CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

A G E N D A

WEDNESDAY, MARCH 5, 2025 - 9:00 AM

ALCAZAR ROOM

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

   a) CE2024-0415
   Balch, Robert K
   Balch, Beverly A
   Balch, Robert M
   Balch Robert K Trust
   1 Ponce De Leon Ave
   Ch. 8 Sec. 608 Permits required

   b) CE2024-0467
   Corbitt, Carol Lee
   14 Myrtle Avenue
   Ch. 19 Sec. 4 -Certain growth and conditions prohibited.

   c) CE2024-0479
   Katz Bronson Abraham Etal
   Katz Grayson Alexander
   186 Blanco St

Ch. 8 Sec. 608- Permits
required

d) CE2024-0538
San Marco Office LLC
Ansbacher Law
Shee, Christopher
Kuzoian, Stephen B
6 Court Theophelia
Ch. 8 Sec. 301- Property
maintenance code.

e) CE2024-0575
Old Stone Management Inc
228 Pelican Reef
Ch. 25 Sec. 56- Tree removal
and replacement

f) CE2024-0590
Kunsch Properties LLC
Kunsch, Ryan
Derkum, Terri
222 W King St
Ch. 8 Sec. 608- Permits
required

g) CE2024-0591
Kunsch Properties LLC
Kunsch, Ryan
Derkum, Terri
222 W King St
Ch. 8 Sec. 608- Permits
required

h) CE2025-0201
Forrest Collins Et AL
Lamolinara, Natalie
4 Sanchez Cove Ave
Ch. 22 Sec. 16(b)(i)(i)- Use of

and or construction in city
right of way.

i) CE2025-0204
Chip Shot Properties LLC
Hudmon, Stanton
Indriolo, Joseph
Wainwright, Mark
Easton, William
32 St. Francis St.
Ch. 8 Sec. 608- Permits
required

j) CE2025-0209
Le Tony Van Et AL
Doa Loan
72 Saragossa St.
Ch 8 Sec. 608- Permits
required.

k) CE2025-0215
Chip Shot Properties LLC
Hudmon, Stanton
Indriolo, Joseph
Wainwright, Mark
Easton, William
32 St. Francis St.
Ch. 28 Sec. 91- Enforcement

l) CE2025-0223
20/20 Commercial Holdings
Washington LLC
Jackson, Edward S Sr
Jackson, Sara B
142 Washington St
Ch. 28 Sec. 90-
Administration records, and
appeals. (a)

m) CE2025-0241
Sta-Bull Holdings LLC
Law, Thomas
Law, Mariama
110 Anastasia Blvd
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

6. Fine Assignment Hearing

a) CE2023-0208
Roots Construction Group LLC
Largay, Joseph Jr.
6 Blanche Ln, Saint Augustine, FL, 32084
Ch. 19 Sec. 3- Unlawful conditions

b) CE2024-0209
Teisan Family Revocable Living Trust
Teisan, Gregory W
47 Grove Ave
Ch. 28 Sec. 33- Certificates of occupancy.

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

d) CE2024-0455
Irrevocable Van Family Trust
Van Moore, Myra
Van, Edwin H

56B Spring St
Ch. 8 Sec. 608- Permits required.

e) CE2024-0550
Rer Pro Invest LLC
Esteva Ruano, Roxana
80 Anderson St
Ch. 8 Sec. 608- Permits required

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

7. Fine Reduction Hearing

a) None

8. Lien Hearing

a) None

9. Compliance Hearing

a) CE2024-0459
Paper Root Industries LLC
Dettra, Gregory P
213 W King St
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

b) 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.

10. Previously Heard Cases Update
    a) None

11. City Attorney Items
12. Other Business
    a) None
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 <u>they may not engage in a discussion or debate amongst themselves</u> 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, February 5, 2025

The Special Magistrate met Wednesday, February 5, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Becky Vose, Special Magistrate, 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
Elyse Wiemann, Recording Secretary

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

2. MODIFICATION TO THE AGENDA

Barry Fox, Code Enforcement Manager, said there were two modifications to the agenda. He said item 5 (B) had requested a continuance to August; however, he advised August was not acceptable and would most likely be denied. He said they said they would be available in the afternoon but not during the meeting time. He said the item had been properly noticed and all documents were on file.

Ms. Vose replied that it would not be continued until August. She suggested hearing the case and would decide whether to proceed or postpone the item.

Mr. Fox said item 5(H) had come into compliance and asked for it to be removed from the agenda.

Ms. Vose agreed.

3. APPROVAL OF MINUTES

MOTION

Becky Vose approved the minutes from December 4, 2024, Special Magistrate meeting.

4. General Public Comments (3 minutes per individual)

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

5. NEW VIOLATION HEARING

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as Bicknell Family Trust and reviewed the violation, chapter 8 section 608-Permits required. He said the notice of violation, notice of hearing was served, and affidavits were on file.

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James Tomaselli, Code Enforcement Officer, reviewed the case, the violation and provided background information.

Ms. Vose asked if the respondent was present.

The respondent was not present.

Ms. Vose asked how long it would take to get a permit.

Mr. Fox said the respondent when notified of the violation filed for a permit and nothing had been done since. He recommended ten days.

Ms. Vose found the respondent to be in violation.

ORDER

Ms. Vose ORDERED the respondent to come into compliance within ten days (10) and after that if not in compliance a fee of up to $250 a day fine would be assessed.

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as Irrevocable Van Family Trust, and reviewed the violation, Ch. 8 Sec. 608- Permits required. He said the notice of violation, notice of hearing was served, and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation and provided background information.

Ms. Vose asked if the respondent was present.

The respondent was not present.

Ms. Vose said they were aware of the meeting as they had been in contact with Code Enforcement.

Mr. Fox said on January 16, 2025, the respondent applied for a permit, and it was returned for insufficient information and has not since been addressed.

Ms. Vose asked how long it would take to provide the correct information to remedy the issue.

Richard Schauland, Building Official replied that the email sent to them was for the respondent to provide more information about what they were trying to do.

Ms. Vose found the respondent to be in violation.

ORDER

Ms. Vose ORDERED the respondent had ten days (10) from February 5, 2025, to obtain the permit or up to a $250 fine per day would be assessed.

Case reopened and Order withdrew as respondent had arrived for the hearing.

Mr. Blunt said in May or June the home was cleaned but the debris was not moved due to vehicle issues. He said he did not own the property, nor did he do the construction work.

Ms. Vose advised her ruling stated in effect.

ORDER

Ms. Vose ORDERED the respondent had ten days (10) from February 5, 2025, to obtain the permit or up to a $250 fine per day would be assessed.

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

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Barry Fox, Code Enforcement Manager, said the respondent was identified as Michael J. Hutchinson and reviewed the violation, Ch. 25 Sec. 56- Tree removal and replacement. He said the notice of violation, notice of hearing was served, and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation in and provided background information.

Ms. Vose asked if the respondent was present.

The respondent was not present.

Ms. Vose asked if contact with the respondent had been made.

Mr. Fox replied that the respondent had been contacted through certified mail. He advised that was the only means of contact they had as he was not local.

Ms. Vose found the respondent to be in violation. She felt this was irreparable and irreversible. She asked for the types and number of trees removed.

Mr. Tomaselli replied that there were fifteen (15) Red Cedar trees, two (2) Oak trees, and two (2) Villous Palm trees.

Ms. Vose asked if the Palm trees were protected or invasive. She asked if they needed to be replaced.

Mr. Fox replied that the palm trees were not protected, and replacement was one for one except for the Red Cedar trees which were a two for one replacement. He said the removal of trees would usually take place with a site plan and some would have been removed; however, a site plan nor other information was provided.

ORDER

Ms. Vose assessed a $1,500 fine for each of the Red Cedar trees (15) total, $1,000 for each of the Oak trees (2) total and no fine for the palm trees. She ordered when they came in for the site plan the respondent had to have a minimum of thirty (30) Red Cedar trees or limited space could contribute to the mitigation fund and replace the (2) Oak trees and if not replaced a payment should be made into the mitigation fund.

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as Cottage Homestay, LLC, and reviewed the violation, Ch. 8 Sec. 608- Permits required. He said the notice of violation, notice of hearing was served, and affidavits were on file.

Morganne Lanni, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Ms. Vose asked if the respondent was present.

Dao Bing, respondent, said he received the letter from the City and attended the Friday Review as instructed. He said he filed an application for the Planning and Zoning Board (PZB) and was approved for the setback. He said he applied for the permits to convert the home back to a single-family and was working with a contractor to comply with City code.

Ms. Vose asked who made the improvements to the home or if he purchased it like that.

Mr. Bing said he purchased the home and remodeled it to make different rooms. He said he was unaware he could not make the changes.

Mr. Fox clarified that Mr. Bing had applied for the permits now and was working with a contractor to convert the home back to a single-family home.

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Mr. Schauland noted that as of January 1, 2025, the process had changed for building permits. He said a land development application had been applied for which was required prior to a building permit. He said Mr. Bing was awaiting approval from a City Planner, then once approved he could apply for the permit.

Ms. Vose asked if he would be living in the home.

Mr. Bing said he lives in the home currently.

Ms. Vose asked how much time would be required to complete the process.

Mr. Schauland said the building permit should not take more than two weeks after it was applied for.

Mr. Fox suggested not concentrating on the conversion back to a single-family home but the building permit as the Building Official could follow up and make sure it was converted back.

Ms. Vose said he was in violation, and she understood it needed to be converted back to a single-family home. She asked would it take to convert the home.

Mr. Bing said once the walls were removed it would be a single-family home.

Ms. Vose found the respondent to be in violation.

ORDER

Ms. Vose ORDERED to pull the building permits for the after-the-fact permits on the back building and the building permit for converting it back to a single-family home. She said this should be accomplished within six (6) weeks from February 5, 2025, and after the issuance of the permit the respondent would have thirty (30) days to have the openings opened and convert it and in the same thirty (30) days to obtain the after-the-fact permit for the back building.

Ms. Vose asked Mr. Bing if this could be accomplished within thirty (30) days.

Mr. Bing said he did not know but would try to finish as soon as possible.

Ms. Vose said she was allowing six (6) weeks to obtain the permit and then thirty (30) days to convert the home. She said if that was not done in that time frame there would be up to a $250 fine per day assessed. She said if there was a problem contact Code Enforcement.

Public Comment was opened.

Charles Pappas said he was on the PZB and wanted to provide historical information regarding the consideration for the variances. He said the front house was a single-family home.

Ms. Vose said her ORDER stands.

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as Mkwan Tr and reviewed the violation, Ch. 28 Sec. 33- Certificates of occupancy. He said the notice of violation, notice of hearing was served, and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Ms. Vose asked if the respondent was present.

The respondents, Marget Sikes and Carl Parker Holden, were present.

Mr. Holden said the property was over fifty (50) years old and he lad little information on it; however, he wanted to make the better for the neighborhood. He said one was

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used as residential, and the other was used by the Thigpen family.

Ms. Sikes said this home was occupied for many years by the Thigpin family. She provided a bit of history of the two buildings on the property and noted that one was used more for storage.

