permit without further changes and would have to be complete. She said a fine of $250 per day would be assessed if not.

7. FINE REDUCTION

(None)

8. LIEN HEARING

(None)

9. COMPLIANCE HEARING

9.A. CE2024-0318
Stehli, Gary
8 Hedrick St
Ch. 19 Sec. 4- Unlawful conditions.

9 B CE2024-0319
Stehli, Gary
8 Hedrick St
Ch. 28 Sec. 33- Certificate of Occupancy

Mr. Fox reviewed case 9.A and 9.B. and noted that Mr. Stehli had come into compliance even though it took longer than expected.

Ms. Vose asked if anyone was present for the case.

The respondent was not present.

ORDER

Ms. Vose ORDERED to close the case as they had come into compliance. Ms. Vose ORDERED to Close both cases.

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

Mr. Fox reviewed the case and noted the respondent had been identified and the volition was as follows: Ch. 8 Sec. 608, permits required. He noted that the property was in compliance and requested a closure.

Tory Strange, respondent, apologized for not being present at the last meeting. He clarified that there had not been extensive remodeling, but a permit was obtained for the porch.

ORDER
Ms. Vose ORDERED to close the case as they had come into compliance.

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

Mr. Fox reviewed the case. The property continued work without permits after a Stop Work Order was placed. The continuance ceased before the Special Magistrate hearing.

ORDER

Ms. Vose ORDERED to close the case as they had come into compliance.

10. PREVIOUSLY HEARD CASES UPDATE

11. ITEMS BY CITY ATTORNEY

January's meeting will be closed, and the February meeting will be a large agenda.

12. OTHER BUSINESS
(None)

13. ADJOURNMENT 10:07 am

_____
Becky Vose, Special Magistrate

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1545100000
Location Address	19 MILTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Nelmar Terrace & Genoply Tract (707)
Tax Description*	2-1 NELMAR TERRACE LOT 75 OR949/1272 &1548/640(L/E) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Nelmar Terrace
Sec/Twp/Rng	53-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.360
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

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.

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **December 26, 2024**

SUBJECT: **Case Number: CE2024-0397**

RESPONDENT: **BICKNELL FAMILY TRUST U/A/D 12/20/99 C/O BICKNELL, LEE**

LOCATION: **19 Milton Street, Saint Augustine, FL 32080; Parcel Number 1545100000**

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

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of Saint Augustine, in this capacity for approximately 14 months. This case, number CE2024-0397, concerns the property located at 19 Milton Street, In the City of Saint Augustine, located in St Johns County, Fl. According to official records of the Property Appraiser of St. Johns County, the property owners are, Bicknell Family Trust U/A/D 12/20/99 C/O Bricknell, Lee, and it is reflected as such on the agenda for today's meeting.

On May 20, 2024, A newly constructed deck was observed attached to the rear of the residence. A check of the city database, Cityworks, failed to reveal any permits for the newly constructed deck and a STOP WORK ORDER was posted on the property. Supervisor Fox contacted Respondents' Attorney and appraised him of the situation, and requested Respondent obtain the permits prior to a new violation being initiated.

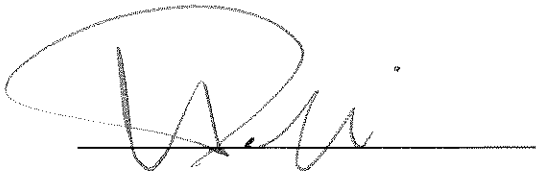
On July 22, 2024, Records indicate Respondent made an application for a new deck, however, additional information was required and the Respondent failed to follow through. The permit application expired on January 18.

On October 4, 2024, A Notice of Violation citing the Code Section Chapter 8, Sec 8-608 Permits Required, and Providing the Respondent Ten (10) days in which to comply was mailed to Respondent via certified mail.

On December 22, 2024, it was determined no attempts have been made by Respondent to obtain the required permits; and as a result, an Official Notice of CEAAB Hearing was posted at the City Clerk's office, officially providing homeowner the opportunity to appear before the Magistrate to address the City's concerns.

Contact has been established with the Respondent. I feel the Respondent does understand the violation. On May 20, and September 24, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on December 27, 2024, which was

delivered to the Respondents via certified mail, and posted at the City Clerk's Office.



JAMES TOMASELLI
Code Enforcement Officer

Sep 24, 2024 at 5:20:01 PM
CE INSP J.TOMASELLI

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

CODE ENFORCEMENT DIVISION

October 4, 2024

IN THE MATTER OF: Name: BICKNELL FAMILY TRUST U/A/D 12/20/99
C/O BICKNELL, LEE

Address: 19 MILTON STREET
SAINT AUGUSTINE, Fl 32084-2188

Case #: CE2024-0397

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 19 Milton Street St Augustine Fl 32084

LEGAL DESCRIPTION: 2-1 NELMAR TERRACE LOT 75 OR949/1272
&1548/640(L/E

PARCEL NUMBER: 1545100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 20, 2024 which revealed the following violations:

A NEW DECK WAS OBSERVED INSTALLED ON THE REAR OF THE PROPERTY WITHOUT OBTAINING THE PROPER PERMITS.

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

Notice of Violation
CE2024-0397

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

J. TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5143 11

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

January 06, 2025

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

Agent(s): Bicknell, Constance Inez
Bicknell, Lee

Address: 19 MILTON ST, Saint Augustine, FL, 32084

Case #: CE2024-0397

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 8, Section 608- Permits required

SITE OF VIOLATION: 19 MILTON ST, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: 2-1 NELMAR TERRACE LOT 75 OR949/1272 & 1548/640 (L/E)

PARCEL NUMBER: 1545100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

A new deck was observed installed on the rear of the property without obtaining the proper permits.

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

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 5109 86, 9489 0090 0027 6577 5109 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

BICKNELL FAMILY TRUST
BICKNELL, CONSTANCE INEZ
BICKNELL, LEE

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0397**

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JANUARY 6, 2025**

   I received a copy of the attached Notice of Hearing for the hearing dated **FEBRUARY 5, 2025.**

PRIMARY SERVICE:

3. That on **JANUARY 6, 2025,**

   I mailed said Notice by certified U. S. Mail to the respondents, to address provided above and address displayed by Saint Johns County Property Appraiser.

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 **January 23, 2025,**

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

JAMES TOMASELLI
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF January, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1084500030
Location	56 SPRING ST
Address	58 SPRING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (0800) (485.02)
Tax Description*	RAVENSWOOD SUB LOTS 3 & 4 BLK 22 DB48/90 & OR2340/729(P/R) &3328/1009(Q/C) & 3429/763 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.360
Homestead	N

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Owner Information

Owner Name	Irrevocable Van Family Trust 100% Van Edwin H Trustee 0%
Mailing Address	117 WEST 130TH ST NEW YORK, FL 10027-0000

Map

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.

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: December 26, 2024

SUBJECT: Case Number: CE2024-0455

RESPONDENT: Van Edwin H Trustee
Irrevocable Van Family Trust

LOCATION: 56B Spring Street, Saint Augustine, FL 32084;

Parcel Number: 1084500030

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

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 14 months. This case, number CE2024-0455, concerns the property located at **56B Spring Street**, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners is, **Van Edwin H Trustee and Irrevocable Van Family Trust** and it is reflected as such on the agenda for today's meeting.

On July 6, 2024, I observed a pile of construction debris in the form of discarded plywood, drywall, PVC piping, and empty drywall mud containers piled in the rear of the property. Additionally, I observed building materials in the form of new 4x8 sheets of plywood, a 2x4, and a 2x8, along with, containers of drywall mud and tile adhesive, all consistent with construction work within the residence displayed under the carport. I was unable to see in the windows as they had been obscured with paper. An inspection of the city database Cityworks failed to reveal an application for any construction related permits at the address. A STOP WORK ORDER was placed on the front door of the residence and a Code Enforcement Case was initiated under Chapter 8, Sec. 8-608, Permits Required.

On October 7, 2024, I prepared a Notice of Violation (NOV), and mailed it to the Respondent via Certified mail, citing Chapter 8, Sec. 8-608, Permits Required and provided Respondents ten (10) days to correct the violation. I received a signed return of receipt on October 21, 2024, verifying proper service.

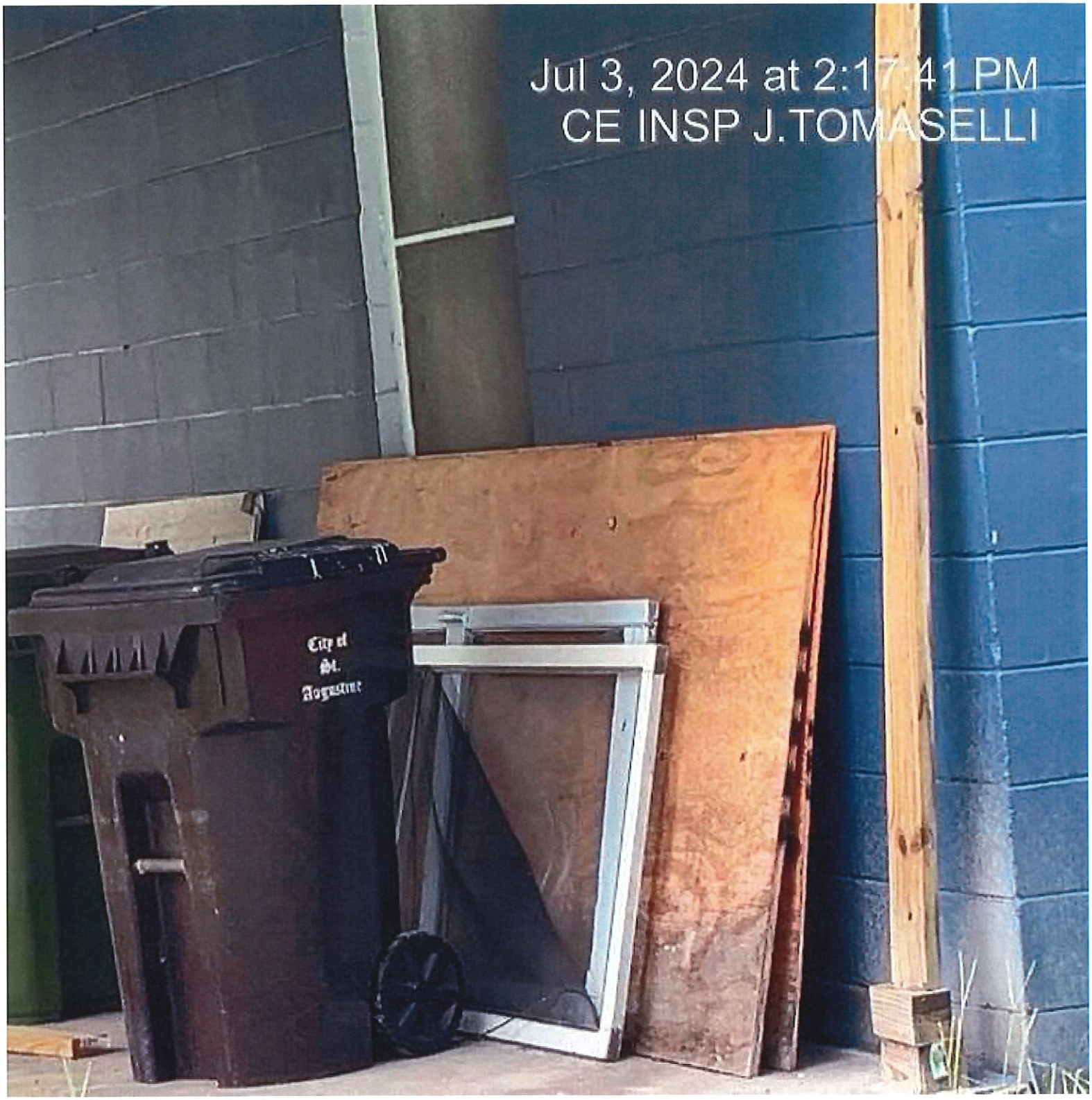
I have established contact with the respondent at this time and feel the respondent does

understand the violation. On July 6, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. Because compliance was not achieved, a Notice of Hearing was issued on December 27, 2024, which was delivered to the Respondents via certified mail, and posted at the City Clerk's Office.

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

James Tomaselli
Code Enforcement Officer

Jul 3, 2024 at 2:16:56 PM
TOMASELLI


Jul 3, 2024 at 2:17:41 PM
CE INSP J.TOMASELLI
City of
St.
Augustine

Jul 3, 2024 at 2:17:53 PM
CE INSP J. TOMASELLI

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

CODE ENFORCEMENT DIVISION

October 7, 2024

IN THE MATTER OF: Name: VAN EDWIN H TRUSTEE
IRREVOCABLE VAN FAMILY TRUST

Address: 117 WEST 130TH ST
NEW YORK, NY 10027

Case #: CE2024-0455

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 56 Spring Street St Augustine Fl 32084

LEGAL DESCRIPTION: RAVENSWOOD SUB LOTS 3 & 4 BLK 22 DB48/90 & OR2340/729(P/R) &3328/1009(Q/C) & 3429/763

PARCEL NUMBER: 1084500030

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on July 6, 2024 which revealed the following violations:

REMODELING WORK BEING PERFORMED INSIDE THE RESIDENCE WITHOUT OBTAINING THE PROPER PERMITS.

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

Notice of Violation
CE2024-0455

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

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

J. TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5139 63

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

October 7, 2024

IN THE MATTER OF: Name: VAN EDWIN H TRUSTEE
IRREVOCABLE VAN FAMILY TRUST

Address: 117 WEST 130TH ST
NEW YORK, NY 10027

Case #: CE2024-0455

HEREBY KNOWN AS RESPONDENT(S)

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CE2024-0455

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cc: John P. Regan, City Manager
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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

January 06, 2025

IN THE MATTER OF:	Owner(s):	IRREVOCABLE VAN FAMILY TRUST Mrya Van Moore
	Agent(s):	VAN EDWIN H TRUSTEE
	Address:	56B SPRING ST, Saint Augustine, 32084
	Case #:	CE2024-0455

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION:	56B SPRING ST, Saint Augustine, 32084
LEGAL DESCRIPTION:	RAVENSWOOD SUB LOTS 3 & 4 BLK 22 DB48/90 & OR2340/729 (P/R) & 3328/1009 (Q/C) & 3429/763
PARCEL NUMBER:	1084500030

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** 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:

Remodeling work being performed inside residence without proper permits.