Mr. Holden said, based on history and records, the floor was rotten and needed to be replaced. He said after speaking with Shelley Claton, City's Building Permits Coordinator, he was informed that he did not need a permit. He said he thought the units were grandfathered due to the age of the property and was not trying to break the rules.

Ms. Vose asked about the building labeled 'Unit B'.

Mr. Holden replied that it was the one that was a partial carport. He said he spoke with Jacob Fredriksson, Planning Manager, and told him he had to wait for this hearing but to obtain a permit to convert it into a conforming standard. He said there were a few permits for the building on record; however, they were hand drawn and were from the Historical Society.

Ms. Vose asked how long he had owned the properties and how the buildings were being used.

Mr. Holden said that the property had been in a trust belonging to him since 2018. He said that 'Unit C' was rented out and 'Unit B' was unoccupied.

Mr. Fox said in 2007 the property was being used as a residence according to testimony from Ms. Sikes; however, photographs made it look like a warehouse. He said it was purchased in 2014 by a Mish Trust, and Mr. Holden was listed as a trustee.

Mr. Holden stated he was not denying that he was a trustee, but he was not in Florida and when he arrived, he filed for permits.

Mr. Fox said Mr. Holden was going through the correct process thus far and understood that he had inherited the property; however, the work that was being done triggered several other issues.

Mr. Schauland said Mr. Holden had applied for a permit for 'Unit C' but it was denied as a permit was not needed to change flooring.

Ms. Vose said it sounded like Mr. Holden wanted to make things right with the City. She asked for a recommendation from staff.

Mr. Schauland stated that 'Unit C' was in compliance; however, Unit B' as stated he had spoken to the Planning Manager and should continue in that direction. He said he was unsure of the amount of time needed.

Mr. Fox said the violation was 'Certificates of Occupancy' and they were asking him to get the buildings approved to be habitable space and then have the inspections completed for both units.

ORDER

Ms. Vose ORDERED that the property was non-compliant because they did not have occupancy permits, required him to work with the City for what was necessary to obtain occupancy permits and reschedule this case for three (3) months from now.

f) CE2024-0586
Les Bans Temps Rouler LLC
102 Fred Waters Way
Ch. 8 Sec. 608- Permits required.
Barry Fox, Code Enforcement Manager, said the respondent was identified as Les Bans Temps Rouler LLC and reviewed the violation, Ch. 8 Sec. 608- Permits required. He said the notice of violation, notice of hearing was served, and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

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Ms. Vose asked if the respondent was present.

Mr. Fox said these properties were in stewardship with Rusty Collins, an attorney in town and the City had reached out before with no response.

Ms. Vose found the respondent to be in violation.

ORDER

Ms. Vose ORDERED that the respondent should come into compliance within ten (10 days or up to a $250 a day fine would be assessed.

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.

Barry Fox, Code Enforcement Manager, said the respondent was identified as Teisan Family Revocable Living Trust, or Gregory W Teisan and reviewed the violation, Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply. He said the notice of violation, notice of hearing was served, and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.
Ms. Vose asked if this property was located where people had issues finding parking.

Mr. Tomaselli replied that the property was on the north side of Castillo Drive where the municipal parking garage was located. He said when the parking garage was full, they would wave people over to park on their property.

Ms. Vose asked if this was a repeat offense.

Mr. Fox replied that it was being reviewed. He said they had another violation, but it was for a different ordinance. He said that was why it was not listed as a repeat offender on the agenda, even though it was the same issue.

Mr. Schauland commented that in 2017 they were cited in violation of Chapter 17 Section 17-72 but had a different owner and it was outside the five year window. He said on December 31, 2020, there was a notice of violation for this same ordinance and on February 9, 2021, they were found in violation.

Ms. Vose asked if they had a business tax receipt and did not renew it.

Mr. Schauland replied they were unable to have a business tax receipt for this property. He said it was zoned residential and could not have a business tax receipt for a parking lot.

Ms. Vose asked if this case would come back for a violation of zoning or illegal parking.

Mr. Fox said at a DRC meeting the respondent would be informed that this type of business would not be allowed; however, they continued. He said based on the 2021 case it would be a repeat offender for the business tax receipt for parking vehicles on the property.

Ms. Vose asked if the respondent was present.

Jeremy Tison, the respondent, said he had parked vehicles on his property, but felt a variance should be made to the ordinance. He said he was in the process of leaving the property.

Ms. Vose asked if he was selling the property.

Mr. Tison replied the home was staying within the family, but another family member would be more responsible for it.

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Ms. Vose said they were within the five-year time frame of the last violation of the business tax receipt and would not be able to obtain one.

ORDER

Ms. Vose ORDERED the respondent to pay a $500 fine and if this happened again in the future, applying to anyone in control of the property, there would be a $500 fine assessed for each time it occurred in the future for the next five (5) years.

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.

The item was removed from the agenda, as it had come into compliance.

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.

Barry Fox, Code Enforcement Manager, said the respondent was identified as Bishop of the Diocese St. Augustine, and David Percil as the agent and reviewed the violation, Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply. He said the notice of violation, notice of hearing was served, and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Mr. Fox said this was a reoccurring offense at this property; however, it had not come before because they had come into compliance and agreed to attend a DRC meeting. He said at the DRC meeting they were told how to be in compliance because this property was able to be used for this purpose; however, they did not complete the improvements.

Ms. Vose asked if the parking of vehicles on this lot related to church activities.

Mr. Fox replied it was related to Nights of Lights! (NOL) and not a church function.

Ms. Vose asked if the respondent was present.

Jon Carres, Executive Director, National Shrine of Our Lady of La Leche Mission Nombre de Dios and Jonthan Velarde, owner of Parking Pros, were present.

Mr. Carres said December 21st, as shown in the photo, was a church event and there was no charge for parking; however, the other days were related to NOL activities. He said for that purpose the Shrine did not have a business tax receipt, but Parking Pros had a sales receipt for tax purposes. He said Parking Pros were contracted by the Shrine when they charged for parking in the field, and they had the correct certificates. He said if he needed to obtain a business tax receipt he could; however, it had not been done in the past.

Ms. Vose asked for clarification on the tax receipt that Parking Pros had.

Mr. Velarde said they were a service-based business and thought it encompassed anything they conducted business within the City. He said they currently had one but could obtain others if required.

Mr. Fox said this had been explained and each location had to have one specific to the site. He said the violation was a violation of the Shrine as they needed a business tax receipt to allow parking on the site because they were required to meet the DRC requirements and complete the improvements. He said the Shrine had not made any improvements to the grass lot therefore, unable to get a business tax receipt. He said Parking Pros had a

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business tax receipt, but it had to be specific to where they were doing their function. He said in front of the Shrine there was a paved parking lot where parking could take place; however, the vehicles were in the grass field.

Mr. Carres said the City wanted them to make improvements by laying asphalt or rock in the grass field. He said he did not feel the neighbors would be in support of that for the few times that the field was used for parking; however, this year there were several church events as it was a Jubilee year for the Catholic Church and a lot of activity would take place. He said if it was a church event then it would be used for church parking.

Mr. Fox said the code allowed for overflow parking for one-time events on this site but not the constant parking.

Mr. Velarde said the parking that had occurred only on Saturdays during NOL. He felt this was a service to the City during NOL as there were thousands of vehicles on the streets looking for parking.

Mr. Carres pointed out there were other grass lots being used in the City for parking.

Ms. Vose asked if the paved parking lot was used first.

Mr. Carres said they used both; however, the paved parking lot could not be used until after 3:00p.m.

Ms. Vose said as church functions did not require a business tax receipt; however, using the property for various purposes not church related was not allowed on the grass lot without the improvements and the receipt.

Mr. Carrera asked if there was a special use permit that he could request during NOL time period.

Mr. Fox noted this property could be utilized for this parking, but they would have to attend a DCR meeting and meet all the requirements.

Ms. Vose found the respondent in violation, and said since they thought that the business tax receipt from Parking Pros applied, she would not assess a fine.

ORDER

Ms. Vose ORDERED that if the respondents were to use Parking Pros in the future, they would have to comply with the ordinances required.

Mr. Carrera replied he would apply to a DRC meeting as there may be other events besides NOL that the parking on the grass lot may be needed.

Ms. Vose said the matter was closed.

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as Tricat Lllp and reviewed the violation, Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply. He said the notice of violation, notice of hearing was served, and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Ms. Vose asked if the respondent was present.

Michelle Thrower and Patricia Merritt were present.

Ms. Merritt said the property in question adjoined her home at 28 Water Street, the north adjoined her daughter's home, the west side adjoined a permitted parking lot, and the north side was directly across from Ripley's Believe It or Not's. She said the lot

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had been used for various needs; however, over the past 22 years it was never used for public parking.

Ms. Thrower said the City was in the top ten in the country for holiday lights and there were millions of people in town. She said she had a parking lot that was permitted for about twelve vehicles, and this lot was beside hers. She agreed they were in violation, but felt they were helping the City. She requested a special permit so the space could be used for public service. She said the City used a similar to theirs without improvements for parking and they wanted to do the same.

Ms. Merritt said she did not want to have a permanent parking lot as it was used for many things.

Ms. Vose said that the special permit request would be a topic of concern for the City Manager and elected officials. She found the respondents in violation. She asked if this was a repeat violation.

Mr. Fox said what they said could not be disputed. He said in the past two years they had worked with them to get this property processed but this particular lot was in a RS-1 zoning.

Ms. Thrower said they could not obtain the permit because it was a residential lot.

ORDER

Ms. Vose ORDERED a $250 fine and in future it should not continue, and if caught, it would be a repeat violation and a $500 a day fine be assessed. [1]

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.

Barry Fox, Code Enforcement Manager, said the respondent was identified as Rosa Jane Prevatt, et al, and reviewed the violation, Ch. 19 Sec. 3- Unlawful conditions. He said the notice of violation, notice of hearing was served, and affidavits were on file

Morganne Lanni, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Ms. Vose asked if this was a residential property with a home.

Ms. Lanni replied in the affirmative.

Public Comment was opened:

Joe Shaughnessy said the tenant on the property was a tree trimmer and when he was not trimming trees, he would process them onsite. He said the St. Augustine Police came and did a decibel reading since he runs the log splitter all day and the reading was between 80-90 decibels. He said working night shift was difficult and this was affecting him greatly. He said there was a trailer on the property that the tenant rented out.

Trevor Smith said this had been going on for years, and the person who lived on site what was on the deed, but he was elderly. He said his concern was what would happen after he passed as the family did not care about the property. He said this was hurting the neighborhood.

Doneen Boyd said she was concerned with the large pieces of equipment on the street which made it impossible to travel. She said it was very dangerous and a nuisance.

[1] Break 11:08a.m.- 11:15a.m.

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Jerry Butterbaugh said this was a huge issue and right next to the property was a church. He said the tenant would cut the logs in the street and would dump the limbs and the noise this caused was loud.

Ms. Vose said this was a repeat violation and asked if a $500 fine would begin December 23, 2024, which was ten (10) days after the notice.