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

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 5109 55, 9489 0090 0027 6577 5109 62**

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

IRREVOCABLE VAN FAMILY TRUST
VAN, EDWIN H TRUSTEE

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0455**

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JANUARY 6, 2025**

   I received a copy of the attached Notice of Hearing for the hearing dated **FEBRUARY 5, 2025.**

PRIMARY SERVICE:

3. That on **JANUARY 6, 2025,**

   I mailed said Notice by certified U. S. Mail to the respondents, to address provided above and address displayed by Saint Johns County Property Appraiser.

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 **January 23, 2025,**

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

JAMES TOMASELLI
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF January, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 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

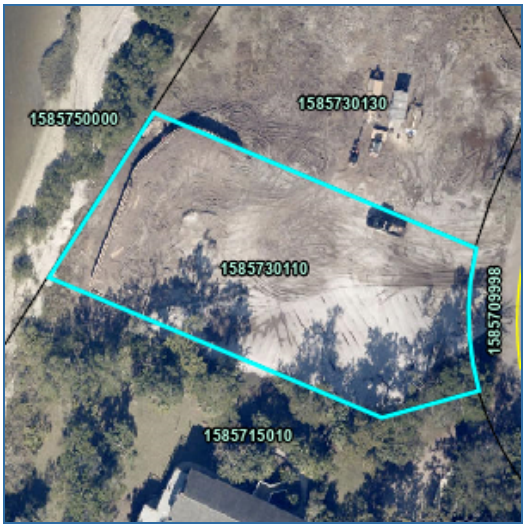
Parcel ID	1585730110
Location	PELICAN REEF DR
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 11 & S 17.56 FT OF LOT 12 OR5457/1619 & 5788/1409(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.530
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Hutchinson Michael W 100%
Mailing Address	205 PARTRIDGE CIR LEESBURG, GA 31763-0000

Map



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 silicicola) removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be determined by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The property owner or agent shall also be required to replace the relocated or replacement tree should same die within three (3) years from date of planting.

(h) *Public lands.* No tree shall be removed from any public property or public right-of-way except in accordance with the provisions of this section.

(i) *"After the fact" tree removal permits.*

(1) The application fee shall be as follows:

a.

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

b. Two hundred dollars ($200.00) for each tree seven (7) inches or more but less than twelve (12) inches dbh.

c. Four hundred dollars ($400.00) for each tree twelve (12) inches or more but less than twenty (20) inches dbh.

d. Eight hundred dollars ($800.00) for each tree twenty (20) inches or more dbh.

(2) The planning and building director may issue an "after the fact" tree removal permit for trees which are not considered preserved trees, but only after considering the above mentioned factors and the reason why a permit was not obtained prior to the removal.

(3) If the planning and building director denies the "after the fact" tree removal permit, he/she shall set forth with particularity the reasons for such denial in writing. When such permit is denied, said denial may be appealed as stated above to the adjustments and appeals board.

(4) No "after the fact" tree removal permits shall be issued for the removal of preserved trees. Any such action shall be subject to code enforcement proceedings wherein any explanation or reason for removal without a permit and evidence as to the tree's condition prior to removal may be presented as mitigation.

(j) In certain instances, it may be impossible or infeasible for a property owner to replace a tree or trees as required by subsection (g) of this section and section 11-28(d) of this Code. In such cases, the owner may instead pay a sum of money into the tree mitigation fund.

(1) The amount to be paid into the tree mitigation fund shall be determined by resolution, updated from time to time in order to reflect the actual cost for the city to purchase and plant an appropriate replacement tree offsite.

(2) Monies paid into the tree mitigation fund shall be used by the city to plant and maintain trees on the city right-of-way or on city or other public property within the city, with the location to be determined by the city manager or his or her designee, in order to promote street tree rehabilitation, maintain a diverse tree inventory, and support the tree canopy throughout the city.

(3) The city manager or his or her designee shall not issue a tree removal permit until the monies owed for tree mitigation are paid in full.

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

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: December 26, 2024

SUBJECT: Case Number: CE2024-0464

RESPONDENT: Michael J Hutchinson

LOCATION: 204 Pelican Reef Drive (Lot 11), Saint Augustine, FL. 32052;

Parcel Number 15857300110

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

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 10 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number CE2024-0464, concerns the property located at 204 Pelican Reef Drive (Lot 11), 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, **Michael J Hutchinson**, and it is reflected as such on the agenda for today's meeting.

On May 16, 2024, I observed the lot had been cleared of all trees. A check of the city database revealed PZB Approvals for dock and bulkhead, but no permits were issued for tree removal. Approximately, 15 Red Cedar, 2 Oak Trees, and 2 various Palms, based upon Google Maps photos from 2008, and appear to be present in the St Johns' County Property Appraiser's Lot from February 2023 .

I issued an Official Notice of Violation to **Michael J. Hutchinson** on November 23, 2024. In the Notice, I cited a violation of the City of Saint Augustine Code, **Chapter 25, Sec. 25-56-Tree Removal and Replacement** for removal of the trees without obtaining a City of Saint Augustine Permit or Arborist's Report.

The Notice of Violation was delivered to the Respondents by certified mail on November 23, 2024. In the Notice of violation, the Respondents were informed the act has caused irreparable and irreversible damage and if they had any questions to contact the City of Saint Augustine's Code Enforcement Division of the Building Department of the City of Saint Augustine.

I have not established contact with the respondent; however, I feel the respondent does understand the violation.

On May 17, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On September 4, 2024, I reinspected the property and noted the property has had additional dirt distributed upon it since the NOTICE OF VIOLATION was initiated. Because the act has caused irreparable and irreversible damage, a Notice of Hearing was issued on December 27, 2024, which was delivered to the Respondents via certified mail, and posted in Office of the Clerk of the Court.

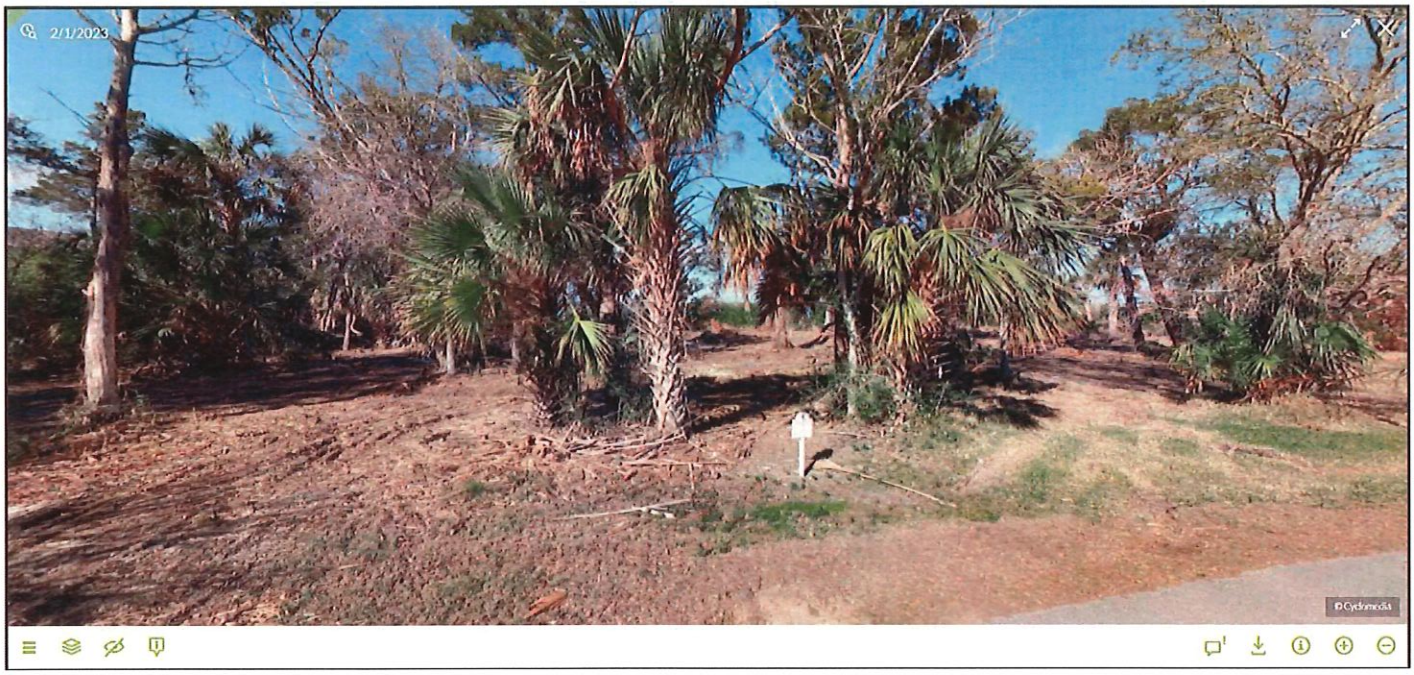
That concludes my presentation at this time pending any questions you may have.

James Tomaselli
Code Enforcement Officer

Outlook

204 Pelican Reef Dr - Parcel 1585730110

From Shelley Clayton <sclayton@citystaug.com>
Date Wed 1/22/2025 12:59 PM
To James Tomaselli <jtomaselli@citystaug.com>

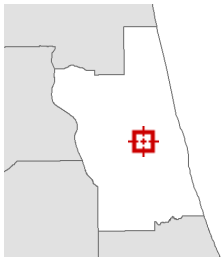


Shelley Clayton
Permits Coordinator
City of St. Augustine | Planning & Building Dept.
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.825.1060
Email: sclayton@citystaug.com
Web: www.CityStAug.com

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

St. Johns County, FL

Overview



Legend

Server unavailable

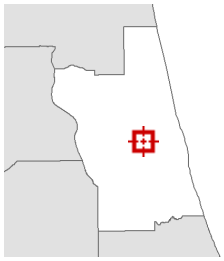
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 7/10/2024
Last Data Uploaded: 7/10/2024 3:29:18 AM

Developed by Schneider GEOSPATIAL

St. Johns County, FL

Overview



Legend

Parcels

Parcel ID	1585730110	**Physical Address**	PELICAN REEF DR SAINT AUGUSTINE	**Building Value**	N/A	**Last 2 Sales**			
Property Class	0000 - Vacant Residential	**Mailing Address**	HUTCHINSON MICHAEL W 205 PARTRIDGE CIR LEESBURG GA 31763-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$1,350,000	12/23/2021	$12500000	01	Q
Acres	0.53			**Just Value**	$1,350,000	n/a	n/a	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	$1,350,000				
				Total Exemptions	N/A				
				Taxable Value	$1,350,000				

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

Date created: 7/10/2024
Last Data Uploaded: 7/10/2024 3:29:18 AM

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Sep 4 2024 13:49:52 PM
CEUMSP J TOMASELLI

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

CODE ENFORCEMENT DIVISION

November 23, 2024

IN THE MATTER OF: Name: Michael J. Hutchinson

Address: 277 Buck Run Drive
Leesburg, Georgia 31736

Case #: CE2024-0464

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: Ch 25 Sec 56 – Tree Removal and Replacement

SITE OF VIOLATION: 204 Pelican Reef Drive (Lot 11), St. Augustine, FL 32804

LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 11 & S 17.56 FT OF LOT 12 OR5457/1619 & 5788/1409(Q/C)

PARCEL NUMBER: 1585730110

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

All Trees were removed from the property prior to issuance of approval or permits.

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

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter 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
CE2024-0464

James Tomaselli
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5135 81

cc: David Birchim, City Manager

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

CODE ENFORCEMENT DIVISION

November 23, 2024

IN THE MATTER OF: Name: Michael J. Hutchinson

Address: 205 Partridge Cir
Leesburg, Georgia 31763

Case #: CE2024-0464

HEREBY KNOWN AS RESPONDENT(S)

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Notice of Violation
CE2024-0464

James Tomaselli
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5135 74

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

January 06, 2025

IN THE MATTER OF: Owner(s): Hutchinson Michael W
Agent(s): N/A
Address: 204 Pelican Reef Dr, Saint Augustine, FL, 32080
Case #: CE2024-0464

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: 204 Pelican Reef Dr, Saint Augustine, FL, 32080

LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 11 & S 17.56 FT OF LOT 12 OR5457/1619 & 5788/1409(Q/C)

PARCEL NUMBER: 1585730110

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** 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:

All trees were removed from the property without approved permits.

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

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 5109 31, 9489 0090 0027 6577 5109 48

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

HUTCHINSON, MICHAEL W

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0464**

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JANUARY 6, 2025**

   I received a copy of the attached Notice of Hearing for the hearing dated **FEBRUARY 5, 2025.**

PRIMARY SERVICE:

3. That on **JANUARY 6, 2025,**

   I mailed said Notice by certified U. S. Mail to the respondents, to address provided above and address displayed by Saint Johns County Property Appraiser.

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 **January 23, 2025,**

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

JAMES TOMASELLI
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF January, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305130
My Commission Expires
August 28, 2026

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

Skip to main content

Sales Questionnaire

St. Johns County, FL

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1552400000
Location Address	26 VEDDER ST SAINT AUGUSTINE 32084-0000
Neighborhood	McMillan (711)
Tax Description*	3-52 MCMILLAN SUB LOT 26 BLK B OR5958/540 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	McMillan Property, Revised Plat Of
Sec/Twp/Rng	55-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Cottage Homestay LLC 100%
Mailing Address	4453 DEEP RIVER WAY E JACKSONVILLE, FL 32224-0000

Map

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.

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **January 22, 2025**

SUBJECT: **Case Number: CE2024- 0539**

RESPONDENT: **Cottage Homestay**

LOCATION: **26 Vedder Street, Saint Augustine, FL 32084; Parcel Number 1552400000**

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

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately three years. This case, number CE2024-0539, concerns the property located at 26 Vedder 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 Cottage Homestay LLC, and it is reflected as such on the agenda for today's meeting.

On November 30th, 2022, I responded to this property with Dustin Hamilton from the St. Augustine Fire Department to conduct a routine planning and zoning inspection for short-term rental approval. I noted the property was a two-bedroom, single family home with a detached unit in the rear of the property. According to the St. Johns County Property appraiser, the property was sold approximately a year and half later, to the current owner on May 31, 2024.

September 19, 2024, I received information from Dustin Hamilton that he had responded to this property to conduct a renewal life safety inspection, as is required annually for all short-term rentals. Upon arrival, he noted the property had been converted into four separate units since his last renewal inspection. The main house was now divided into three units, and the detached unit in the rear of the property remained. I confirmed no permits were on file for the conversion of the property. I responded to the property on September 19, 2024, and noted the addition of at least one exterior door in my line of sight since I had been to the property in 2022. I attempted contact via the front door, but received no answer. I left my contact card in the door with a note to please contact me to discuss any possible issues. Upon further research, I located the listing photos from the sale of the property in May of 2024. These photos accurately depict what I saw during my initial inspection in November of 2022. I then collected photos from the active AirbnB listings on

this property, where I confirmed using architectural details, the property had been converted into multiple units. I spoke with the owner of the property on October 3, 2024, and advised him of the violations. I advised him that since the property was now more than three units, it was considered a change in use and would require several approvals to obtain the permits. I recommended he attend a Friday Review meeting to confirm what actions he would need to take to gain approvals for the work he had completed, and thus obtain the permits. The owner complied and attended Friday Review as of October 31, 2024. At the meeting, the Building Official gave thirty days to return the property to a single-family home, or apply to appear before the Planning and Zoning Board for approval. Because the work was completed without permits, I issued a Notice of Violation on October 25, 2024, giving fourteen days to obtain building permits and any approvals needed for the renovation work. As of January 6, 2025, no permits had been applied for, nor issued. Based on these facts, I issued an official Notice of Hearing. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 8, Section 8-608, for permits required. The Notice of Hearing was delivered to the Respondent via certified mail.

I have established contact with the Respondent. I feel the respondent does understand the violation. I spoke with Dustin Hamilton on January 22, 2025 who confirmed that during his renewal inspection on October 23, 2023, the property had not been converted; it wasn't until the following year on September 19, 2024 that he observed the changes. A Land Development permit application was submitted as of January 17, 2025, to convert the home back to a single family property.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer

Blessed

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):	Cottage Homestay LLC
	Agent(s):	DAO, BINH
	Address:	26 VEDDER ST, Saint Augustine, FL, 32084
	Case #:	CE2024-0539

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 - Permit required.

SITE OF VIOLATION:	26 VEDDER ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	3-52 MCMILLAN SUB LOT 26 BLK B OR5958/540
PARCEL NUMBER:	1552400000

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

Single family home converted into multi-family (4 units) without proper permits or approvals.

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 **14 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 building permits/approvals for all renovation work completed 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.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5138 02
9489 0090 0027 6577 5138 19
9489 0090 0027 6577 5132 22

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

January 06, 2025

IN THE MATTER OF:	Owner(s):	Cottage Homestay LLC
	Agent(s):	DAO, BINH
	Address:	26 VEDDER ST, Saint Augustine, FL, 32084
	Case #:	CE2024-0539

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:	26 VEDDER ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	3-52 MCMILLAN SUB LOT 26 BLK B OR5958/540
PARCEL NUMBER:	1552400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** 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:

Single family home converted into multi-family (4 units) without proper permits or approvals.

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.

Morganne E. Lanni

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 5109 00, 9489 0090 0027 6577 5109 17, 9489 0090 0027 6577 5109 24

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

Cottage Homestay LLC
26 Vedder Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0539

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 January, 6, 2025,
   I received a copy of the attached Notice of Hearing for the hearing dated Feb., 5, 2025.

PRIMARY SERVICE:

3. That on Jan., 6, 2025
   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 January 23, 2025
   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 23 DAY OF January, 2025.

Notary Public, State of Florida
My Commission Expires: 22 day of August, 2026.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1233300000
Location Address	42 S WHITNEY ST SAINT AUGUSTINE 32084-0000
Neighborhood	King-Madore West Old Dixie (2500)
Tax Description*	2-78 ATCHESON SUB OF BLK 7 LOT 4 OR5129/1217 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Atchesons Subdivision, Plat Of J.A.
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.140
Homestead	N

Skip to main content
St. Johns County, FL

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Mkwan Tr 100%
Mailing Address	42 S WHITNEY ST SAINT AUGUSTINE, FL 32084-0000

Map

Sec. 28-33. - Certificates of occupancy.

No land shall be occupied or used, and no building or structure hereafter erected, constructed, reconstructed, restored or altered, shall be occupied or used in whole or in part for any purpose whatsoever until a certificate of occupancy and/or a use permit shall have been approved by the planning and building department stating that the occupancy and use and the building or structure complies with all the requirements of this chapter thereto and all the building and health laws, ordinances and regulations applicable thereto.

(Code 1964, § 33-166)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: December 26, 2024

SUBJECT: Case Number: CE2024-0541

RESPONDENT: Mkwan Tr

LOCATION: 42 S. Whitney Street., Saint Augustine, FL. 32084;

Parcel Number 1233300000

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

---

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately14 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number CE2024-0541, concerns the property located at 42 S. Whitney Street, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is, **Mkwan Tr,** and it is reflected as such on the agenda for today's meeting.

On September 19, 2024, I observed what appeared to be construction debris and materials at above address. I conducted a search of the city database Cityworks to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a STOP WORK ORDER was initiated and adhered to the door frame of the outbuilding the work was being performed in. It was also revealed that the buildings under construction were previously a garage and storage shed and have no Certificates of Occupancy.

I issued an Official Notice of Violation to **Mkwan Tr,** on November 30, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 8- 608-Permits Required**, for failure to obtain the proper permits prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on November 30, 2024. In the Notice of violation, the Respondents were given ten (10) days to correct the violation and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have not established contact with the respondent but did discuss the violation in detail with the

tenant who resided in the ancillary structure. I feel the respondent does understand the violation but have not received any response to date.

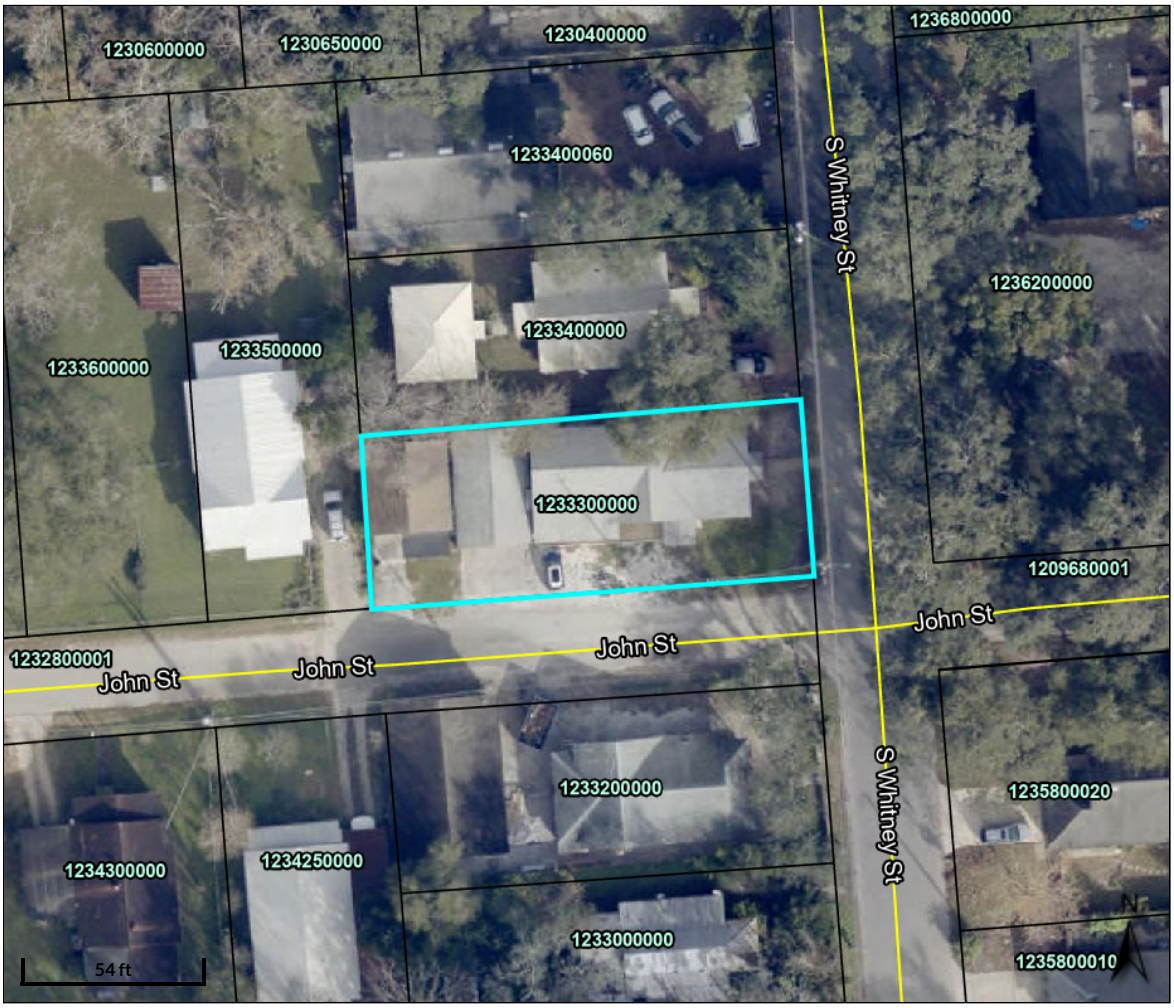
On September 19, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. The building materials and debris have been removed since the NOTICE OF VIOLATION was initiated, and no permits have been issued to date. Because compliance was not achieved, a Notice of Hearing was issued on December 27, 2024, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

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

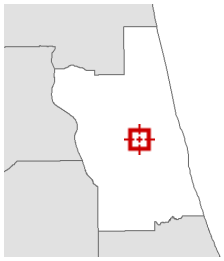
James Tomaselli
Code Enforcement Officer

Sep 14, 2024 at 2:07:55 PM
CE INSP J.TOMASELLI

St. Johns County, FL



Overview



Legend

Parcels

Parcel ID	1233300000	**Physical Address**	42 S WHITNEY ST SAINT AUGUSTINE	**Building Value**	$258,600	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	MKWAN TR 42 S WHITNEY ST SAINT AUGUSTINE FL 32084-0000	**Extra Feature Value**	$41,529	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$77,500	7/15/2014	$55000	03	Q
Acres	0.14			**Just Value**	$377,629	4/29/2013	$3500	30	U
				Total Deferred	$155,774				
				Assessed Value	$221,855				
				Total Exemptions	N/A				
				Taxable Value	$221,855				

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

Date created: 11/30/2024
Last Data Uploaded: 11/30/2024 2:10:12 AM

Developed by SCHNEIDER GEOSPATIAL

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

CODE ENFORCEMENT DIVISION

November 30, 2024

IN THE MATTER OF: Name: **Mkwan Tr**

Address: 42 S Whitney Street

Case #: CE2024-0541

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 28, Sec. 28-33-Certificates of Occupancy

SITE OF VIOLATION: 42 S Whitney Street St Augustine Fl 32084

LEGAL DESCRIPTION: 2-78 ATCHESON SUB OF BLK 7 LOT 4 OR5129/1217

PARCEL NUMBER: 1233300000

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

Inspector determined Respondent was remodeling ancillary space into rental apartments without obtaining the necessary permissions or permits.

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

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

Notice of Violation
CE2024-0541

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

J. TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5121 57

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

January 06, 2025

IN THE MATTER OF:	Owner(s):	Mkwan Tr
	Agent(s):	N/A
	Address:	42 S WHITNEY ST, Saint Augustine, FL, 32084
	Case #:	CE2024-0541

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 28, Section 28-33- Certificates of occupancy.

SITE OF VIOLATION:	42 S WHITNEY ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	2-78 ATCHESON SUB OF BLK 7 LOT 4 OR5129/1217
PARCEL NUMBER:	1233300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Property had a number of outbuildings which were converted to occupied space without permits or approval.

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.

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 5108 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 SERVICE

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

MKWAN TR

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0541**

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JANUARY 6, 2025**

   I received a copy of the attached Notice of Hearing for the hearing dated **FEBRUARY 5, 2025**.

PRIMARY SERVICE:

3. That on **JANUARY 6, 2025,**

   I mailed said Notice by certified U. S. Mail to the respondents, to address provided above and address displayed by Saint Johns County Property Appraiser.

4. That on _____, 20__,

   I hand delivered said Notice to _____ at

   _____.

SECONDARY SERVICE:

5. That on **JANUARY 23, 2025**:

   I posted said Notice on the property located at:

   42 S WHITNEY STREET SAINT AUGUSTINE FLORIDA 32084

6. That on **January 23, 2025,**

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

JAMES TOMASELLI
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF January, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1046400000
Location Address	102 FRED WATERS WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(14) GREENO TRACT W34FT OF LOT 9-B BLK 13 OR3806/1199 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.070
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Les Bons Temps Rouler LLC 100%
Mailing Address	100 SOUTHPARK BLVD SUITE 100 SAINT AUGUSTINE, FL 32086-0000

Map

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.

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: December 26, 2024

SUBJECT: Case Number: CE2024-0586

RESPONDENT: Les Bons Temps Rouler LLC
J Russell Collins

LOCATION: 102 Fred Waters Way, Saint Augustine, FL. 32084;

Parcel Number 1046400000

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

---

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately14 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number CE2024-0586, concerns the property located at 102 Fred Waters Way, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is, **J Russell Collins and Les Bons Temps Rouler LLC,** and it is reflected as such on the agenda for today's meeting.

On November 16, 2024, I observed a newly constructed deck on the west side of the residence, having replaced a wheelchair ramp, at above address. I conducted a search of the city database Cityworks to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a Notice of Violation was initiated and adhered to the door frame of the building.