Mr. Fox replied that Shane Peterson knew he was being a nuisance to the neighborhood with very little concern. He said the contact with him had been unpleasant when trying to get him to comply with the noise. He said they were requesting a $500 a day fine from the day it was discovered.

ORDER

Ms. Vose ORDERED a $500 a day fine from the date the respondent was found in violation because it was a repeat violation, and it should continue until he came into complete compliance, or it reached $50,000 and then brought back for a separate case.

Mr. Fox said they would continue to monitor the situation as much as possible. He said he had been working with the police department to consolidate their efforts.

6. Fine Assignment Hearing

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as Valerie Lee Properties, LLC and reviewed the violation, Ch. 8 Sec. 608- Permits required. He reviewed the case and provided background information.

Valerie Lee respondent said she hired a new builder and thought he applied for the permit. She said she did not know the fine was $50,000 until she came to the meeting. She said the work had been done properly and the permits were approved.

Ms. Vose said according to the record Ms. Lee was out of compliance for forty-one (41) days**.**

Mr. Fox replied that she had been out of compliance because the permit had expired. He said the violation period had been defined to be forty-one (41) days.

Ms. Lee said she was not informed by her builder that the permit had expired.

Ms. Vose said she assumed the permit was posted on the property.

Ms. Lee said the construction had been completed.

Mr. Fox said this was not in relation to when the permit was approved or reissued but was pertaining to when the permit had expired.

Ms. Vose found there were some extenuating circumstances.

ORDER

Ms. Vose ORDERED a $50 per day fine resulting in a total fine of $2,050.

b) CE2024-0227 Bicknell, Lee
Bicknell Family Trust Bicknell, Constance Inez 1
9 Milton St
Ch. 19 Sec. 3- Unlawful conditions.

Barry Fox, Code Enforcement Manager, said the respondent was identified as Bicknell Family Trust or Lee Bicknell, and reviewed the violation, Ch. 19 Sec. 3- Unlawful conditions. He reviewed the case and provided background information.

Ms. Vose asked if the respondent was present.

The respondent was not present.

DRAFT

ORDER

Ms. Vose ORDERED that the full $250 per day fine until the property comes into compliance beginning January 7, 2025.

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as Rer Pro Invest LLC, and reviewed the violation, Ch. 8 Sec. 608- Permits required. He reviewed the case and provided background information.

Ms. Vose asked if the respondent was present.

The respondent was not present.

ORDER

Ms. Vose ORDERED a fine of $250 per day beginning December 15, 2024.

7. Fine Reduction Hearing

(None)

8. Lien Hearing

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as Roots Construction Group LLC, and reviewed the violation, Ch. 19 Sec. 3- Unlawful conditions. He reviewed the case and provided background information.

Ms. Vose asked if the respondent was present.

Joseph Largay said he thought this issue had been resolved.
Mr. Fox asked if he could speak for the respondent.

Mr. Largay replied in the affirmative.

Mr. Fox said Mr. Largay was in violation; however, he misunderstood the order in reference to some vehicles on the property. He said there had been significant improvements made to the property but there were two unregistered vehicles left with one being on a trailer, leaving him out of compliance.

Ms. Vose asked if the property would have been compliant within ten (10) days.

Mr. Fox said there was significant clean-up made to the property, but the two vehicles kept him out of compliance.

Mr. Largay advised he was unable to get the vehicles taken care of due to a license issue. He noted at the end of February that he should have his license back and be able to take care of the problem.

ORDER

Ms. Vose ORDERED to revisit the case in thirty (30) days and move the two vehicles within thirty (30) days.

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.

Barry Fox, Code Enforcement Manager, said the respondents were identified as, Barbara W Teisan, Hilary Erin Teisan, Gregory Walton Teisan, and Jeremy Adam Teisan, and reviewed the violation, Ch. 28 Sec. 33- Certificates of occupancy. He reviewed the case and provided background information.

Morgan Lanni, Code Enforcement Officer, provided a brief overview of the software used to track Airbnb's for the City. She noted that this was an active Airbnb which was last posted July 22, 2024, and was being advertised.

DRAFT

Mr. Fox advised there had been no stays since July even though it was being advertised. He said the Airbnb did not have a certificate of occupancy (CO). He questioned the violation period was as they would have been out of compliance ten (10) days after April 9, 2024. He said there were two ways to come into compliance, it could be turned back into a shed or a CO could be obtained. He advised that neither of these had been done.

Ms. Vose said a fine of $250 per day was assessed until compliance was met.

Mr. Fox said the lien total for the 290 days was $72,500.

Jeremy Tison, respondent, said the Fire Inspector came and viewed the property and he thought everything had been settled. He said this building had been rental for thirty (30) years.

Mr. Fox advised the Fire Marshal performed a life safety check for a certificate of registration not the CO, as the CO was to allow people in the building.

Ms. Vose asked for a recommendation on how to proceed.

Mr. Schauland suggested allowing Mr. Tison to hire a contractor and remedy the issue and return to assess the fine at a later date.

ORDER

Ms. Vose ORDERED the process should be started within ten (10) days and the case should be brought back if it was taking an unreasonable amount of time. She said a fine would be assessed in the future.

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

Barry Fox, Code Enforcement Manager, said the respondents were identified as Luther C Stewart III and Jodi Lynn Stewart, and reviewed the violation, Ch. 3 Sec. 23- Sign regulations generally. (i) obsolete signs. He reviewed the case and provided background information. He noted the fine remained unpaid.

ORDER

Ms. Vose ORDERED the fine to be reverted back to $4,750 and a lien authorization would be signed.

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

Barry Fox, Code Enforcement Manager, said the respondents were identified as Rer Pro Invest LLC and he reviewed the violation, Ch. 8 Sec. 457- Unlawful continuance. He reviewed the case and provided background information. He noted the fine remained unpaid.

ORDER

Ms. Vose ORDERED the authorization of a lien in the amount of $500

The respondent was not present.

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-of-way.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Dettra Living Trust, and reviewed the violation, Ch. 22 Sec. 16- Use of and/or construction in City rights-of-way. He reviewed the case and provided background information. He said prior to the lien being issued the respondent had become compliant; however, the documentation had not been provided to

DRAFT

Code Enforcement. He asked if this finding could be dismissed as the documents were not available prior to the hearing.

ORDER

Ms. Vose ORDERED that the case be dismissed.

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

Barry Fox, Code Enforcement Manager, said the respondents were identified James and Micha Huxford, and reviewed the violation, Ch. 8 Sec. 608- Permits required. He reviewed the case and provided background information. He said the respondents came into compliance within the compliance period. He requested closure of the case.

ORDER

Ms. Vose granted an order of compliance and closure.

10. Previously Heard Cases Update

(None)

11. City Attorney Items

(None)

12. Other Business

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 12:33 P.M.[2]

_____
Becky Vose, Special Magistrate

DRAFT

[2] Transcribed by Elyse Wiemann

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

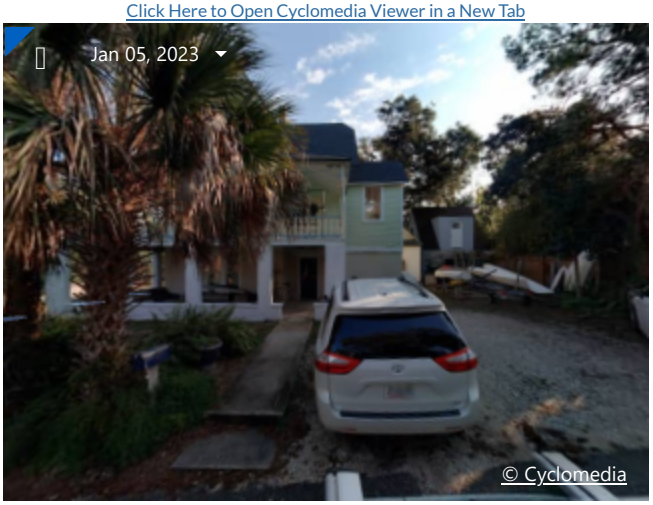
If you are a new owner of this property, please click here to submit a Sales Questionnaire

2024 TRIM Notice

Summary

Parcel ID	1571200000
Location Address	1 PONCE DE LEON AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Carvers (713)
Tax Description*	1-58 CARVERS SUB ANASTASIA LOT 6 & N1/2 OF LOT 7 BLK 6 OR1466/340 &1605/68 &3053/460(C/D) OR3092/1783(F/J) &4328/155 & 5696/387 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Anastasia, Map Of
Sec/Twp/Rng	58-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.140
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Balch Robert K Et AL 50% Balch Beverly A,Robert M 50% Balch Robert M 50% Balch Robert K Trust D:01/18/23 0%
Mailing Address	1 PONCE DE LEON AVE SAINT AUGUSTINE, FL 32080-4631

Exemption Information

Exemption Type	Status	Amount
Homestead		$45,757

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: February 27, 2025

SUBJECT: Case Number: **CE2024-0415**

RESPONDENT: Robert K Balch
Beverly A Balch
Robert M Balch
Balch Robert K Trust

LOCATION: 1 Ponce De Leon Ave Saint Augustine Fl 32084

Parcel Number 1571200000

VIOLATION: City Code, Chapter 8, Sec. 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 approximately15 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0415**, concerns the property located at **1 Ponce De Leon Ave**, 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, **Robert K Balch, Beverly A Balch, Robert M Balch**, and **Balch Robert K Trust** and it is reflected as such on the agenda for today's meeting.

On **June 02, 2024**, I observed what appeared to be construction work at the above stated address. Additionally framing work and structural work on the east side of the building as well as window work was observed.

I issued an Official Notice of Violation to **Robert K Balch, Beverly A Balch, Robert M Balch,** and **Balch Robert K Trust** on January 11, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for failure to obtain the required permits prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on January 15, 2025 verified by the Receipt of Service returned to Department. In the Notice of violation, the Respondents were directed to obtain the proper permits and final inspections, or a fine of $250.00

per day may be assessed.

I have established contact with the respondent and was advised he would be sailing around the world for approximately six months and would address the concerns upon his return. I feel the respondent does understand the violation.

On June 2, 2024 and March 1, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way.

A Notice of Hearing was issued on February 20, 2025, 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

FAM 206

ZIP System

AFFIDAVIT OF SERVICE

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

Robert K Balch
Beverly A Balch
Robert M Balch
Robert K Balch Trust

1 Ponce De Leon Ave Saint Augustine, Florida 32080

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0415**

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 **February 26, 2025,**

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

PRIMARY SERVICE:

3. That on **February 20, 2025**,

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

   9489 0090 0027 65775095 91, 9489 0090 0027 65775096 07, 9489 0090 0027 65775096 14, 9489 0090 0027 65775096 21

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 **February 26, 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 February, 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

CE2024-0415

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

FEBRUARY 20, 2025

IN THE MATTER OF: Owner(s): Beverly A Balch

Robert K Balch

Robert K Balch -Trust

Robert M Balch

Address: 1 Ponce De Leon Ave. Saint Augustine FL 32084

Case #: CE2024-0415

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: **1 Ponce De Leon Ave. Saint Augustine FL 32084**

LEGAL DESCRIPTION: 1-58 CARVERS SUB ANASTASIA LOT 6 & N1/2 OF LOT 7 BLK 6 OR1466/340 &1605/68 &3053/460(C/D) OR3092/1783(F/J) &4328/155 & 5696/387

PARCEL NUMBER: 1571200000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **WEDNESDAY, MARCH 5, 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:

Chapter 8, Section 608-Permits Required: Exterior framing, and Window installation performed without permits.