I issued an Official Notice of Violation to **Les Bons Temps Rouler LLC and J Russell Collins,** on November 23, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 8- 608-Permits Required**, for failure to obtain the proper permits prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on November 23, 2024 and a signed Receipt was returned on December 11, 2024. In the Notice of violation, the Respondents were given ten (10) days to correct the violation and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have not established contact with the respondent but I feel the respondent does understand the violation despite not having received any response to date.

On November 16, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. No permits have been issued to date. Because compliance was not achieved, a Notice of Hearing was issued on December 27, 2024, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

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

James Tomaselli
Code Enforcement Officer

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

CODE ENFORCEMENT DIVISION

November 23, 2024

IN THE MATTER OF: Name: Les Bons Temps Rouler LLC

Address: 100 Southpark Blvd Suite 100
Saint Augustine, Florida 32086

Case #: CE2024-0586

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 102 Fred Waters Way
St Augustine Fl 32084

LEGAL DESCRIPTION: (14) GREENO TRACT W34FT OF LOT 9-B BLK 13
OR3806/119

PARCEL NUMBER: 1046400000

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

A wood wheelchair ramp was removed from the west side of the building and replaced with a new deck without the proper permits and approvals.

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

Notice of Violation
CE2024-0586

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

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

J. TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5135 67

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

November 23, 2024

IN THE MATTER OF: Name: J Russell Collins

Address: 2493 US Highway 1 South
Saint Augustine, Florida 32086-6077

Case #: CE2024-0586

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 102 Fred Waters Way
St Augustine Fl 32084

LEGAL DESCRIPTION: (14) GREENO TRACT W34FT OF LOT 9-B BLK 13
OR3806/119

PARCEL NUMBER: 1046400000

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A wood wheelchair ramp was removed from the west side of the building and replaced with a new deck without the proper permits and approvals.

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J. TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5135 50

cc: John P. Regan, City Manager
CEAAB File

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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

January 06, 2025

IN THE MATTER OF:

Owner(s): Les Bons Temps Rouler LLC

Agent(s): Collins, Russell J

Address: 102 FRED WATERS WAY, Saint Augustine, FL, 32084

Case #: CE2024-0586

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 102 FRED WATERS WAY, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: (14) GREENO TRACT W34FT OF LOT 9-B BLK 13 OR3806/1199

PARCEL NUMBER: 1046400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

A wooden wheelchair ramp was removed from the west side of the building and replaced with a new deck without the proper permits.

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

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 5107 40, 9489 0090 0027 6577 5107 57, 9489 0090 0027 6577 5107 64**

cc: David Birchim, City Manager

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

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	1940200000
Location Address	47 GROVE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Kingsland Addition (604)
Tax Description*	CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E 30FT LOT 22 OR5996/1283 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.430
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Teisan Family Revocable Living Trust Agrmt D: 04/26/2024 100% Teisan Gregory W Trustee 0%
Mailing Address	1102 DUKE ST ALEXANDRIA, VA 22314-0000

Map

Sec. 17-72. - Engaging in business without a receipt; failure to comply.

It shall be unlawful for any person to exercise any of the privileges or to carry on, engage in or conduct any of the businesses, occupations or professions, specifically enumerated in section 17-73, without paying a business tax at the time and in the manner herein provided or fail to make reports to the city comptroller as provided herein, or to violate any other provision of this article.

(Ord. No. 06-33, § 1, 12-11-06)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: December 26, 2024

SUBJECT: Case Number: CE2024-0596

RESPONDENT: Teisan Barbara W
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
Teisan Family Revocable Trust Agrmt D: 04/26/24
Teisan Gregory W. Trustee

LOCATION: 47 Grove Avenue, Saint Augustine, FL. 32084-3251

Parcel Number 1940200000

VIOLATION: City Code, Chapter 17, Sec. 17-72-Engaging in Business Without Receipt: Failure to Comply.

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately14 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0596**, concerns the property located at 47 Grove Avenue, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is, **Teisan Family Revocable Living Trust Agrmt D: 04/26/2024 / Teisan Gregory W Trustee,** and it is reflected as such on the agenda for today's meeting.

On November 23, and December 15, 2024, I observed an unknown individual directing vehicles onto the property identified above to park and reaching into the vehicle, with the belief a financial transaction occurred. On December 21, 2024, I observed and photographed numerous vehicles parked across the entire property; however, I did not see any individuals directing or taking money. I am fully aware Respondents have been notified for the same violation in 2024, resulting in a Notice of Repeat Violation being initiated.

I issued an Official Notice of Repeat Violation to **Teisan Barbara W, Teisan Hilary Erin, Teisan Gregory Walton, Teisan Jeremy Adam, Teisan Family Revocable Trust Agrmt, and Teisan Gregory W. Trustee** on November 27, 2024. In the notice, I cited a violation of the City of Saint

Augustine Code, **Chapter 17, Sec. 17-72- Engaging in Business Without Receipt: Failure to Comply**, for failure to obtain the proper BTR prior to the performance of work.

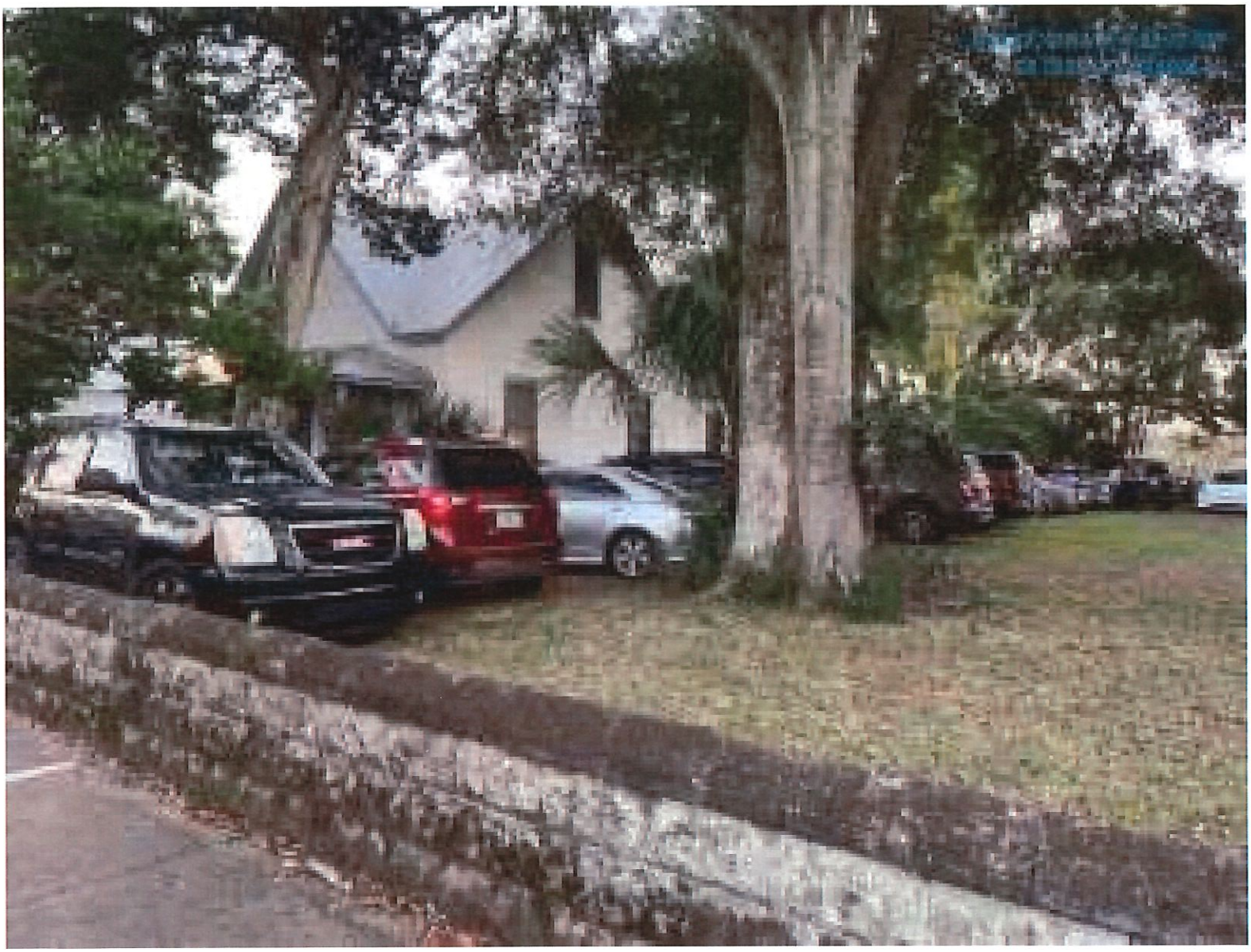
The Notice of Violation was delivered to the Respondents by certified mail on November 27, 2024, and a signed Receipt was returned on December 19, 2024. In the Notice of violation, the Respondents were directed to immediately cease the actions to correct the violation, as a fine of $500.00 per documented day would be imposed due to being a Repeat Offender and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

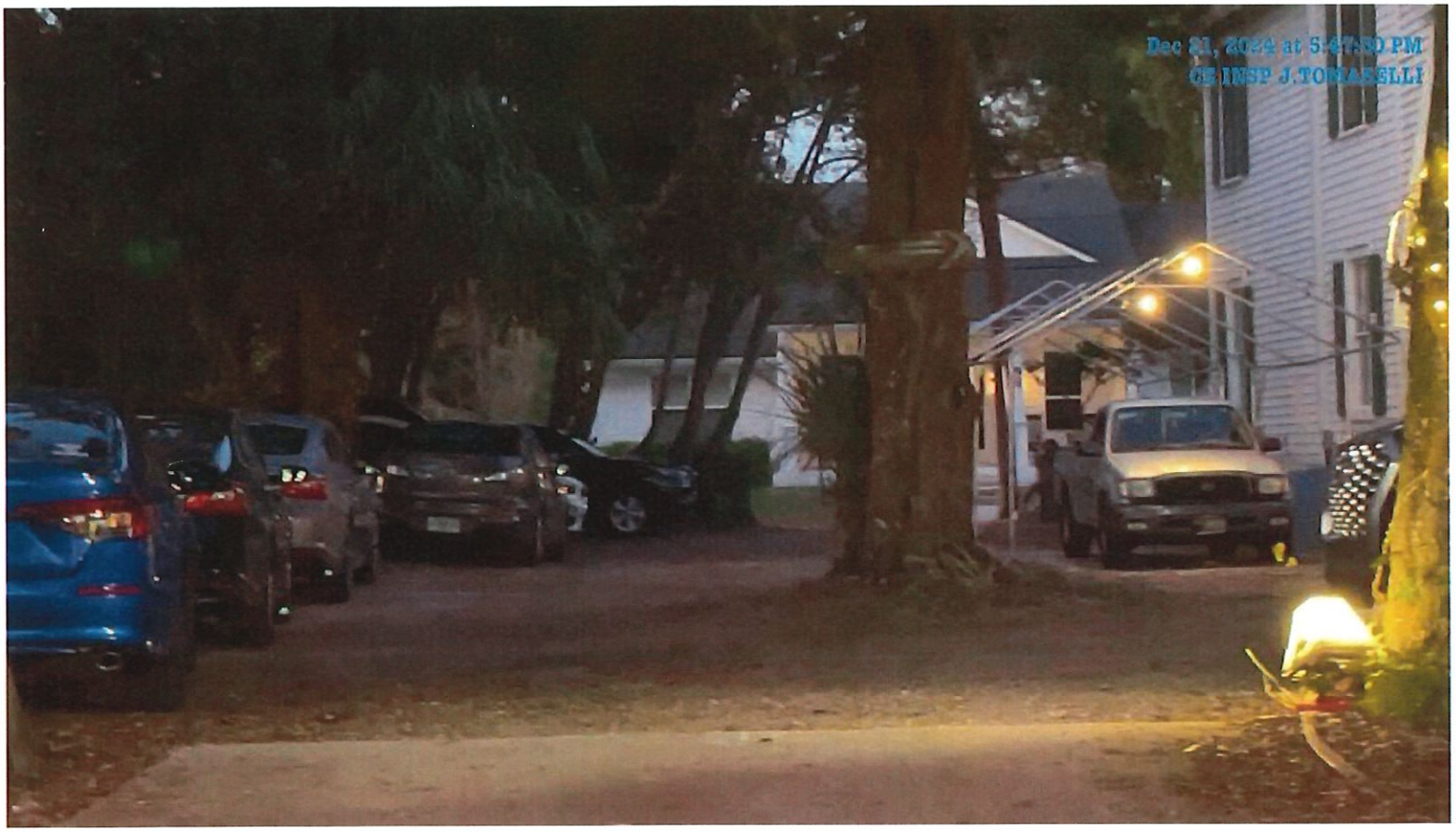
I have established contact with the respondent and feel the respondent does understand the violation.

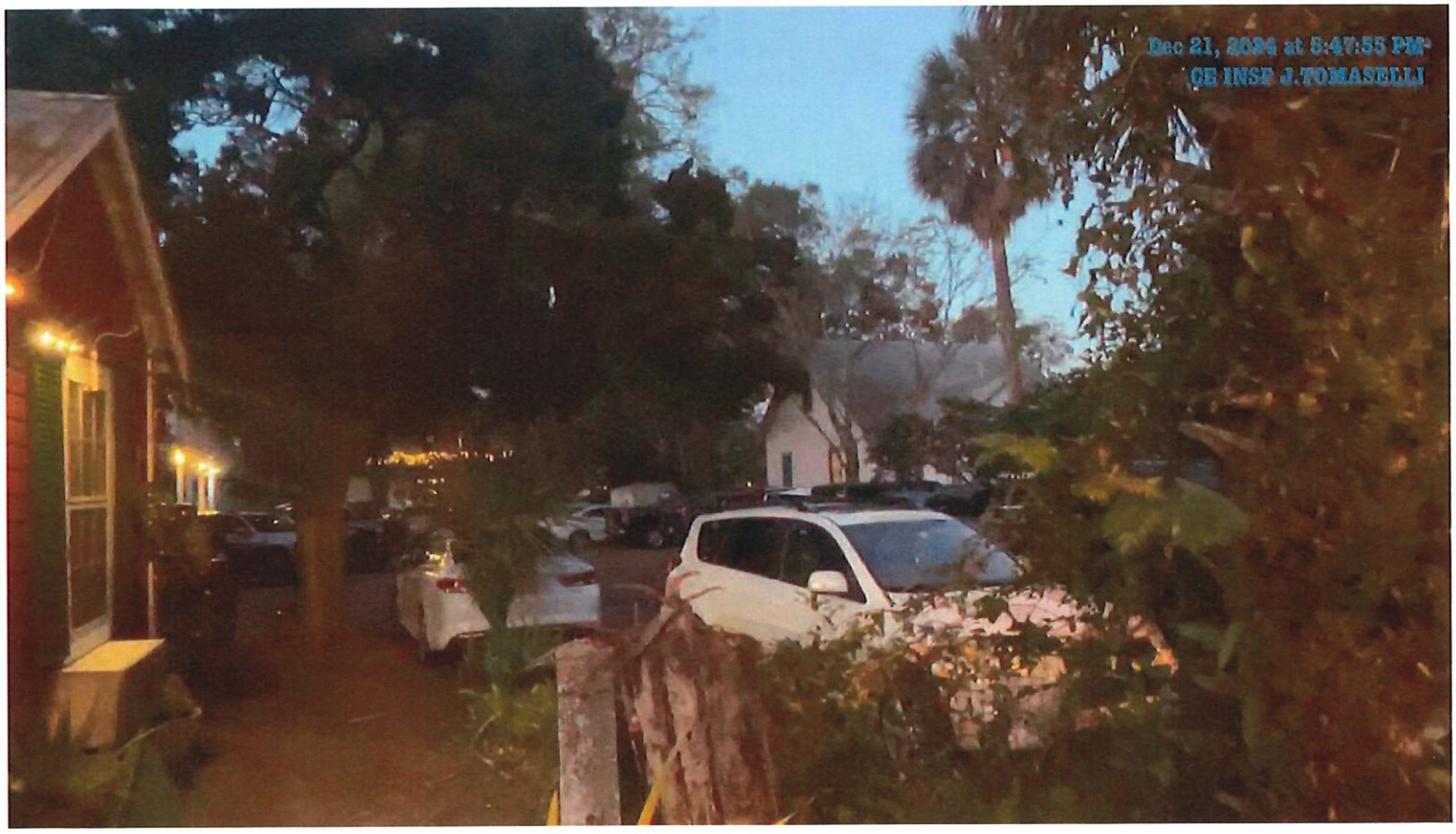
On November 27, December 15, and December 21, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. No BTR has been issued to date. Because compliance was not achieved, a Notice of Hearing was issued on December 27, 2024, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

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

James Tomaselli
Code Enforcement Officer




Dec 31, 2024 at 5:47:30 PM
CE INSP J.TOMASELLI


Dec 21, 2024 at 5:47:55 PM
CE INSP J.TOMASELLI

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

CODE ENFORCEMENT DIVISION

NOVEMBER 27, 2024

IN THE MATTER OF: Name: **Teisan Barbara W**
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
Teisan Family Revocable Living Trust Agrmt: 04/26/2024 100%
Teisan Gregory W. Trustee

Address: **47 Grove Avenue St Augustine Fl 32084-3251**
1102 Duke Street Alexandria, Va. 22314

Case #: **CE2024-0596**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF REPEAT VIOLATION

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

Code Section: Chapter 17, Sec. 17-72 Engaging in business without receipt: failure to comply.

SITE OF VIOLATION: **47 Grove Avenue Street St Augustine**

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

PARCEL NUMBER: 1940200000

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

Subject, identified as Jeremy Teisan was observed utilizing the property of 47 Grove Avenue to park vehicles for payment in violation of Sec. 17-72.

Notice of Violation
CE2024-0596

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, **immediately as advised due to prior offense**, or a fine of **$500.00 per day of each day violation is documented,** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

STOP UTILIZING PROPERTY AS A COMMERCIAL PARKING LOT.

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

JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5135 43 ✓
9489 0090 0027 6577 5135 36
9489 0090 0027 6577 5135 29
9489 0090 0027 6577 5135 12
9489 0090 0027 6577 5122 49
9489 0090 0027 6577 5122 32

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

NOVEMBER 27, 2024

IN THE MATTER OF: Name: **Teisan Barbara W**
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
Teisan Family Revocable Living Trust Agrmt: 04/26/2024 100%
Teisan Gregory W. Trustee

Address: **47 Grove Avenue St Augustine Fl 32084-3251**
1102 Duke Street Alexandria, Va. 22314

Case #: **CE2024-0596**

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 17, Sec. 17-72 Engaging in business without receipt: failure to comply.

SITE OF VIOLATION: **47 Grove Avenue Street St Augustine**

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

PARCEL NUMBER: 1940200000

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Subject, identified as Jeremy Teisan was observed utilizing the property of 47 Grove Avenue to park vehicles for payment in violation of Sec. 17-72.

Notice of Violation
CE2024-0596

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

CODE ENFORCEMENT DIVISION

NOVEMBER 27, 2024

IN THE MATTER OF: Name: **Teisan Barbara W**
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
Teisan Family Revocable Living Trust Agrmt: 04/26/2024 100%
Teisan Gregory W. Trustee

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CE2024-**0596**

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

CODE ENFORCEMENT DIVISION

NOVEMBER 27, 2024

IN THE MATTER OF: Name: **Teisan Barbara W**
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Notice of Violation
CE2024-**0596**

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, **immediately as advised due to prior offense**, or a fine of **$500.00 per day of each day violation is documented,** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

STOP UTILIZING PROPERTY AS A COMMERCIAL PARKING LOT.

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

JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5135 43
9489 0090 0027 6577 5135 36
9489 0090 0027 6577 5135 29
9489 0090 0027 6577 5135 12
9489 0090 0027 6577 5122 49
9489 0090 0027 6577 5122 32

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

NOVEMBER 27, 2024

IN THE MATTER OF: Name: **Teisan Barbara W**
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
Teisan Family Revocable Living Trust Agrmt: 04/26/2024 100%
Teisan Gregory W. Trustee

Address: **47 Grove Avenue St Augustine Fl 32084-3251**
1102 Duke Street Alexandria, Va. 22314

Case #: **CE2024-0596**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF REPEAT VIOLATION

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

Code Section: Chapter 17, Sec. 17-72 Engaging in business without receipt: failure to comply.

SITE OF VIOLATION: **47 Grove Avenue Street St Augustine**

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

PARCEL NUMBER: 1940200000

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

Subject, identified as Jeremy Teisan was observed utilizing the property of 47 Grove Avenue to park vehicles for payment in violation of Sec. 17-72.

Notice of Violation
CE2024-0596

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, **immediately as advised due to prior offense**, or a fine of **$500.00 per day of each day violation is documented,** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

STOP UTILIZING PROPERTY AS A COMMERCIAL PARKING LOT.

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

JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: **9489 0090 0027 6577 5135 43**
9489 0090 0027 6577 5135 36
9489 0090 0027 6577 5135 29
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9489 0090 0027 6577 5122 32

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

NOVEMBER 27, 2024

IN THE MATTER OF: Name: **Teisan Barbara W**
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
Teisan Family Revocable Living Trust Agrmt: 04/26/2024 100%
Teisan Gregory W. Trustee

Address: **47 Grove Avenue St Augustine Fl 32084-3251**
1102 Duke Street Alexandria, Va. 22314

Case #: **CE2024-0596**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF REPEAT VIOLATION

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

Code Section: Chapter 17, Sec. 17-72 Engaging in business without receipt: failure to comply.

SITE OF VIOLATION: **47 Grove Avenue Street St Augustine**

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

PARCEL NUMBER: 1940200000

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

Subject, identified as Jeremy Teisan was observed utilizing the property of 47 Grove Avenue to park vehicles for payment in violation of Sec. 17-72.

Notice of Violation
CE2024-**0596**

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, **immediately as advised due to prior offense**, or a fine of **$500.00 per day of each day violation is documented,** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

STOP UTILIZING PROPERTY AS A COMMERCIAL PARKING LOT.

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

JAMES TOMASELLI
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
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9489 0090 0027 6577 5122 49
9489 0090 0027 6577 5122 32

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

January 06, 2025

IN THE MATTER OF: Owner(s): Teisan Family Revocable Living Trust
Agent(s): Teisan Gregory W
Address: 47 GROVE AVE, Saint Augustine, FL, 32084
Case #: CE2024-0596

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 17, Section 72- Engaging in business without a receipt; failure to comply.

SITE OF VIOLATION: 47 GROVE AVE, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E 30FT LOT 22 OR5996/1283

PARCEL NUMBER: 1940200000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Property being utilized as a pay to park lot without a business tax receipt.

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.

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 5107 26, 9489 0090 0027 6577 5107 33

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

TEISAN FAMILY REVOCABLE LIVING TRUST
TEISAN GREGORY W

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0596**

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JANUARY 6, 2025**

   I received a copy of the attached Notice of Hearing for the hearing dated **FEBRUARY 5, 2025.**

PRIMARY SERVICE:

3. That on **JANUARY 6, 2025,**

   I mailed said Notice by certified U. S. Mail to the respondents, to address provided above and address displayed by Saint Johns County Property Appraiser.

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 **January 23, 2025,**

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

JAMES TOMASELLI
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF January, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1939800000
Location	37 GROVE AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Kingsland Addition (604)
Tax Description*	CITY OF ST AUGUSTINE KINGSLAND ADDITION LOT 17 & E2FT OF LOT 18 OR1049/336 &2614/153 (Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.180
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Landry Paul A Etal 100% Venancio Amye L 100% Landry Nicholas J II 100%
Mailing Address	37 GROVE AVE SAINT AUGUSTINE, FL 32084-3251

Map

Sec. 17-72. - Engaging in business without a receipt; failure to comply.

It shall be unlawful for any person to exercise any of the privileges or to carry on, engage in or conduct any of the businesses, occupations or professions, specifically enumerated in section 17-73, without paying a business tax at the time and in the manner herein provided or fail to make reports to the city comptroller as provided herein, or to violate any other provision of this article.

(Ord. No. 06-33, § 1, 12-11-06)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: December 26, 2024

SUBJECT: Case Number: CE2024-0597

RESPONDENT: Landry Paul A Etal
Venancio Amye L
Landry Nicholas J II

LOCATION: 37 Grove Avenue, Saint Augustine, FL. 32084-3251

Parcel Number 1939800000

VIOLATION: City Code, Chapter 17, Sec. 17-72-Engaging in Business Without Receipt: Failure to Comply.

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately14 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0597**, concerns the property located at 37 Grove Avenue, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, **Landry Paul A Etal, Venancio Amye L, Landry Nicholas J II** and it is reflected as such on the agenda for today's meeting.

On November 23, December 15, and December 21, 2024, I observed vehicles parked in the rear yard of the property identified above; resulting in a Notice of Violation being initiated; however, I personally did not witness the transfer of funds with anyone who parked the vehicles on the property.

I issued an Official Notice of Violation to **Landry Paul A Etal, Venancio Amye L, Landry Nicholas J II**, on November 23, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 17, Sec. 17-72- Engaging in Business Without Receipt: Failure to Comply**, for failure to obtain the proper BTR prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on November 27, 2024. In the Notice of violation, the Respondents were directed to immediately cease the actions to correct

the violation, as a fine of $250.00 per documented day would be imposed, and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the respondent in the past and feel the respondent does understand the violation.

On November 23, December 15, and December 21, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. No BTR has been issued to date. Because compliance was not achieved, a Notice of Hearing was issued on December 27, 2024, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

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

James Tomaselli
Code Enforcement Officer

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

CODE ENFORCEMENT DIVISION

NOVEMBER 23, 2024

IN THE MATTER OF: Name: **Paul A. Landry**
Amye L. Venancio
Nicholas J Landry II

Address: **37 Grove Avenue St Augustine Fl 32084-3251**

Case #: **CE2024-0597**

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 17, Sec. 17-72- Engaging in business without a receipt; failure to comply

SITE OF VIOLATION: **37 Grove Avenue Street St Augustine**

LEGAL DESCRIPTION: CITY OF ST AUGUSTINE KINGSLAND ADDITION LOT 17 & E2FT OF LOT 18 OR1049/336 &2614/153 (Q/C)

PARCEL NUMBER: 1939800000

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

Property being utilized as a pay to park lot without proper licensure

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, by **NOVEMBER 23, 2024**, 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:

STOP UTILIZING PROPERTY AS A COMMERCIAL PARKING LOT.

Notice of Violation
CE2024-0597

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

JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5122 25
9489 0090 0027 6577 5122 18
9489 0090 0027 6577 5121 95

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

January 06, 2025

IN THE MATTER OF: Owner(s): Landry, Paul A
Venancio, Amye L
Landry, Nicholas J II

Address: 37 GROVE AVE, Saint Augustine, FL, 32084

Case #: CE2024-0597

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 17, Section 72- Engagning in a business without a receipt; failure to comply

SITE OF VIOLATION: 37 GROVE AVE, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: CITY OF ST AUGUSTINE KINGSLAND ADDITION LOT 17 & E2FT OF LOT 18 OR1049/336 &2614/153 (Q/C)

PARCEL NUMBER: 1939800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Property being utulized as a pay to park lot without approved business license.

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.

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 5106 96, 9489 0090 0027 6577 5107 02, 9489 0090 0027 6577 5107 02

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

LANDRY, PAUL A
VENANCIO, AMYE L
LANDRY, NICHOLAS J II

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0597**

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JANUARY 6, 2025**

   I received a copy of the attached Notice of Hearing for the hearing dated **FEBRUARY 5, 2025.**

PRIMARY SERVICE:

3. That on **JANUARY 6, 2025,**

   I mailed said Notice by certified U. S. Mail to the respondents, to address provided above and address displayed by Saint Johns County Property Appraiser.

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 **January 23, 2025,**

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

JAMES TOMASELLI
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF January, 2025.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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	1920700000
Location Address	101 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 *The Description above is not to be used on legal documents.
Property Use Code	Cemeteries, Mortuaries & Crematoriums (7600)
Subdivision	Heade Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	4.270
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Roman Catholic Church 100%
Mailing Address	CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$2,720,382

Map

Sec. 17-72. - Engaging in business without a receipt; failure to comply.