CE2024-0415

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, She 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 recurs, 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 person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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.

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5095 91, 9489 0090 0027 6577 5096 07, 9489 0090 0027 6577 5096 14, 9489 0090 0027 6577 5096 21

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

January 11, 2025

IN THE MATTER OF: Name: Robert K Balch
Beverly A Balch
Robert M Balch
Balch Robert K Trust

Address: 1 Ponce De Leon Ave
Saint Augustine, Florida 32080-4631

Case #: CE2024-0415

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: 1 Ponce De Leon Ave St Augustine Fl 32080-4631

LEGAL DESCRIPTION: 1-58 CARVERS SUB ANASTASIA LOT 6 & N1/2 OF LOT 7 BLK 6 OR1466/340 &1605/68 &3053/460(C/D) OR3092/1783(F/J) &4328/155 & 5696/387

PARCEL NUMBER: 1571200000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on JUNE 2, 2024 which revealed the following violations:

RESPONDENT PERFORMED REGULATED WORK ON PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS

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

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

The above action may be corrected by obtaining the proper permits 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 5114 88, 9489 0090 0027 6577 5114 95, 9489 0090 0027 6577 5115 01, 9489 0090 0027 6577 5115 18

cc: John P. Regan, City Manager
CEAAB File

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CE2024-0415

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

FEBRUARY 20, 2025

IN THE MATTER OF: Owner(s): Beverly A Balch

Robert K Balch

Robert K Balch -Trust

Robert M Balch

Address: 1 Ponce De Leon Ave. Saint Augustine FL 32084

Case #: CE2024-0415

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: **1 Ponce De Leon Ave. Saint Augustine FL 32084**

LEGAL DESCRIPTION: 1-58 CARVERS SUB ANASTASIA LOT 6 & N1/2 OF LOT 7 BLK 6 OR1466/340 &1605/68 &3053/460(C/D) OR3092/1783(F/J) &4328/155 & 5696/387

PARCEL NUMBER: 1571200000

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Chapter 8, Section 608-Permits Required: Exterior framing, and Window installation performed without permits.

CE2024-0415

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, She 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 recurs, 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 person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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.

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5095 91, 9489 0090 0027 6577 5096 07, 9489 0090 0027 6577 5096 14, 9489 0090 0027 6577 5096 21

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

Homestead Compliance

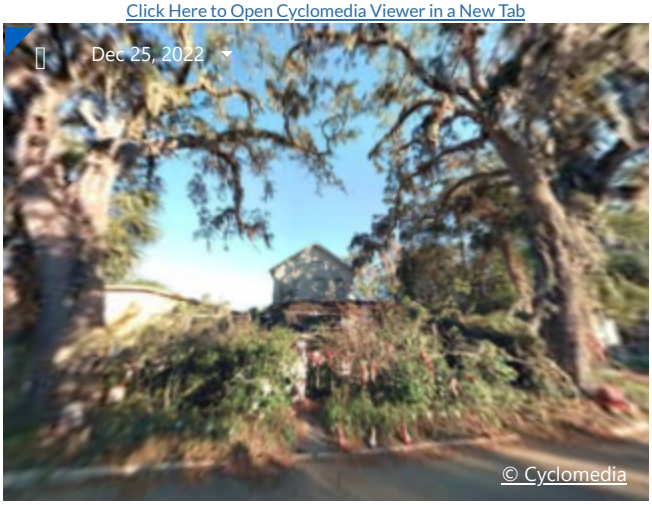
This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

2024 TRIM Notice

Summary

Parcel ID	1909400000
Location Address	14 MYRTLE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.150
Homestead	Y

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Corbitt Carol Lee 100%
Mailing Address	14 MYRTLE AVE SAINT AUGUSTINE, FL 32084-2830

Exemption Information

Exemption Type	Status	Amount
Homestead		$31,761

Sec. 19-4. - Certain growth and conditions prohibited.

It shall be unlawful on any lot, parcel or tract of land within the city to allow weeds, grass, or underbrush to grow thereon to a height of twelve (12) inches or more from the ground; or to allow garbage, junk, refuse, dead trees, or other unsightly or unsanitary matter to remain thereon; or to allow conditions to remain thereon that create harborage for rodents, vermin, or mosquitos; or to allow the existence of depressions, excavations, containers, or any other condition on such premises wherein untreated water may accumulate and stand in such a manner as to make possible the propagation of mosquitoes thereon.

(Code 1964, § 14-14; Ord. No. 19-05, § 1, 4-22-19)

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **March 5, 2025**

SUBJECT: **Case Number: CE 2024-0467**

RESPONDENT: **Carol Lee Corbitt**

LOCATION: **14 Myrtle Avenue, Saint Augustine, FL 32084**

Parcel Number: **190940 0000**

VIOLATION: **City Code, Chapter 19, Section 19-4 Certain growth and conditions prohibited.**

BACKGROUND INFORMATION:

My name is Curtis Boles, and I have been sworn in. I am a Code Enforcement Officer for the City of St. Augustine, in this capacity for approximately 22 years. This case, number CE2024-0467, concerns the property located at 14 Myrtle 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 Carol Lee Corbitt, and it is reflected as such on the agenda for today's meeting.

On July 15, 2024, I received information about the property from the neighbor. She called to complain about the flowers planted in the front yard of the home. Neighbors stated they are overgrown and would like the city to remove the flowers out of the way. A voice mail message was then left with Mr. Mark Hartley, which handles Streets and Grounds regarding the storage of flowers and debris in City Right of Way. Upon inspection, I also observed a white vehicle without valid tag and confirmed the violation. On August 9, 2024, and again on September 25, 2024, I spoke with the owner, Mrs. Corbitt, and I advised her of the violation and requested she remove the derelict vehicle and debris. On February 3, 2025, an Official Notice of Violation was mailed to Carol Lee Corbitt, giving her a compliance period of an additional ten days to correct the violation. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 19, Section 19-4, for the improper storage of a derelict vehicle and debris on the property.

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

I have established contact with the respondent. I feel the respondent does understand the violation. On March 1, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On January 22, 2025, I visually reinspected the property and noted the property owner had not come into compliance and the

derelict vehicle and debris remained. Because compliance was not achieved, on February 14, 2025, a Notice of Hearing was issued, which was delivered to the Respondent via certified mail.

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

Curtis Boles

Curtis Boles
Code Enforcement Officer

WARNING

HATE HAS NO
HOME HERE.

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

March 5, 2025

IN THE MATTER OF: Carol Lee Corbitt
14 Myrtle Avenue
Saint Augustine, Florida 32084

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Chapter 19, Section 19-4 Certain growth and conditions prohibited.

SITE OF VIOLATION: 14 Myrtle Avenue

LEGAL DESCRIPTION: WILLIAMS ADDN W53FT LOT 4 BLK B OR 511 / 22

PARCEL NUMBER: 190940 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Wednesday, March 5, 2025, at 3:00 p.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:

- Grass overgrown front and back yard. Ornaments on City Right of Way with Hedges overgrown front and back yard. Clothing and other debris scattered throughout the property to include deck area.

This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB 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 CEAAB. 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 CEAAB.

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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."

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

Curtis Boles
Code Enforcement Inspector

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

Certified Mail Number: 7012 1010 0001 9502 ????

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

February 11, 2025

IN THE MATTER OF: Name: Carol Lee Corbitt

Address: 14 Myrtle Avenue

Case #: CE 2024-0467

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Chapter 19, Section 19-4 Certain growth and conditions prohibited.

SITE OF VIOLATION: 14 Myrtle Avenue

LEGAL DESCRIPTION: WILLIAMS ADDN W53FT LOT 4 BLK B OR 511 / 22

Parcel ID: 190940 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on July 8, 2024 which revealed the following violations:

Grass overgrown front and back yard. Ornaments on City Right of Way with Hedges overgrowth. Clothing and other debris scattered throughout property to include deck area.

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 **$250.00 per day** may be imposed by the Special Magistrate. The violation may be corrected via:

Remove Ornaments from Right of Way. Cut overgrown grass and hedges. Remove scattered clothing and other debris from the deck area and then call for a final inspection and appear before the Special Magistrate.

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

is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

Curtis Boles

Curtis Boles
Code Enforcement Officer
City of Saint Augustine

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 5099 80

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

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

Summary

Parcel ID	2127700000
Location	186 BLANCO ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Buena Esperanza (624)
Tax Description*	BUENA ESPERANZA ALL LOT 7 & FRACTIONAL LOTS 8 & 9 BLK 11 DB254/309(LOT 7) OR6084/1878 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Buena Esperanza Subdivision
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.240
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Grayanna Investments 100%
Mailing Address	186 BLANCO ST SAINT AUGUSTINE, FL 32084-0000

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.

Jul 20, 2024 at 10:53:58 AM
CE INSP J.TOMASELLI

Jul 20, 2024 at 10:53:50 AM
CE INSP J.TOMASELLI

Jul 20, 2024 at 10:54:04 AM
CE INSP J.TOMASELLI

AFFIDAVIT OF SERVICE

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

Katz Bronson Abraham Etal
Katz Grayson Alexander

4020 Coyote Ct. Marietta, Georgia 30062

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0479**

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 **February 26, 2025,**
   I received a copy of the attached Notice of Hearing for the hearing dated **March 5, 2025.**

PRIMARY SERVICE:

3. That on **February 20, 2025**,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
   9489 0090 0027 65775096 45, 9489 0090 0027 65775096 38

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 **February 26, 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 February, 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

CE2024-0479

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

FEBRUARY 20, 2025

IN THE MATTER OF: Owner(s): Abraham Bronson Katz

Alexander Grayson Katz

Address: 4020 Coyote Ct. Marietta, Georgia 30062

Case #: CE2024-0479

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: **186 Blanco Street Saint Augustine, Florida 32084**

LEGAL DESCRIPTION: BUENA ESPERANZA ALL LOT 7 & FRACTIONAL LOTS 8 & 9 BLK 11 DB254/309(LOT 7) OR5214/661 & 5952/590

PARCEL NUMBER: 2127700000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **WEDNESDAY, MARCH 5, 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:

Chapter 8, Section 608-Permits Required: Exterior framing, and Block Work performed without 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, She 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 recurs, 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 person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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.

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5096 45, 9489 0090 0027 6577 5096 38

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

January 25, 2024

IN THE MATTER OF: Name: **Katz Bronson Abraham Etal**
Katz Grayson Alexander

Address: **4020 Coyote Ct Marietta, Ga. 30062**

Case #: **CE2024-0479**

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: **186 Blanco Street St Augustine**

LEGAL DESCRIPTION: BUENA ESPERANZA ALL LOT 7 & FRACTIONAL LOTS 8 & 9 BLK 11 DB254/309(LOT 7) OR5214/661 & 5952/590

PARCEL NUMBER: 2127700000

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

Construction work without obtaining 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, by **FEBRUARY 5, 2025, 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 PROPER PERMITS, PAYING RELATED FEES, AND OBTAINING FINAL INSPECTION

Notice of Violation
CE2025-0479

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 5115 56
9489 0090 0027 6577 5115 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.