It shall be unlawful for any person to exercise any of the privileges or to carry on, engage in or conduct any of the businesses, occupations or professions, specifically enumerated in section 17-73, without paying a business tax at the time and in the manner herein provided or fail to make reports to the city comptroller as provided herein, or to violate any other provision of this article.

(Ord. No. 06-33, § 1, 12-11-06)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: December 26, 2024

SUBJECT: Case Number: CE2024-0598

RESPONDENT: David Purcell
Bishop of The Diocese St. Augustine

LOCATION: 101 San Marco Avenue, Saint Augustine, FL. 32084-3251

Parcel Number 1959300000

VIOLATION: City Code, Chapter 17, Sec. 17-72-Engaging in Business Without Receipt: Failure to Comply.

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately14 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0598**, concerns the property located at 101 San Marco Avenue, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is, **Bishop of The Diocese St. Augustine, and David Purcell (Agent),** and it is reflected as such on the agenda for today's meeting.

On November 23, 2024, December 15, and December 21, 2024, I observed vehicles parked in the rear yard of the property; accessed via Pine Street and an open gate, identified above; resulting in a Notice of Violation being initiated. On November 23 and December 21, 2024, I observed employees from Parking Pros actively directing vehicles to park on the property and obtaining a payment for allowing them to do so.

I issued an Official Notice of Violation to **Bishop of The Diocese St. Augustine, and David Purcell (Agent),** on November 23, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 17, Sec. 17-72- Engaging in Business Without Receipt: Failure to Comply**, for failure to obtain the proper BTR prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on November 23, 2024 with Receipt of Service received on December 11 and 12, 2024 respectively. In the Notice of violation, the Respondents were directed to immediately cease the actions and to obtain the proper

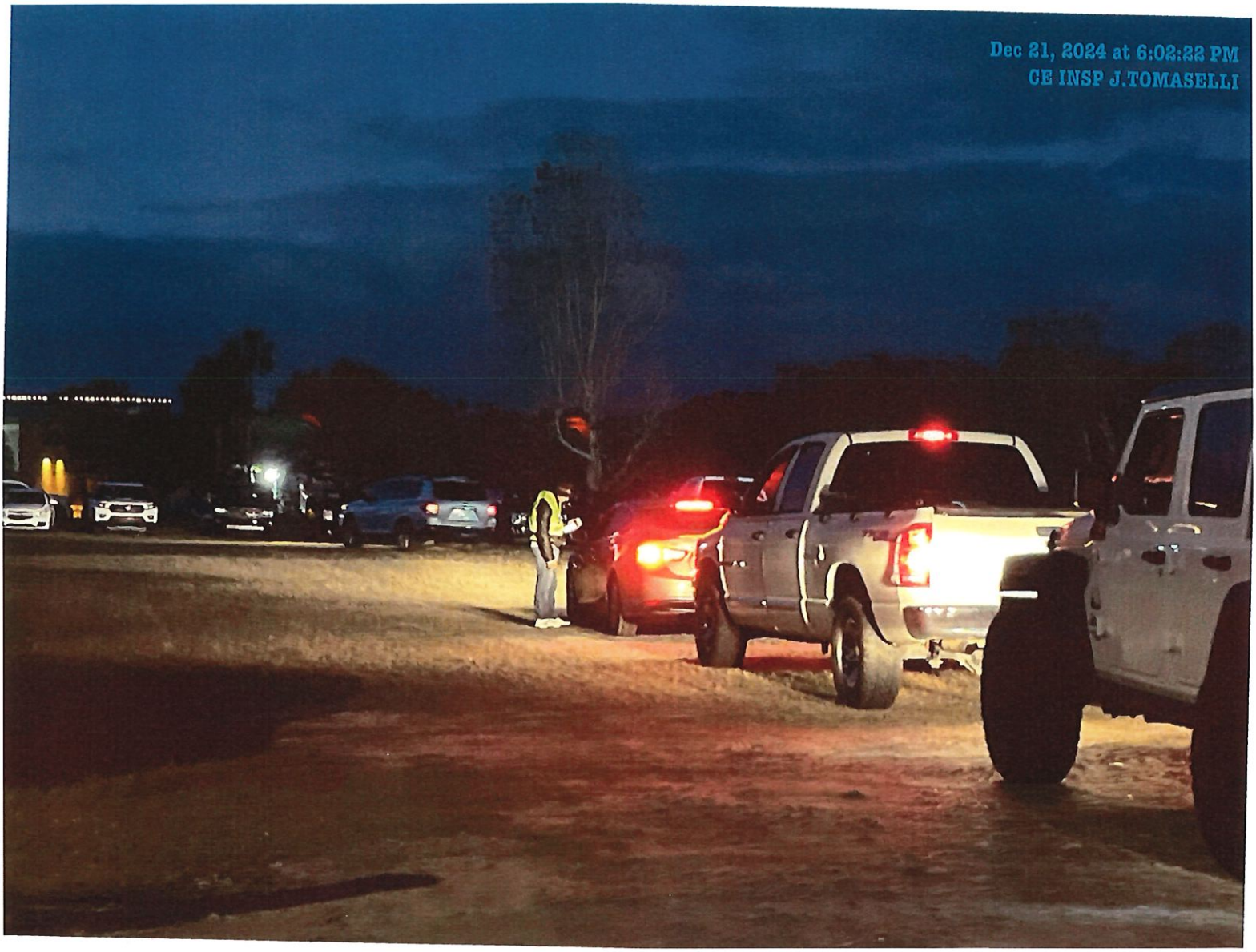
BTR to correct the violation, as a fine of $250.00 per documented day would be imposed and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the respondent in the past and feel the respondent does understand the violation.

On November 23, December 15, and December 21, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. No BTR has been issued to date. On December 15, 2024, vehicles were observed parked on the property accessed via Pine Street; however, no one was on site collecting fees or directing parking onto the property. Because compliance was not achieved, a Notice of Hearing was issued on December 27, 2024, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

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

James Tomaselli
Code Enforcement Officer


Dec 21, 2024 at 6:02:22 PM
CE INSP J.TOMASELLI

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

CODE ENFORCEMENT DIVISION

NOVEMBER 23, 2024

IN THE MATTER OF: Name: **David Purcell**
Bishop Of The Diocese St Aug

Address: **101 San Marco Ave St Augustine Fl 32084**

Case #: **CE2024-0598**

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 17, Sec. 17-72- Engaging in business without a receipt; failure to comply

SITE OF VIOLATION: **Pine Street St Augustine**

LEGAL DESCRIPTION: ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547

PARCEL NUMBER: 1959300000

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

Property being utilized as a pay to park lot without proper licensure

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, by **NOVEMBER 23, 2024**, or a fine of **$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

Notice of Violation
CE2024-0598

STOP UTILIZING AS PARKING LOT UNTIL PERMITS OBTAINED

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

JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5135 05
9489 0090 0027 6577 5122 01

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

January 06, 2025

IN THE MATTER OF: Owner(s): Bishop Of the Diocese St Aug
Agent(s): David Purcell
Address: 101 SAN MARCO AVE, Saint Augustine, FL, 32084
Case #: CE2024-0598

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 17, Section 72- Engagning in business without a receipt; failure to comply.

SITE OF VIOLATION: 101 SAN MARCO AVE, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547

PARCEL NUMBER: 1959300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Property being utilized as a pay to park lot without a business tax receipt.

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.

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 5106 72, 9489 0090 0027 6577 5106 89

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

BISHOP OF THE DIOCESE OF SAINT AUGUSTINE
DAVID PURCELL

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0598**

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JANUARY 6, 2025**

   I received a copy of the attached Notice of Hearing for the hearing dated **FEBRUARY 5, 2025.**

PRIMARY SERVICE:

3. That on **JANUARY 6, 2025,**

   I mailed said Notice by certified U. S. Mail to the respondents, to address provided above and address displayed by Saint Johns County Property Appraiser.

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 **January 23, 2025,**

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

JAMES TOMASELLI
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF January, 20 25.

Notary Public, State of Florida
My Commission Expires: 28 day of August, 20 26.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1946800000
Location Address	SHENANDOAH ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF S85FT &N85FT OR2092/208 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
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	Tricat Lllp 100%
Mailing Address	28 WATER ST SAINT AUGUSTINE, FL 32084-0000

Map

Sec. 17-72. - Engaging in business without a receipt; failure to comply.

It shall be unlawful for any person to exercise any of the privileges or to carry on, engage in or conduct any of the businesses, occupations or professions, specifically enumerated in section 17-73, without paying a business tax at the time and in the manner herein provided or fail to make reports to the city comptroller as provided herein, or to violate any other provision of this article.

(Ord. No. 06-33, § 1, 12-11-06)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: December 26, 2024

SUBJECT: Case Number: CE2024-0599

RESPONDENT: Patricia A Merritt
James TY Merritt
Teresa R Merritt

LOCATION: Shenandoah Street, Saint Augustine, FL. 32084-3251

Parcel Number 1946800000

VIOLATION: City Code, Chapter 17, Sec. 17-72-Engaging in Business Without Receipt: Failure to Comply.

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately14 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0599**, concerns the property located at Shenandoah 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, **Patricia A Merritt, James TY Merritt, Teresa R Merritt,** and it is reflected as such on the agenda for today's meeting.

On November 23, 2024, I observed vehicles being directed onto the property for pay to park purposes; accessed via Shenandoah Street via an open gate, identified above; resulting in a Notice of Violation being initiated.

I issued an Official Notice of Violation to **Patricia A Merritt, James TY Merritt, Teresa R Merritt** on November 23, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 17, Sec. 17-72- Engaging in Business Without Receipt: Failure to Comply**, for failure to obtain the BTR prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on November 23, 2024 with Receipt of Service received on December 11, 2024. In the Notice of violation, the Respondents were directed to immediately cease the actions and to obtain the proper BTR to correct the violation, as a fine of $250.00 per documented day would be imposed and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.
I have not established contact with the respondent but feel the respondent does understand the violation.

On November 23, and December 21, 2024, I photographed the property and observed Michele actively directing vehicles and receiving payment for parking. The photograph accurately shows what I saw on that date and has not been altered in any way. No BTR has been issued to date. On December 15, 2024, No vehicles were observed parked on the property and the gate was closed. A Notice of Hearing was issued on December 27, 2024, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

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

James Tomaselli
Code Enforcement Officer

Nov 22, 2024 at 5:10:49 PM
GPS INSP J.TORASELLI

PARK HERE

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

CODE ENFORCEMENT DIVISION

NOVEMBER 23, 2024

IN THE MATTER OF: Name: **Patricia A Merritt**
James TY Merritt
Teresa R Merritt

Address: **28 Water Street St Augustine Fl 32084**

Case #: **CE2024-0599**

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 17, Sec. 17-72- Engaging in business without a receipt; failure to comply

SITE OF VIOLATION: **Shenandoah Street St Augustine**

LEGAL DESCRIPTION: **ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF S85FT &N85FT OR2092/208**

PARCEL NUMBER: **1946800000**

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

Property being utilized as a pay to park lot without proper licensure

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, by **NOVEMBER 23, 2024**, or a fine of **$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

Notice of Violation
CE2024-0599

STOP UTILIZING AS PAY TO PARK LOT

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

JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5121 64
9489 0090 0027 6577 5121 88
9489 0090 0027 6577 5121 71

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

NOVEMBER 23, 2024

IN THE MATTER OF: Name: **Patricia A Merritt**
James TY Merritt
Teresa R Merritt

Address: **28 Water Street St Augustine Fl 32084**

Case #: **CE2024-0599**

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 17, Sec. 17-72- Engaging in business without a receipt; failure to comply

SITE OF VIOLATION: **Shenandoah Street St Augustine**

LEGAL DESCRIPTION: **ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF S85FT &N85FT OR2092/208**

PARCEL NUMBER: **1946800000**

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

Property being utilized as a pay to park lot without proper licensure

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, by **NOVEMBER 23, 2024**, 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:

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CE2024-0599

STOP UTILIZING AS PAY TO PARK LOT

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JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5121 64
9489 0090 0027 6577 5121 88
9489 0090 0027 6577 5121 71

cc: John P. Regan, City Manager
CEAAB File

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

CODE ENFORCEMENT DIVISION

NOVEMBER 23, 2024

IN THE MATTER OF: Name: **Patricia A Merritt**
James TY Merritt
Teresa R Merritt

Address: **28 Water Street St Augustine Fl 32084**

Case #: **CE2024-0599**

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 17, Sec. 17-72- Engaging in business without a receipt; failure to comply

SITE OF VIOLATION: **Shenandoah Street St Augustine**

LEGAL DESCRIPTION: **ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF S85FT &N85FT OR2092/208**

PARCEL NUMBER: **1946800000**

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

Property being utilized as a pay to park lot without proper licensure

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, by **NOVEMBER 23, 2024**, or a fine of **$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

Notice of Violation
CE2024-0599

STOP UTILIZING AS PAY TO PARK LOT

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

JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5121 64
9489 0090 0027 6577 5121 88
9489 0090 0027 6577 5121 71

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

January 06, 2025

IN THE MATTER OF:	Owner(s):	TRICAT LLLP
	Agent(s):	JAMES TY MERRITT PATRICIA A MERRITT TERESA R MERRITT
	Address:	SHENANDOAH ST, Saint Augustine, 32084
	Case #:	CE2024-0599

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 17, Section 72- Engaging in business without a receipt; failure to comply.

SITE OF VIOLATION:	SHENANDOAH ST, Saint Augustine, 32084
LEGAL DESCRIPTION:	ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF S85FT &N85FT OR2092/208
PARCEL NUMBER:	1946800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Property being utilized as a pay to park lot without a business tax receipt.

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.

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 5106 41, 9489 0090 0027 6577 5106 58, 9489 0090 0027 6577 5106 65

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

TRICAT LLLP
JAMES TY MERRITT
PATRICIA MERRITT
TERESA MERRITT

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0599**

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JANUARY 6, 2025**

   I received a copy of the attached Notice of Hearing for the hearing dated **FEBRUARY 5, 2025**.