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

2024 TRIM Notice

Summary

Parcel ID	1514500000
Location Address	6 COURT THEOPHELIA SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave North (COM) (602.5)
Tax Description*	4-35 SAN MARCO COURTS E1/2 OF LOTS 1 THRU 4 BLK 3 OR4993/672 *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	San Marco Courts
Sec/Twp/Rng	6-7-30
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	San Marco Office LLC 100%
Mailing Address	200 BUSINESS PARK CIR STE 105 SAINT AUGUSTINE, FL 32095-0000

Map

Sec. 8-301. - Property maintenance code.

The 2018 International Property Maintenance Code, published by the International Code Council, and all subsequent amendments and revisions is adopted and incorporated by reference as the property maintenance code for the City of St. Augustine.

(Ord. No. 18-15, § 3, 12-10-18)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **February 26, 2025**

SUBJECT: **Case Number: CE2024- 0538**

RESPONDENT: **San Marco Office LLC**

LOCATION: **6 Court Theophelia, Saint Augustine, FL 32084; Parcel Number 1514500000**

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

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 CE2024-0538, concerns the property located at 6 Court Theophelia, 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 San Marco Office LLC, and it is reflected as such on the agenda for today's meeting.

On September 19th, 2024, I responded to this property after a complaint was received from the Saint Augustine Police Department stating the building was unsecure and transients were seen inside on a regular basis. Upon arrival, I noted the property was fenced in, but there was a section of the building facing the North boundary of the property that was completely open to the elements and/or any trespassers. After my initial inspection, I made a telephone call to Ansbacher Law, the registered agent for San Marco Office LLC. I spoke with the administrative assistant who advised me a Ms. Carter is the agent who primarily handles assets and issues such as this. I then called Ms. Carter at the phone number provided to me from the administrative assistant, where I left a message for her to please call me back. I did receive a phone call back from her, during which time I advised her of the violation and the need to secure the windows. She assured me she would have someone remedy the issue. No change has been noted since the initial complaint on September 19, 2024.

I photographed the property on September 19, 2024 and again on February 27, 2025. These

photos accurately depict what I saw during my inspections. I issued a Notice of Violation on January 6, 2025, giving ten days to secure the property. As of January 16, 2025, no changes have been made. Based on these facts, I issued an official Notice of Hearing on February 21, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 8, Section 8-301, for a violation of the International Property Maintenance Code, and as adopted into City Code, Chapter 8, Section 301. 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.

This concludes my presentation pending any questions you may have.

Morganne E Lanni

Morganne E Lanni
Code Enforcement Officer

SECTION 301
GENERAL

301.1 Scope.

The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility.

The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as *owner-occupant* or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit, rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit, rooming unit, housekeeping unit* or *premises* they occupy and control.

301.3 Vacant structures and land.

Vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Sep 19, 2024 at 12:56:49 PM
CE INSP M.LANNI
STOP
6
A

Sep 19, 2024 at 12:55:54 PM
CE INSP M.LANNI

Sep 19, 2024 at 12:55:37 PM
CE INSP M.LANNI

AFFIDAVIT OF SERVICE

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

San Marco Office LLC
6 Court Theophelia
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0538

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 February, 21, 2025, I received a copy of the attached Notice of Hearing for the hearing dated March, 5th, 2025.

PRIMARY SERVICE:

3. That on February, 22, 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 February 24, 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 26 DAY OF February, 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

February 21, 2025

IN THE MATTER OF:	Owner(s):	San Marco Office LLC
	Agent(s):	Ansbacher Law Shee, Christopher KUZOIAN, STEPHEN B
	Address:	6 COURT THEOPHELIA, Saint Augustine, FL, 32084
	Case #:	CE2024-0538

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION:	6 COURT THEOPHELIA, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	4-35 SAN MARCO COURTS E1/2 OF LOTS 1 THRU 4 BLK 3 OR4993/672
PARCEL NUMBER:	1514500000

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

Vacant building not secured in accordance with International Property Maintenance Code, Chapter 3, Section 301.3, and as adopted in City Code, Chapter 8, Section 8-301.

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 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 5094 47
9489 0090 0027 6577 5094 54
9489 0090 0027 6577 5094 61
9489 0090 0027 6577 5094 78
9489 0090 0027 6577 5094 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.

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

CODE ENFORCEMENT DIVISION

January 06, 2025

IN THE MATTER OF:	Owner(s):	San Marco Office LLC
	Agent(s):	Ansbacher Law Shee, Christopher KUZOIAN, STEPHEN B
	Address:	6 COURT THEOPHELIA, Saint Augustine, FL, 32084
	Case #:	CE2024-0538

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 301 - Sec. 8-301. - Property maintenance code.

SITE OF VIOLATION:	6 COURT THEOPHELIA, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	4-35 SAN MARCO COURTS E1/2 OF LOTS 1 THRU 4 BLK 3 OR4993/672
PARCEL NUMBER:	1514500000

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:

Vacant building not secured in accordance with International Property Maintenance Code, Chapter 3, Section 301.3, and as adopted in City Code, Chapter 8, Section 8-301.

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

Secure property to prevent trespassers via boarding windows.

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 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 5116 79
9489 0090 0027 6577 5116 86
9489 0090 0027 6577 5116 93
9489 0090 0027 6577 5117 09
9489 0090 0027 6577 5111 67

cc: David Birchim, City Manager

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

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

2024 TRIM Notice

Summary

Parcel ID	1585730070
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 7 OR5497/1325 *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	29-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.330
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Old Stone Management Inc 100%
Mailing Address	8 STONEGATE RD VALHALLA, NY 10595-0000

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: February 27, 2025

SUBJECT: Case Number: **CE2024-0575**

RESPONDENT: Old Stone Management Inc.

LOCATION: 228 Pelican Reef Drive Saint Augustine Fl 32084

Parcel Number 1585730070

VIOLATION: City Code, Chapter 25, Sec(s). 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 approximately15 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0575**, concerns the property located at **228 Pelican Reef Drive**, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, **Old Stone Management Inc.** and it is reflected as such on the agenda for today's meeting.

On November 05, 2024, I went to the property and determined most of the trees had been removed. A check of the City of Saint Augustine Permitting database Cityworks verified there were no recent Permits, Additionally a check of the City GIS Ariel and St Johns County mapping system suggested the trees were removed after Respondent obtained possession.

I issued an Official Notice of Violation to **Old Stone Management Inc.** on February 12, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **City Code, Chapter 25, Sec(s). 25-56- Tree Removal and Replacement** , for failure to obtain the required permits prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on February 15, 2025, however, NO Receipt of Service has returned to Department. In the Notice of violation, the Respondents were directed to Appear Before the Magistrate.

I have not established contact with the respondent and feel the respondent does understand the violation.

On November 08, I photographed the property. On January 30th I conducted a drive-by and determined the property remains the same. The photograph accurately shows what I saw on that date and has not been altered in any way.

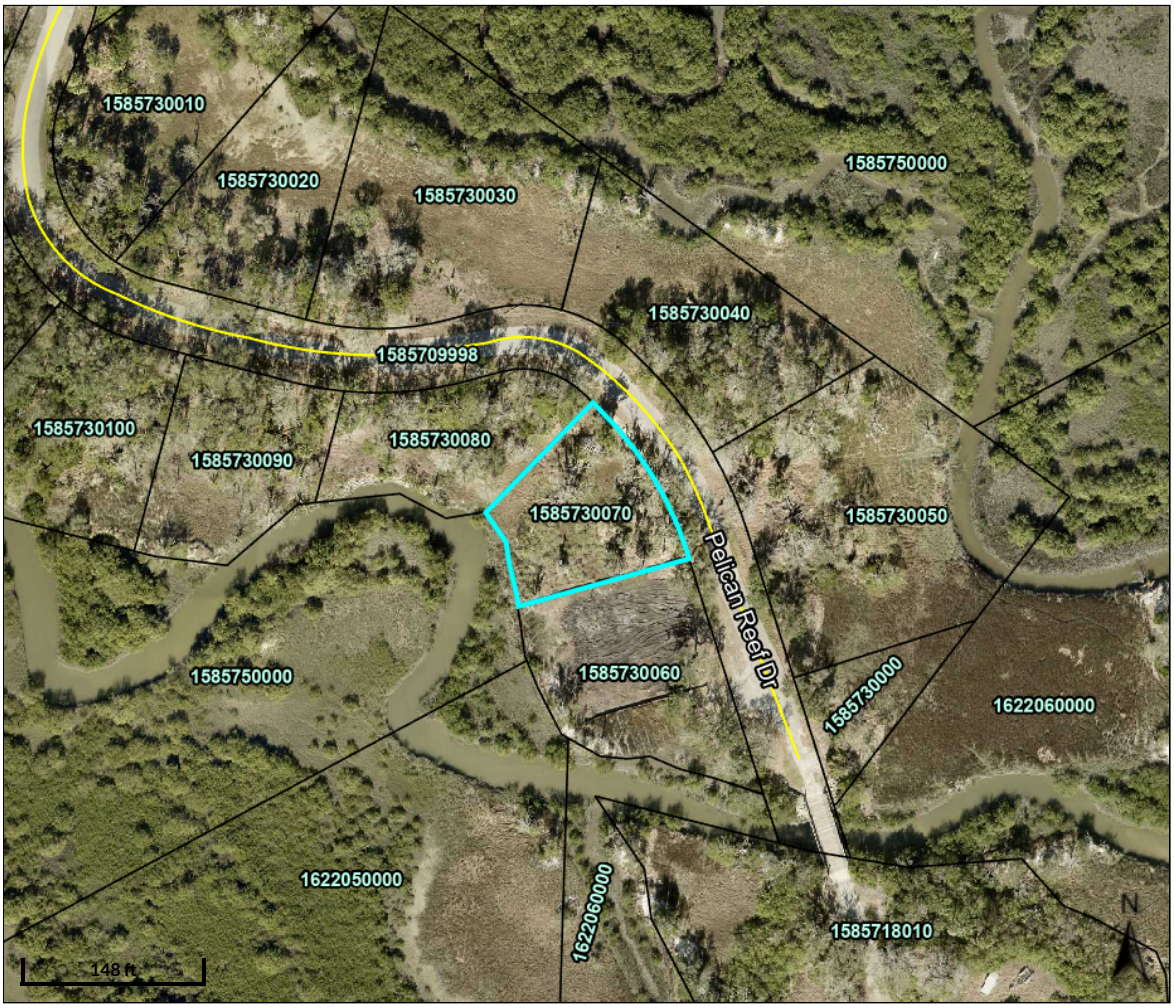
A Notice of Hearing was issued on February 20, 2025, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

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

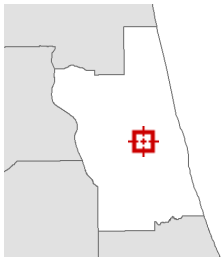
James Tomaselli
Code Enforcement Officer

238

St. Johns County, FL



Overview



Legend

Parcels

Parcel ID	1585730070	**Physical Address**	PELICAN REEF DR SAINT AUGUSTINE	**Building Value**	N/A	**Last 2 Sales**			
Property Class	0000 - Vacant Residential	**Mailing Address**	OLD STONE MANAGEMENT INC 8 STONEGATE RD VALHALLA NY 10595-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$350,000	2/16/2022	$360000	01	Q
Acres	0.33			**Just Value**	$350,000	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	$350,000				
				Total Exemptions	N/A				
				Taxable Value	$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: 11/5/2024
Last Data Uploaded: 11/5/2024 1:24:28 AM

Developed by SCHNEIDER GEOSPATIAL

AFFIDAVIT OF SERVICE

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

Old Stone Management Inc.