PRIMARY SERVICE:

3. That on **JANUARY 6, 2025,**

   I mailed said Notice by certified U. S. Mail to the respondents, to address provided above and address displayed by Saint Johns County Property Appraiser.

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 **January 23, 2025,**

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

JAMES TOMASELLI
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF January, 2025.

Notary Public, State of Florida

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1202800000
Location	30 S LEONARDI ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR167/238 & 4576/1056(L/A) & 4685/15(H/R) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Hernandez Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Prevatt Rosa Jane Et AL 16.66% Peterson R L 16.66% Peterson David 16.66% Rohrer Gloria Jean 16.66% Peterson Dee Ann 5.55% Harvey Lori 5.55% Peterson Lee 5.55% Peterson Todd 5.55% Petereson-Golde Amy 5.55% Enos Shawna 5.55%
Mailing Address	30 S LEONARDI ST SAINT AUGUSTINE, FL 32084-0484

Map

Sec. 19-3. - Unlawful conditions.

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

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

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **January 2, 2025**

SUBJECT: **Case Number: CE2024-0600**

RESPONDENT: **Prevatt Rosa Jane Et AL**
Peterson R L
Peterson David
Rohrer Gloria Jean
Peterson Dee Ann
Harvey Lori
Peterson Lee
Peterson Todd
Petereson-Golde Amy
Enos Shawna

LOCATION: **30 S Leonardi Street, Saint Augustine, FL 32084; Parcel Number 1202800000**

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

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately three years. This case, number CE2024-0600, concerns the property located at 30 S Leonardi Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Prevatt Rosa Jane, Peterson R L, Peterson David, Rohrer Gloria Jean, Peterson Dee Ann, Harvey Lori, Peterson Lee, Peterson Todd, Petereson-Golde Amy, and Enos Shawna, and it is reflected as such on the agenda for today's meeting.

On December 3, 2024, our office received several complaints from neighbors stating this property was littered with junk/debris and being used as a lay down yard for a tree company. This property had been found in violation of the same nature as of August 2023, so I was familiar with the property. I responded to the property on December 3, 2024 and noted the property was littered with debris; the majority of it being logs in varying stages of splitting. Some of the piles of logs

seemed to be in excess of ten feet high. I noted a woman working in the front of the property, using a mechanical log splitter. After confirming the violation, I issued an Official Notice of Violation on December 3, 2024, giving ten days for compliance. I responded again to the property December 4, 2024 and spoke with the tenant, Shane Peterson, and advised him that the stack of logs and debris throughout the property was not allowed to remain in accordance with City Code. I also advised him this was a repeat violation, so the fine could be established at up to $500 per day if this property does not come into compliance. He acknowledged the need to continue cleaning the property and stated he would do his best to make a substantial dent in the debris on the property before his compliance period ended. I issued an Official Notice of Violation on December 4, 2024, giving ten days for compliance. As of December 23, 2024, no significant progress has been made on this property. While the logs and other debris does seem to move, the volume of debris and congestion remains the same. Based on these facts, I issued an official Notice of Hearing on December 23, 2024. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 19, Section 19-3, for unlawful conditions. The Notice of Hearing was delivered to all Respondents via certified mail.

I have not established contact with the Respondents. I feel the respondents do understand the violation. On December 4, 2024, and January 3, 2025, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer

Dec 4, 2024 at 12:27:34 PM
CE INSP M.LANNI

Jan 3, 2025 at 11:44:33 AM
CE INSP M.LANNI

Jan 27, 2025 at 1:16:34 PM
CE INSP M.LANNI

Jan 27, 2025 at 1:16:55 PM
CE INSP M.LANNI
TIOGA

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

CODE ENFORCEMENT DIVISION

December 03, 2024

IN THE MATTER OF:	Owner(s):	Prevatt Rosa Jane Et AL Peterson R L Peterson David Rohrer Gloria Jean Peterson Dee Ann Harvey Lori Peterson Lee Peterson Todd Petereson-Golde Amy Enos Shawna
	Agent(s):	N/A
	Address:	30 S LEONARDI ST, Saint Augustine, FL, 32084
	Case #:	CE2024-0600

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF REPEAT VIOLATION

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

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

SITE OF VIOLATION:	30 S LEONARDI ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR167/238 & 4576/1056(L/A) & 4685/15(H/R)
PARCEL NUMBER:	1202800000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on December 02, 2024 which revealed the following violations:

Property littered with junk/debris.

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 up to **$500.00 per day** for each day the violation remains may be imposed by the Special Magistrate. The violation may be corrected via:

Remove all junk, yard debris and construction equipment from property.

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

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 5121 02
9489 0090 0027 6577 5120 96
9489 0090 0027 6577 5120 89
9489 0090 0027 6577 5120 72
9489 0090 0027 6577 5120 65
9489 0090 0027 6577 5120 58
9489 0090 0027 6577 5120 41
9489 0090 0027 6577 5120 34
9489 0090 0027 6577 5120 27
9489 0090 0027 6577 5120 10

cc: David Birchim, City Manager

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

January 06, 2025

IN THE MATTER OF: Owner(s): Prevatt, Rosa Jane Et Al
Peterson, R L
Peterson ,David
Rohrer, Gloria Jean
Peterson, Dee Ann
Harvey, Lori Peterson
Lee Peterson, Todd
Petereson-Golde, Amy
Enos, Shawna

Agent(s): N/A

Address: 30 S LEONARDI ST, Saint Augustine, FL, 32084

Case #: CE2024-0600

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 30 S LEONARDI ST, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT
OR167/238 & 4576/1056(L/A) & 4685/15(H/R)

PARCEL NUMBER: 1202800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **February 5th, 2025,** at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Property is littered with junk and debris.

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.

Morganne E. Lanni

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: 94890090 0027 6577 5105 59, 9489 0090 0027 6577 5105 66, 9489 0090 0027 6577 5105 73, 9489 0090 0027 6577 5105 80, 9489 0090 0027 6577 5105 97, 9489 0090 0027 6577 5106 03 9489 0090 0027 6577 5106 10, 9489 0090 0027 6577 5106 27, 9489 0090 0027 6577 5106 34

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

Prevatt, Rosa Jane; Et Al Peterson, R.L.; Peterson, David; Rohrer, Gloria Jean; Peterson, Dee Ann; Harvey, Lori; Peterson, Lee; Peterson, Todd; Peterson-Golde, Amy; Enos, Shawna;
30 S Leonardi St
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024 0600

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 January, 6, 20 25, I received a copy of the attached Notice of Hearing for the hearing dated February, 5, 20 25.

PRIMARY SERVICE:

3. That on Jan., 6, 2025, 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 January 23, 2025, 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 23 DAY OF January, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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

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

January 02, 2025

IN THE MATTER OF: Owner(s): Valerie Lee Properties LLC
Agent(s): Lee, Valerie
Address: 38 White St E, Saint Augustine, Florida, 32080
Case #: CE2022-0217

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: 38 White St E, Saint Augustine, Florida, 32080

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

PARCEL NUMBER: 1582300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on February 5th, 2025, **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 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 E. Fox

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 5177 92, 9489 0090 0027 6577 5118 08, 9489 0090 0027 6577 5118 15

cc: David Birchim, City Manager

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

AFFIDAVIT OF COMPLIANCE

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

Victoria Lee

38 White St.

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2022-0217

I, Barry E. Fox, have personally examined the property described in the Code Enforcement Order dated September 13, 2022, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 8, Section 8-608 as of Nov. 13, 2024.

FURTHER, Affiant saith not.

Barry E. Fox
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF January, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: CE2022-0217

IN THE MATTER OF:

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

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

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

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

PARCEL NUMBER: **158230 0000**

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

   The respondent and/or authorized representative was not present.

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

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

3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:
   Chapter 8, Section 8-608 Building without a permit.

4. On July 26, 2022, the Planning and Building Department sent an **"Official Notice of Violation"**, via certified mail, to formally advise the respondent of the violation.

5. On August 29, 2022, the Planning and Building Department sent the respondent, via certified mail, AND a Posting Affidavit was placed with the City Clerk's office of an **"Official Notice of Hearing"** for September 13, 2022.

6. On September 13, 2022 the Code Enforcement, Adjustment, and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the respondent ninety (90) days from the date of the "Order" to correct the violation by obtaining a building permit and completing all necessary tasks and inspections.

7. **On February 13, 2024, the Code Enforcement, Adjustments and Appeals Board found the property had not complied with the previous order by allowing the building permit to expire on January 19, 2024, with no approval of the unpermitted work and issued an "Order Imposing a Fine" of $250 per day beginning January 19, 2024, to remain ongoing until compliance or reaching the threshold amount according to city code. The Respondent has thirty (30) days from the date of this order to pay the fine in full.**

8. In the event of a repeat violation of this **"Order Imposing a Fine,"** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of $500 per day if said violation is determined to have again occurred.

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

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

Jan Kelly

JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Notary Public, State of Florida

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

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

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

January 02, 2025

IN THE MATTER OF:	Owner(s):	Bicknell Family Trust Bicknell, Constance
	Agent(s):	Bicknell, Lee
	Address:	19 Milton St, Saint Augustine, Florida, 32084
	Case #:	CE2024-0227

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

Code Section: Chapter 19, Section 3, Property Littered With Junk/Debris,

SITE OF VIOLATION:	19 Milton St, Saint Augustine, Florida, 32084
LEGAL DESCRIPTION:	2-1 NELMAR TERRACE LOT 75 R949/1272 & 1548/640 (L/E)
PARCEL NUMBER:	1545100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **February 5th, 2025, 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 E. Fox

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 5117 78, 9489 0090 0027 6577 5117 85

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

BICKNELL FAMILY TRUST
BICKNELL, CONSTANCE
BICKNELL, LEE

Respondent

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

I, JAMES TOMASELLI, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JANUARY 3, 2025**

   I received a copy of the attached Notice of Hearing for the hearing dated **FEBRUARY 5, 2025**.

PRIMARY SERVICE:

3. That on **JANUARY 3, 2025,**

   I mailed said Notice by certified U. S. Mail to the respondents, to address provided above and address displayed by Saint Johns County Property Appraiser.

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 **January 23, 2025,**

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

JAMES TOMASELLI
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF January, 2025.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2024-0227

IN THE MATTER OF:

Bicknell Family Trust

Bicknell, Lee

19 Milton St, Saint Augustine, Florida, 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 3- Unlawful conditions

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

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

PARCEL NUMBER: **1545100000**

THE 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 December 28, 2023:

Property was littered with unregistered/inoperable vehicles and debris.

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

City Code, Chapter 19, Section 3- Unlawful conditions

4. On March 12, 2024, the case was found in violation "Order and Finding Violation"was which allowed the respondent ten (10) days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance was not met a fine of up to $250 per day may be issued for each day out of compliance.

5. On October 22, 2024, the Planning and B uilding Department sent the respondent, via certified mail, an **"O fficial 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. **O n 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 Compliance.

b. __X__ Not In Compliance.

c. _____ An Irreparable / Irreversible Violation.

FINES PER VIOLATION

First Violation, Fine shall not exceed $250.00 per day FSS 162.09 (2)(a)
Repeat Violation, Fine shall not exceed $500 per day FSS 162.09(2)(a)

a. _____ You became compliant as of _____.

b. ___ The violation remains as of _____ and the fine set to _____per day until compliance is met.

c. _____ The violation remains for ____ days after the compliance period ended and the fine is set to $_____ per day for a total amount of $_____.

d. __X___ Other: Respondent has 60 days , 1/6/25, to come into compliance. If compliance is not met than a fine of up to $250.00 a day will be assessed.

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

e. _____ and the Fine is set at $_____.

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

8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new hearing, at which time the Special Magistrate will review the evidence and impose the fine provided herein, or a maximum fine of $500 per day, if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUES. 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.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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

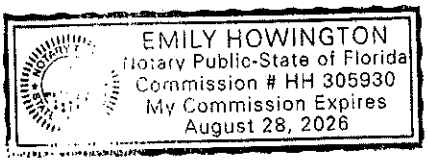
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Bicknell Family Trust, Bicknell Lee, 19 Milton Street, St. Augustine, FL 32084,
9489 0090 0027 6577 5128 36

Bicknell, Constance Inez, 19 Milton Street, St. Augustine, FL 32084,

9489 0090 0027 6577 5128 43

on this 6th day of November, 2024



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

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

January 03, 2025

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

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 for a **Fine Assignment Hearing** regarding your case on **February 5th, 2025, 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 5117 47, 9489 0090 0027 6577 5117 54, 9489 0090 0027 6577 61

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

Rer Pro Invest LLC
80 Anderson St
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0550

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated December 4 2024, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) 8-608, Permits req'd as of January 16 2025.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF January, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0550

IN THE MATTER OF:

Rer Pro Invest LLC
ESTEVA RUANO, ROXANA
80 ANDERSON 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, Permit required.

VIOLATION SITE:	**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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON DECEMBER 4, 2024, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on December 4, 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 October 01, 2024:

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

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
Permit required.

4. On October 25, 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 November 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 Dec 4, 2024.

6. **On December 4, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ✓ In 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/representative has 10 days (12/14/24) to apply for proper building permit and obtain appropriate building permit within that time.

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

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

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

a. _____ A fine of up to $_____ Will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on February 5, 2025 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 STATUES. 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 . 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 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 4th day of December, A.D., 2024.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
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

Rer Pro Invest LLC, 80 Anderson St, St Augustine, Fl, 32084, 9489 0090 0027 6577 5119 38

Rer Pro Invest LLC, 1269 Agatite Rd, Jacksonville Fl, 32258, 9489 0090 0027 6577 5119 45

Rer Pro Invest LLC, Esteva Ruano, Roxana, 7976 Ortega Bluff Pkway, Jacksonville, FL 32244,

9489 0090 0027 6577 5119 52

on this 5 day of December, 2024

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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

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

January 03, 2025

IN THE MATTER OF: Owner(s): Roots Construction Group LLC
Agent(s): Largay, Joseph Jr.
Address: 6 Blanche Ln, Saint Augustine, FL, 32084
Case #: CE2023-0208

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

Code Section: Chapter 19, Section 3, Property Littered With Junk/Debris

SITE OF VIOLATION: 6 Blanche Ln, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: 5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)

PARCEL NUMBER: 1120100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing A Lien Hearing** regarding your case on **February 5th, 2025, 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 5116 48, 9489 0090 0027 6577 5116 55

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
CITY OF ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2023-0208

IN THE MATTER OF:

Roots Construction Group LLC
C/O Joseph Largay Jr.
6 Blanche Lane
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

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

VIOLATION SITE: **6 Blanche Lane, St. Augustine, FL 32084**

LEGAL DESCRIPTION: **5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)**

PARCEL NUMBER: **1120100000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JUNE 5, 2024,** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on June 5, 2024, in accordance with Chapter 162 F.S.