8 Stonegate Road, Valhalla New York 10595

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0575**

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 **February 26, 2025,**
   I received a copy of the attached Notice of Hearing for the hearing dated **March 5, 2025.**

PRIMARY SERVICE:

3. That on **February 20, 2025**,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

   9489 0090 0027 6577 5095 22

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 **February 26, 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 February, 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

CE2024-0575

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

FEBRUARY 20, 2025

IN THE MATTER OF: Owner(s): Old Stone Management Inc

Address: 8 Stonegate Road, Valhalla New York 10595

Case #: CE2024-0575

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (25), Section (28 & 56)

SITE OF VIOLATION: **228 Pelican Reef Drive, Saint Augustine FL 32084**

LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 7 OR5497/1325

PARCEL NUMBER: 1585730070

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **WEDNESDAY, MARCH 5, 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:

Chapter 25, Section(s) 28& 56- Failure to Submit and Obtain Approval Prior to Tree Removal By Either Code Enforcement and/or Planning & Zoning Board (PZB); Failure to Plant Replacement Trees Required With Approved Tree Removals.

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, She 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 recurs, 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 person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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.

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5095 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

February 12, 2025

IN THE MATTER OF: Name: **Old Stone Management Inc.**

Address: **8 Stonegate Road, Valhalla New York 10595**

Case #: **CE2024-0575**

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: City Code, Chapter 25, Section(s) 25-56, Tree Removal and Replacement

SITE OF VIOLATION: **228 Pelican Reef Drive, Saint Augustine Fl 32084**

LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 7 OR5497/1325

PARCEL NUMBER: 1585730070

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on November 05, 2024 which revealed the following violations:

Respondent removed all trees located on the property without obtaining prior permits or permissions.

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** of the receipt of this Notice, or a fine of up to **$5000 per tree** and mandatory tree replacement may be imposed by the Magistrate or Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

The above action may be corrected by:

APPEARANCE BEFORE BOARD MAGISTRATE

Notice of Violation
CE2024-0575

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 5104 05

cc: John P. Regan, City Manager
CEAAB File

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

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

Summary

Parcel ID	1113300000
Location Address	222 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Retail Stores W King St (COM) (680.38)
Tax Description*	DANCY TRACT RESUB BLK 1 LOT 1 BLK 2 OR5730/122 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	Dancy Tract Resubdivision of Block 1
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.400
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Kunsch Properties LLC 100%
Mailing Address	7 NESMITH AVE SAINT AUGUSTINE, FL 32084-0000

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: February 27, 2025

SUBJECT: Case Number: **CE2025-0590**

RESPONDENT: Kunsch Properties LLC
Terri Derkum
Ryan Kunsch

LOCATION: 222 W King Street Saint Augustine Fl 32084

Parcel Number 1113300000

VIOLATION: City Code, Chapter 8, Sec. 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 approximately15 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0590**, concerns the property located at **222 W King 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, **Kunsch Properties LLC, Terri Derkum**, and **Ryan Kunsch** and it is reflected as such on the agenda for today's meeting.

On November 15, 2024, I observed what appeared to be construction work at the above stated address inside the building after hours. A check of the City of Saint Augustine Permitting database Cityworks verified there were no recent Permits, other than a structural awning permit which was currently expired, addressing the interior work being performed. A secondary inspection determined a steel structure; previously utilized by the prior tenants to store marine items, which were located along the east side of the rear property, had been removed without the proper permits. It should be noted Respondent has obtained a Permit for the interior electrical work and attended Friday Review to obtain proper direction, thereby addressing the City's concerns regarding that specific issue, leaving the present issue unresolved.

I issued an Official Notice of Violation to **Kunsch Properties LLC, Terri Derkum**, and **Ryan Kunsch,** on February 12, 2025. In the notice, I cited a violation of the City of Saint Augustine Code,

City Code, Chapter 8, Sec. 608- Permits Require, for failure to obtain the required permits prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on February 15, 2025, verified by the Receipt of Service returned to Department. In the Notice of violation, the Respondents were directed to obtain the proper after the fact permits, or a fine of $250.00 per day may be assessed.

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

On November 15, and 21, 2024, and on March 1, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way.

A Notice of Hearing was issued on February 22, 2025, 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 15, 2024 at 11:02:10 AM
CE INSP J.TOMASELLI

Nov 15, 2024 at 11:02:18 AM
CE INSP J.TOMASELLI

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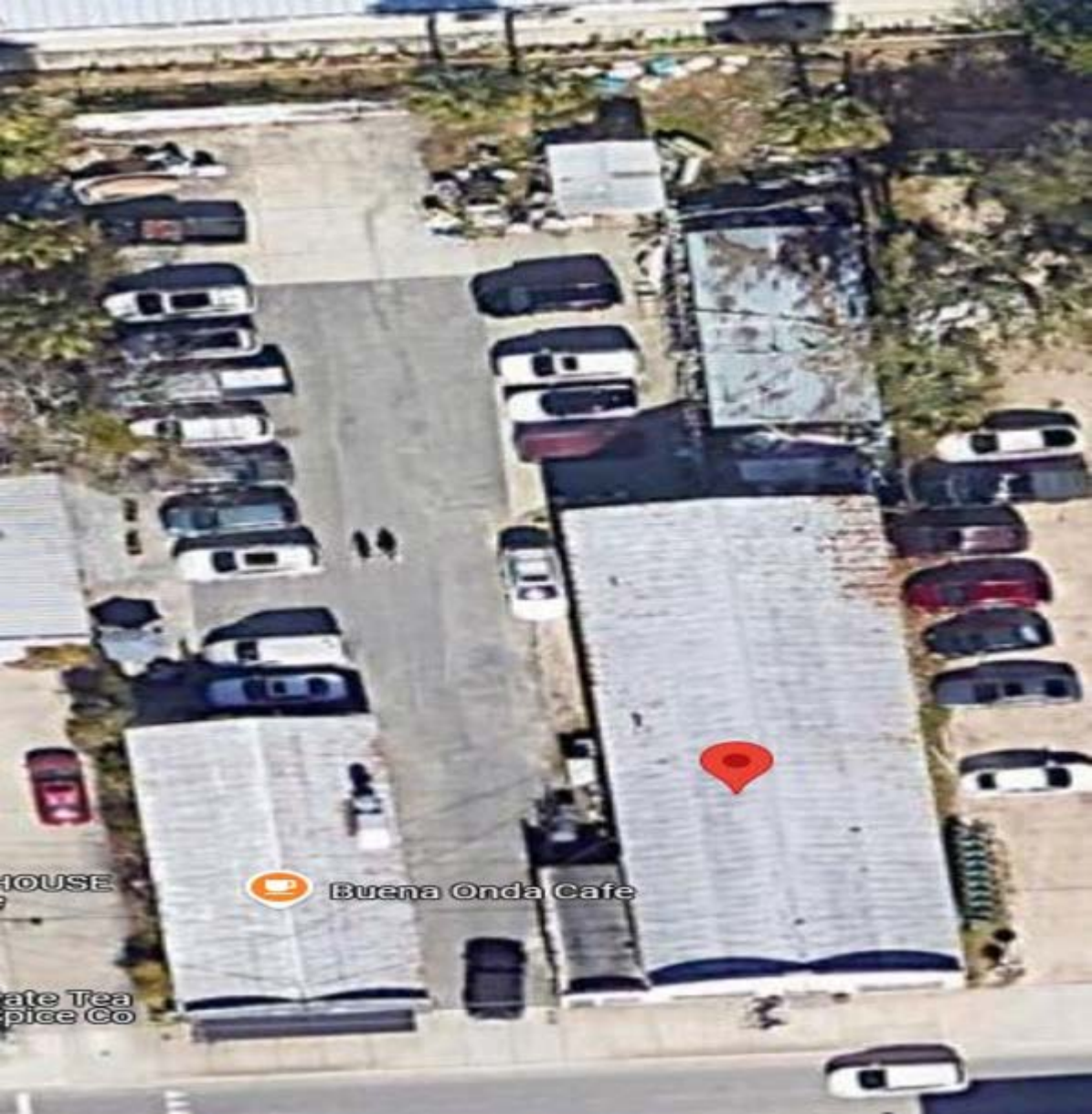
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AFFIDAVIT OF SERVICE

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

Kunsch Properties LLC
Terri Derkum
Ryan Kunsch

7 Nesmith Ave Saint Augustine, Fl 32084

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0590**

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 **February 26, 2025,**
   I received a copy of the attached Notice of Hearing for the hearing dated **March 5, 2025.**

PRIMARY SERVICE:

3. That on **February 20, 2025**,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

   9489 0090 0027 6577 5092 56, 9489 0090 0027 6577 5092 63, 9489 0090 0027 6577 5091 26

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 **February 26, 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 February, 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

CE2025-0590

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

FEBRUARY 20, 2025

IN THE MATTER OF: Owner(s): Kunsch Properties LLC
Terri Derkum
Ryan Kunsch

Address: 7 Nesmith Avenue Saint Augustine Fl32084

Case# : CE2024-0590

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: 222 W King Street, Saint Augustine FL 32084

LEGAL DESCRIPTION: DANCY TRACT RESUB BLK 1 LOT 1 BLK 2 OR5730/122

PARCEL NUMBER: 1113300000

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

Chapter 8, Section(s) 608- Permits Required- Respondent removed a number of structures along the east rear property without obtaining proper permits.

CE2025-0590

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, She 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 recurs, 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 person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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.

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5092 56, 9489 0090 0027 6577 5092 63, 9489 0090 0027 6577 5091 26

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

February 12, 2025

IN THE MATTER OF: Name: **Kunsch Properties LLC**
Terri Derkum
Ryan Kunsch

Address: **7 Nesmith Ave Saint Augustine Florida 32084**

Case #: **CE2024-0590**

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: City Code, Chapter 8, Section 8-608, Permits Required

SITE OF VIOLATION: **222 W King Street Saint Augustine Fl 32084**

LEGAL DESCRIPTION: DANCY TRACT RESUB BLK 1 LOT 1 BLK 2 OR5730/122

PARCEL NUMBER: 1113300000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on November 21, 2024 which revealed the following violations:

Respondent removed structures along the east side of the property prior to 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, **IMMEDIATELY** of the receipt of this Notice, or a fine of up to **$250.00 per day** may be imposed by the Magistrate or Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

The above action may be corrected by:

OBTAINING THE PROPER AFTER THE FACT PERMITS

Notice of Violation
CE2024-0590

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 5104 12, 9489 0090 0027 6577 5104 29, 9489 0090 0027 6577 5104 36

cc: John P. Regan, City Manager
CEAAB File

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

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

Summary

Parcel ID	1113300000
Location Address	222 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Retail Stores W King St (COM) (680.38)
Tax Description*	DANCY TRACT RESUB BLK 1 LOT 1 BLK 2 OR5730/122 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	Dancy Tract Resubdivision of Block 1
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.400
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Kunsch Properties LLC 100%
Mailing Address	7 NESMITH AVE SAINT AUGUSTINE, FL 32084-0000

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: February 27, 2025

SUBJECT: Case Number: **CE2025-0591**

RESPONDENT: Kunsch Properties LLC
Terri Derkum
Ryan Kunsch

LOCATION: 222 W King Street Saint Augustine Fl 32084

Parcel Number 1113300000

VIOLATION: City Code, Chapter 8, Sec. 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 approximately15 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0591**, concerns the property located at **222 W King 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, **Kunsch Properties LLC, Terri Derkum**, and **Ryan Kunsch** and it is reflected as such on the agenda for today's meeting.

On November 15, 2024, I observed what appeared to be construction work at the above stated address inside the building after hours. A check of the City of Saint Augustine Permitting database Cityworks verified there were no recent Permits, other than a structural awning permit which was currently expired, addressing the interior work being performed. A secondary inspection determined a newly constructed shed and deck built in the rear of the property; previously occupied by a storage shed, which had been removed without the proper permits and replaced with the new shed and deck. It should be noted Respondent has obtained a Permit for the interior electrical work and attended Friday Review to obtain proper direction, thereby addressing the City's concerns regarding that specific issue, leaving the present issue unresolved.

I issued an Official Notice of Violation to **Kunsch Properties LLC, Terri Derkum**, and **Ryan**

Kunsch, on February 12, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **City Code, Chapter 8, Sec. 608- Permits Require**, for failure to obtain the required permits prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on February 15, 2025, verified by the Receipt of Service returned to Department. In the Notice of violation, the Respondents were directed to obtain the proper after the fact permits, or a fine of $250.00 per day may be assessed.

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

On November 15, and 21, 2024 and March 1, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way.

A Notice of Hearing was issued on February 22, 2025, 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

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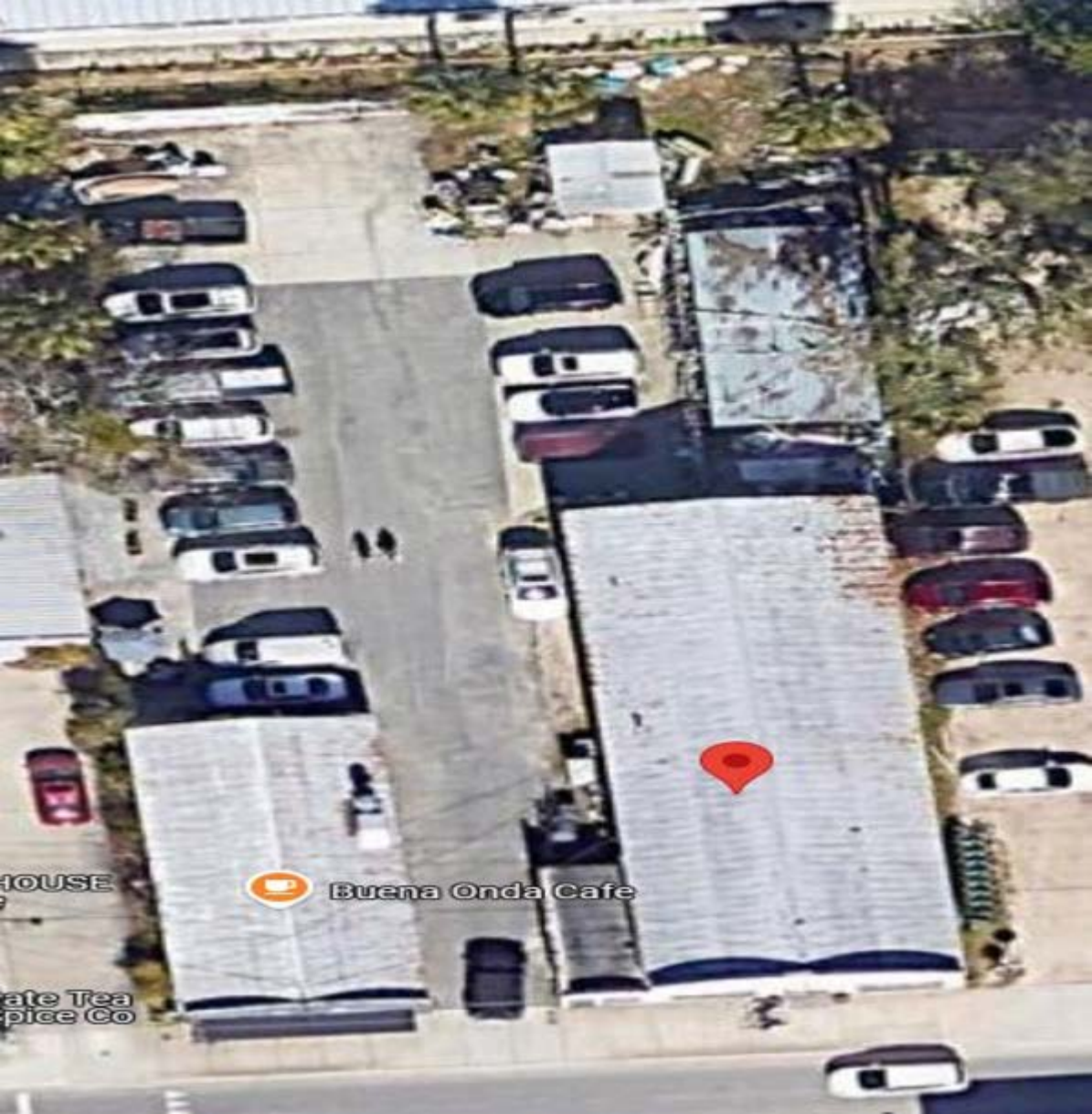
HOUSE
Buena Onda Cafe
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MAY 15, 2024 at 11:02:00 AM
GB INSP J.TORCASELLI

AFFIDAVIT OF SERVICE

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

Kunsch Properties LLC
Terri Derkum
Ryan Kunsch

7 Nesmith Ave Saint Augustine, Fl 32084

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0591**

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 **February 26, 2025,**
   I received a copy of the attached Notice of Hearing for the hearing dated **March 5, 2025.**

PRIMARY SERVICE:

3. That on **February 20, 2025**,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

   9489 0090 0027 6577 5092 56, 9489 0090 0027 6577 5092 63, 9489 0090 0027 6577 5091 26

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 **February 26, 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 February, 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

CE2025-0591

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

FEBRUARY 20, 2025

IN THE MATTER OF: Owner(s): Kunsch Properties LLC
Terri Derkum
Ryan Kunsch

Address: 7 Nesmith Avenue Saint Augustine Fl32084

Case# : CE2024-0591

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: 222 W King Street, Saint Augustine FL 32084

LEGAL DESCRIPTION: DANCY TRACT RESUB BLK 1 LOT 1 BLK 2 OR5730/122

PARCEL NUMBER: 1113300000

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

Chapter 8, Section(s) 608- Permits Required- Respondent removed a structure in the rear of the property and rebuilt, and added a surrounding deck without obtaining proper permits.

CE2025-0591

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, She 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 recurs, 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 person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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.

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5090 96, 9489 0090 0027 6577 5091 02, 9489 0090 0027 6577 5091 19

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

February 12, 2025

IN THE MATTER OF: Name: **Kunsch Properties LLC**
Terri Derkum
Ryan Kunsch

Address: **310 First Street Neptune Beach Florida 32266**

Case #: **CE2024-0591**

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: City Code, Chapter 8, Section 8-608, Permits Required

SITE OF VIOLATION: **222 W King Street Saint Augustine Fl 32084**

LEGAL DESCRIPTION: DANCY TRACT RESUB BLK 1 LOT 1 BLK 2 OR5730/122

PARCEL NUMBER: 1113300000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on November 22, 2024 which revealed the following violations:

Respondent removed a rear shed and constructed a new shed and surrounding deck without obtaining the required 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, **IMMEDIATELY** of the receipt of this Notice, or a fine of up to **$250.00 per day** may be imposed by the Magistrate or Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

The above action may be corrected by: **OBTAINING THE PROPER AFTER THE FACT PERMITS, PCB PPROVALS, INSPECTIONS, AND BY PAYING APPROPRIATE FEES**

Notice of Violation
CE2024-0591

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 5097 51

cc: John P. Regan, City Manager
CEAAB File

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

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

Summary

Parcel ID	1579400000
Location Address	4 SANCHEZ COVE AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Carvers (713)
Tax Description*	3-21 CARVERS ANASTASIA LOTS 5 & 6 BLK 29 OR5725/237 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Anastasia, Map Of
Sec/Twp/Rng	58-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.160
Homestead	N

No Image Available

Owner Information

Owner Name	Collins Forrest Et AL 100% Lamolinara Natalie 100%
Mailing Address	2885 LEE HILL DR BOULDER, CO 80302-9413

Sec. 28-331. - Fences, walls, and hedges.

(a) Notwithstanding other provisions of this chapter, fences, walls and hedges may be permitted in any required yard or along the edge of any yard; provided that no fence or wall in excess of eight (8) feet shall be permitted in any residential district except as specifically outlined in section 28-348. No fence or wall in excess of four (4) feet in height shall be permitted to encroach into the required front yard of any lot in a residential district except as provided in section 28-348 or, in the case of a nonconforming front yard setback, a fence may not extend past the front building line of the structure. No fence, wall, hedge or other visual barrier exceeding thirty (30) inches in height shall be permitted within twenty-five (25) feet of any intersection, except in historic preservation districts 1, 2 and 3.

(b) It shall be unlawful for any person to construct or cause to be constructed barbed wire line fences on any of the streets or along any property lines within the corporate limits of the city, except where the barbed wire lines are placed, erected or affixed on the tops of fences six (6) feet in height or more, measured from ground level, and the barbed wire lines are turned, pointed or directed inward toward the property enclosed by the fence.

(Code 1964, §§ 25-4, 33-87)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **March 5, 2025**

SUBJECT: **Case Number: CE 2025-0201**

RESPONDENT: **Forrest Collins and Natalie Lamolinara**

LOCATION: **4 Sanchez Cove Ave., Saint Augustine, FL 32084.**

Parcel Number 157940 0000

VIOLATION: **City Code, Chapter 22, Section 22-16 (b) (l) (I) Use of and / or**

Construction in City Right of Way

BACKGROUND INFORMATION:

My name is Curtis Boles, and I have been sworn in. I am the Code Enforcement Officer for the City of St Augustine and have been in this capacity for approximately twenty-two years. This case, number CE2025-0201, concerns the property located at 4 Sanchez Cove Ave., located within the City of Saint Augustine, in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Forrest Collins and Natalie Lamolinara, and it is reflected as such on the agenda for today's meeting.