   The respondent and/or representative _✓_was / ____was not present.

2. During a routine code enforcement inspection of the property, staff observed the following code violations on December 5, 2023:

   Unlawfully depositing, keeping, and maintaining the unsheltered storage of any junk or refuse, including materials or similar objects; household goods, inoperable machinery; stripped, junked, inoperable, or unlicensed motor vehicles or boats within the corporate limits of the city.

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

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

4. On **February 13, 2024**, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent **ten (10)** days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance was not met a fine of up to $250 per day may be issued for each day out of compliance.

5. On April 9, 2024, it was noted significant improvement on the property and found the case in violation and issued an **"Order Finding Violation Remains"** which allowed the respondent

thirty (30) days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance is not met a fine of up to $250 per day will be issued for each day the property is out of compliance.

6. On May 14, 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 June 5, 2024.

7. **On June 5, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. _____ In compliance.

b. ✓ Not in compliance.

c. _____ An Irreparable / Irreversible Violation.

FINES PER VIOLATION

First Violation, Fine shall not exceed $250.00 per day FSS 162.09 (2)(a)
Repeat Violation, Fine shall not exceed $500 per day FSS 162.09(2)(a)

a. _____ You became compliant as of _____ ____, 2024.

b. ✓ The violation remains as of 6-5—, 2024 and the fine is set to $ 250.00 per day ~~until~~ if compliance is met within 10 days of the date of this Order.

c. _____ The violation remains for ____ days after the compliance period ended and the fine is set to $_____ per day for a total amount of $_____.

d. Other:_____

_____

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

e. _____ and the Fine is set at $_____.

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

9. 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 STATUES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS **5TH DAY OF JUNE, 2024**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Nancy Stuparich, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 5 day of June, A.D., 2024.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Notary Public, State of Florida

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

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

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

January 03, 2025

IN THE MATTER OF: Owner(s): Teisan Family Revocable Living Trust

Agent(s): Teisan, Gregory W

Address: 47 GROVE AVE, Saint Augustine, FL, 32084

Case #: CE2024-0209

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

Code Section: Chapter 28, Section 28-33- Certificates of occupancy.

SITE OF VIOLATION: 47 Grove Ave, Saint Augustine, FL, 32084

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

PARCEL NUMBER: 1940200000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing A Lien Hearing** regarding your case on **February 5th, 2025, 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.

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 E. Fox

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 5113 89, 9489 0090 0027 6577 5113 96

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
CITY OF ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2024-0209

IN THE MATTER OF:

Teisan Barbara W
Teisan Hilary Erin
Teisan Gregory Walton
Teisan Jeremy Adam
47 Grove Ave
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

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

VIOLATION SITE: **47 Grove Ave, St. Augustine, FL 32084**

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

PARCEL NUMBER: **1940200000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JUNE 5, 2024,** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on June 5, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative ____was / ✓ was not present.

2. During a routine code enforcement inspection of the property, staff observed the following code violations on March 18, 2024:

Storage shed converted to habitable space with no permits or approvals on file.

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

City Code, Chapter 28, Section 28-33
Certificates of occupancy.

4. On **April 9, 2024**, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent **ten (10)** days from the date of the Order to correct the violation by reverting the structure back to the approved state of not habitable shed to code after which if compliance was not met a fine of up to $250 per day may be issued for each day out of compliance.

5. **On June 5, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

   a. _____ In compliance.

   b. ✓ Not in compliance.

   c. _____ An Irreparable / Irreversible Violation.

FINES PER VIOLATION

First Violation, Fine shall not exceed $250.00 per day FSS 162.09 (2)(a)
Repeat Violation, Fine shall not exceed $500 per day FSS 162.09(2)(a)

a. _____ You became compliant as of _____ ____, 2024.

b. ✓ The violation remains as of June 5, 2024 and the fine is set to $ 250.00 per day until compliance is met.

c. _____ The violation remains for ____ days after the compliance period ended and the fine is set to $_____ per day for a total amount of $_____.

d. Other:_____

_____

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

e. _____ and the Fine is set at $_____.

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

7. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new hearing, at which time the Special Magistrate will review the evidence and impose the fine provided herein, or a maximum fine of $500 per day, if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS **5TH DAY OF JUNE, 2024**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Nancy Stuparich, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 5 day of June, A.D., 2024.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Notary Public, State of Florida

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

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

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

January 03, 2025

IN THE MATTER OF: Owner(s): Stewart, Luther C III
Stewart, Jodi Lynn

Address: 311 ANASTASIA BLVD, Saint Augustine, FL, 32080

Case #: CE2024-0384

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

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

SITE OF VIOLATION: 311 ANASTASIA BLVD, Saint Augustine, FL, 32080

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

PARCEL NUMBER: 2189800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing A Lien Hearing** regarding your case on **February 5th, 2025, 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 heating, 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 5111 29, 9489 0090 0027 6577 5111 36, 9489 0090 0027 6577 5111 43, 9489 0090 0027 6577 5111 50

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. 1565

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER REDUCING A FINE

CASE NUMBER 2024-0384

IN THE MATTER OF:

Stewart, Luther C III
Stewart, Jodi Lynn
311 Anastasia Blvd,
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 3, Section 23- Sign regulations generally. (i) obsolete signs.**

VIOLATION SITE: 311 Anastasia Blvd, St. Augustine, Fl 32080

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

PARCEL NUMBER: 2189800000

ORDER the respondent was present.

THIS MATTER having come to be heard before the Special Magistrate of the City of St. Augustine on November 6, 2024, upon the motion of the Respondent to reduce the penalties previously imposed by this Special Magistrate, and the Special Magistrate, having considered the testimony and evidence, hereby finds as follows:

1. That the Special Magistrate, pursuant to appropriate Orders, has imposed penalties and fines against the subject property pursuant to an Order dated September 4, 2024, for payment of fines of $4,750 be issued.

2. That the code violations on the site have been addressed by the owner, and the property is to reappear before the Special Magistrate on N/A for a compliance hearing.

3. That it is the duty of the Special Magistrate to endeavor to bring property into compliance with the codes of the City of St. Augustine, and the Special Magistrate has the power, by Florida Statutes, Chapter 162, to reduce fines under appropriate circumstances.

That the testimony and evidence presented to the Special Magistrate on November 6, 2024, has provided sufficient grounds to reduce the fine.

NOW, THEREFORE, IT IS ORDERED AND ADJUDGED as follows:

1. That the fines and penalties previously imposed by this Special Magistrate are hereby reduced to a total of $200.00 DOLLARS.

DONE AND ORDERED at a public hearing on the 6th day of November, 2024, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Gretchen R. H. Vose, Esq., Special Magistrate
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, Gretchen R. H. Vose, Esq, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, and Gretchen R. H. Vose, Esq, personally known to me and is the person 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 6th day of November, A.D., 2024.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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 coul1 judgment by the Sheriffs of this state, including levy against the personal prope1ly, 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
CITY OF ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

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

Stewart, Luther C III, 311 Anastasia Blvd, St, Augustine, Fl 32080

Stewart, Jodi Lynn, 311 Anastasia Blvd, St. Augustine, FL 32080

Stewart, Luther C III, 2185 A1A S, St. Augustine, FL 32080

Stewart, Jodi Lynn, 2185 A1A S, St. Augustine, Fl 32080

on this 6 day of November, 2024.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Signature

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

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

January 03, 2025

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

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 for a **Fine Assignment Hearing** regarding your case on **February 5th, 2025, 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 apeal 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 5117 16, 9489 0090 0027 6577 5117 23, 9489 0090 0027 6577 5117 30

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0576

IN THE MATTER OF:

Rer Pro Invest LLC
ESTEVA RUANO, ROXANA
80 ANDERSON 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, Other Code Enforcement Violation, Sec. 8-457. - Unlawful continuance.

VIOLATION SITE:	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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON DECEMBER 4, 2024, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on December 4, 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 November 06, 2024:

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

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

City Code, Other Code Enforcement Violation
Sec. 8-457. - Unlawful continuance.

4. On November 8, 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 November 21, 20204, 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 December 4, 2024.

6. **On December 4, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ✓ In 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: Fine of $500 will be imposed since work continued over the course of more than one day. This case will be closed on the date of this order.

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 STATUES. 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 4th OF DECEMBER 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Gretchen R. H. 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, Gretchen R. H. 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 4th day of December, A.D., 2024

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
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

Rer Pro Invest LLC, 80 Anderson St, St Augustine, Fl, 32084, 9489 0090 0027 6577 5119 07

Rer Pro Invest LLC, 1269 Agatite Rd, Jacksonville Fl, 32258, 9489 0090 0027 6577 5119 14

Rer Pro Invest LLC, Esteva Ruano, Roxana, 7976 Ortega Bluff Pkway, Jacksonville, FL 32244,

9489 0090 0027 6577 5119 21

on this 5 day of December, 2024

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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

January 03, 2025

IN THE MATTER OF: Owner(s): Dettra Living Trust Uad
Dettra Richard P Trustee
Dettra Diane V Trustee

Address: 31 LEWIS BLVD, Saint Augustine, FL, 32084

Case #: CE2023-0474

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

Code Section: Chapter 22, Sec. 22-16.- Use of and/or construction in city rights-of-way.

SITE OF VIOLATION: 31 LEWIS BLVD, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: 1-43 BRAVO PARK PT OF LOTS 25 27 29 & 30 OR5834/837

PARCEL NUMBER: 1199200290

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 **February 5th, 2025, 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 5110 68, 9489 0090 0027 6577 5110 75, 9489 0090 0027 6577 5110 82
9489 0090 0027 5110 99

cc: David Birchim, City Manager

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

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2023-0474

IN THE MATTER OF:

Dettra Living Trust Uad
Richard Dettra Trustee
Diane Dettra Trustee
31 Lewis Blvd
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 22, Section 16 – Use of and/or construction in City rights-of-way.

VIOLATION SITE: **31 Lewis Blvd, St. Augustine, FL 32084**

LEGAL DESCRIPTION: **1-43 BRAVO PARK PT OF LOTS 25 27 29 & 30 OR5834/837**

PARCEL NUMBER: **1199200290**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **APRIL 9, 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 April 9, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative was present.

2. During a routine code enforcement inspection, the staff observed the following code violations on November 23, 2023:

Pavers placed in City of St. Augustine rights-of-way without proper permitting or approval.

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

City Code, Chapter 22, Section 22-16- Use of and/or construction in City rights-or-way.

4. On February 23, 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 March 28, 2024, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of CEAAB Hearing" AND** a Posting Affidavit was placed at the property and with the City Clerk's office for the CEAAB Hearing for April 9, 2024.

6. **On April 9, 2024, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent sixty (60) days from the date of the "Order" to correct the violation by having permits issued for work completed and if not met the respondent must appear for a follow up hearing.**

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR for a compliance hearing before the Special Magistrate. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of $500 per day if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS **9TH DAY OF APRIL 2024**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

~~Jan Kelly, Chairman~~ - Tom Day, Vice-Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 16 day of April, A.D., 2024.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Notary Public, State of Florida

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

AFFIDAVIT OF SERVICE

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

Dettra Living Trust Uad
Dettra Richard P Trustee
Dettra Diane V Trustee
31 Lewis Blvd
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023-0474

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 Jan., 3, 2025, I received a copy of the attached Notice of Hearing for the hearing dated Feb., 5, 2025.

PRIMARY SERVICE:

3. That on Jan., 3, 2025
   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 January 23, 2025,
   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 24 DAY OF January, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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

January 03, 2025

IN THE MATTER OF: Owner(s): Huxford Kaley,
Huxford James Micah

Address: 59 MENENDEZ RD, Saint Augustine, FL, 32080

Case #: CE2024-0461

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: 59 MENENDEZ RD, Saint Augustine, FL, 32080

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

PARCEL NUMBER: 2217300000

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 **February 5th, 2025, 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 5110 06, 9489 0090 0027 6577 5110 13, 9489 0090 0027 6577 5110 20, 9489 0090 0027 6577 5110 37

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0461

IN THE MATTER OF:

Huxford Kaley,James Micah
Huxford James Micah

59 MENENDEZ RD, Saint Augustine, FL, 32080

(Hereinafter referred to as Respondent)

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

City Code, Chapter 8, Section 608, Permit Required.

VIOLATION SITE: **59 MENENDEZ RD, Saint Augustine, FL, 32080**

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

PARCEL NUMBER: **2217300000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON DECEMBER 4, 2024, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on , 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 July 10, 2024:

Fence constructed without valid building permit.

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
Permit Required.

4. On October 25, 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 November 22, 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 December 4, 2024.

6. **On December 4, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ✓ In 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/representative must apply for a proper permit within 10 days of this order (12/14/24) If they fail to obtain a permit, a fine up to $250/day will be imposed.

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

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

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

a. _____ A fine of up to $_____ Will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 2/5/25 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 STATUES. 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 4th OF DECEMBER, 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.

JOHNSI HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gretchen R. H. 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 4th day of December A.D., 2024.

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
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

Huxford, Kaley, 59 Menendez Rd, St. Augustine, FL , 32080, 9489 0090 0027 6577 5119 69

Huxford, James Micah, 59 Menendez Rd, St. Augustine, Fl, 32080, 9489 0090 0027 6577 5119 76

Huxford, Kaley, 172 Cattail Cir, St. Johns, Fl 32259, 9489 0090 0027 6577 5119 83

Huxford, James Micah, 172 Cattail Cir, St. Johns, Fl 32259, 9489 0090 0027 6577 5119 90

on this 5 day of December, 2024

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026