On December 30, 2024, I was contacted by Mr. Fox and advised that he had visited and photographed a possible fence violation at 4 Sanchez Cove Ave. Mr. Fox supplied me with pictures he had taken at the time he was on the property. I reviewed the photos and determined that a violation is occurring on the property. I believe there are at least three unpermitted structures located on the property. I attempted to contact the owner, Mr. Forrest Collins and Natalie Lamolinara on December 30, 2025, and January 2, 2025, but was unsuccessful in my efforts.

On February 5, 2025, a Notice of Violation was delivered to the Respondent by certified mail. In the Notice of violation, the Respondent was given ten (10) days to correct the violation and was 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. I feel the respondent does understand the

violation. On December 12, 2024, I received an email from a neighbor, Todd Michell, in reference to a complaint of the same nature at this property.

Because the property is surrounded by a fence, and the owner has not reached out to coordinate a compliance inspection, I believe that compliance has not been achieved, a Notice of Hearing was issued on February 17, 2025, which was delivered to the Respondent via certified mail and posted at the City Clerk's Office.

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

Curtis Boles

Curtis Boles
Code Enforcement Officer

4

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Jan 29, 2025 at 8:44:46 AM
CE INSP C.Boles
Google

Feb 12, 2025 at 3:00:14 PM
CE INSP C.Boles

Feb 12, 2025 at 3:01:05 PM
CE INSP C.Boles

Feb 12, 2025 at 3:01:16 PM
CE INSP C.Boles

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

March 5, 2025

IN THE MATTER OF: Forrest Collins and Natalie Lamolinara
4 Sanchez Cove Avenue
Saint Augustine, Florida 32084

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Chapter 28, Section 28-331 Fences, Walls, and Hedges

SITE OF VIOLATION: 4 Sanchez Cove Avenue

LEGAL DESCRIPTION: 3-21 CARVERS ANASTASIA LOTS 5 & 6 BLK 29 OR 5725 / 237

PARCEL NUMBER: 157940 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Wednesday, March 5, 2025, at 3:00 p.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:

- Fence installed without survey submittal and issued permit.

This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB 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 CEAAB. 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 CEAAB.

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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."

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

_____
Curtis Boles
Code Enforcement Inspector

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

Certified Mail Number: 7012 1010 0001 9502 ????

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

March 5, 2025

IN THE MATTER OF:	Name:	Forrest Collins Et AL Natalie Lamolinara
	Address: State:	2885 Lee Hill Drive Boulder, Co. 80302-9413
	Case #:	CE 2025-0201

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Chapter 22, Section 22-16 (b) (l) (I) Use of and/or Construction in City Right of Way

SITE OF VIOLATION:	4 Sanchez Cove Ave.
LEGAL DESCRIPTION:	3-21 CARVERS ANASTASIA LOTS 5&6 BLK 29 OR 5725 / 237
PARCEL ID:	157940 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on December 30, 2024 which revealed the following violations:

Fence installed without survey submittal and issued permit.

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

Remove the fence, call for inspection and submit application with survey.

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.

Curtis Boles

Curtis Boles
Code Enforcement Officer
City of Saint Augustine

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 5099 42, 9489 0090 0027 6577 5099 59, 9489 0090 0027 6577 5099 66, 9489 0090 0027 6577 5099 73

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

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

Summary

Parcel ID	1991800000
Location	32 ST FRANCIS ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Chip Shot Properties LLC 100%
Mailing Address	2650-2 ROSSELLE ST JACKSONVILLE, FL 32204-0000

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: February 27, 2025

SUBJECT: Case Number: **CE2025-0204**

RESPONDENT: Chip Shot Properties LLC, Stanton W Hudmon, Joseph Indriolo, Mark Wainwright, William Easton

LOCATION: 32 St Francis Street Saint Augustine Fl 32084

Parcel Number 1991800000

VIOLATION: City Code, Chapter 8, Sec. 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 approximately15 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0204**, concerns the property located at **32 St Francis 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, **Chip Shot Properties LLC, Stanton W Hudmon, Joseph Indriolo, Mark Wainwright, and William Easton** and it is reflected as such on the agenda for today's meeting.

On January 08, 2024, I observed what appeared to be construction work at the above stated address. Upon closer inspection it was revealed **BP2023-1275** had been issued but was now expired. Additionally, it was noted the work which was observed was outside the scope of the issued permit and included new windows, electrical, plumbing, and AC. A check of the City of Saint Augustine Permitting database Cityworks confirmed my suspicions and failed to show any recent permits reflecting the work being performed, resulting in a Notice of Violation being initiated. It should be noted on February 14, 2025, **HP2025-0016** has been initiated by Respondent.

I issued an Official Notice of Violation to **Chip Shot Properties LLC, Stanton W Hudmon, Joseph Indriolo, Mark Wainwright, William Easton** on February 13, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for failure to obtain the required permits prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on February 18, 2025

verified by the Receipt of Service returned to Department. In the Notice of violation, the Respondents were directed to obtain the proper after the fact permits, HARB Approvals, Inspections, and paying the appropriate fees or a fine of $250.00 per day may be assessed.

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

On January 08, and February 14, and March 1, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. Additionally, it has been revealed Respondent addressed additional concerns regarding junk and debris which were initially noted, resulting in closure of the violation case.

A Notice of Hearing was issued on February 20, 2025, 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

Jan 8, 2025 at 5:42:06 PM
CE INSP J.TOMASELLI

Jan 8, 2025 at 5:42:52 PM
CE INSP J.TOMASELLI

Jan 8, 2025 at 5:46:23 PM
CE INSP J.TOMASELLI
32C
32B
32A

Jan 8, 2025 at 5:48:27 PM
CE INSP J.TOMASELLI

AFFIDAVIT OF SERVICE

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

Chip Shot Properties LLC, Stanton W Hudmon,
Joseph Indriolo, Mark Wainwright, William Easton

2650-2 ROSSELLE STREET JACKSONVILLE, FLORIDA
32204

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0204**

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 **February 26, 2025,**

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

PRIMARY SERVICE:

3. That on **February 20, 2025**,

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

   9489 0090 0027 6577 5095 39, 9489 0090 0027 6577 5095 46, 9489 0090 0027 6577 5095 53, 9489 0090 0027 6577 5095 60, 9489 0090 0027 6577 5095 77

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 **February 26, 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 February, 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

CE2025-0204

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

FEBRUARY 20, 2025

IN THE MATTER OF: Owner(s): Chip Shot Properties L.L.C., HUDMON, STANTON W, INDRIOLO, JOSEPH, WAINWRIGHT, MARK, EASTON, WILLIAM

Address: 2650-2 Rosselle Street Jacksonville FL 32204

Case #: CE2025-0204

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: **32 ST Francis Street, Saint Augustine FL 32084**

LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364

PARCEL NUMBER: 1991800000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **WEDNESDAY, MARCH 5, 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:

Chapter 8, Section(s) 608- To Demolish a Building, or a Portion of a Building or Structure, Without Approval by Staff or HARB, and/or Without a Permit; Construct, Erect, Alter, Repair Any Building or Historic Structure or Site Feature Without First Obtaining a Building Permit and/or HARB/Staff Approval.

CE2025-0204

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, She 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 recurs, 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 person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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.

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5095 39, 9489 0090 0027 6577 5095 46, 9489 0090 0027 6577 5095 53, 9489 0090 0027 6577 5095 60, 9489 0090 0027 6577 5095 77

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.

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

CODE ENFORCEMENT DIVISION

February 13, 2025

IN THE MATTER OF: Name: **Chip Shot Properties LLC**
Stanton W Hudmon
Joseph Indriolo
Mark Wainwright
William Easton

Address: **2650-2 ROSSELLE STREET JACKSONVILLE, FLORIDA 32204**

Case #: **CE2025-0204**

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: City Code, Chapter 8, Section 8-608, Permits Required

SITE OF VIOLATION: **32 St Francis Street Saint Augustine Fl 32084**

LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364

PARCEL NUMBER: 1991800000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 8, 2024 which revealed the following violations:

Permit BP2023-1276 had expired, it was observed additional work in the form of electrical, plumbing, windows, AC, and exterior work; which was determined to be outside the scope, was in progress.

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** of the receipt of this Notice, or a fine of

up to **$250.00 per day** may be imposed by the Magistrate or Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

The above action may be corrected by: **OBTAINING THE PROPER AFTER THE FACT PERMITS, HARB APPROVALS, INSPECTIONS, AND BY PAYING APPROPRIATE FEES**

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 5097 06, 9489 0090 0027 6577 5097 13, 9489 0090 0027 6577 5097 20, 9489 0090 0027 6577 5097 37, 9489 0090 0027 6577 5097 44

cc: John P. Regan, City Manager
CEAAB File

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St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

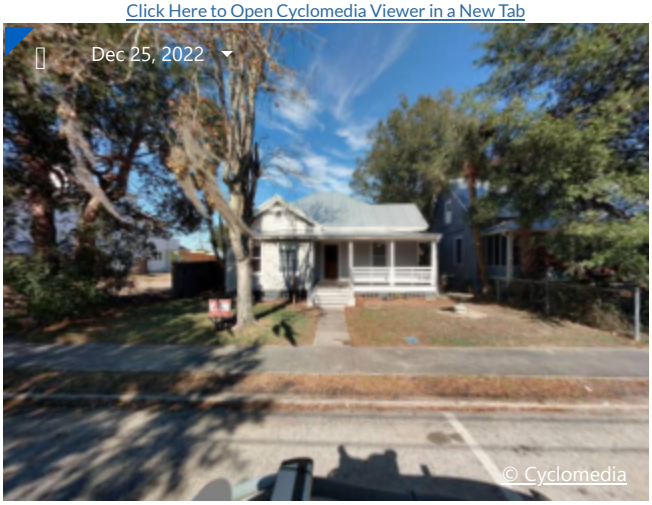
If you are a new owner of this property, please click here to submit a Sales Questionnaire

2024 TRIM Notice

Summary

Parcel ID	2036100000
Location Address	72 SARAGOSSA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOT 5 BLK A OR5773/120 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Co.'s Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.150
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Le Tony Van Et AL 100% Doa Loan 100%
Mailing Address	3880 PALM VALLEY RD PONTE VEDRA BEACH, FL 32082-0000

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: **February 26, 2025**

SUBJECT: **Case Number: CE2025- 0209**

RESPONDENT: **Le Tony Van Et AL & Doa Loan**

LOCATION: **72 Saragossa Street, Saint Augustine, FL 32084; Parcel Number 2036100000**

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 CE2025-0209, 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 Le Tony Van Et AL and Doa Loan, and it is reflected as such on the agenda for today's meeting.

On January 10, 2025 I received information from Dustin Hamilton that he had completed a life safety inspection for the short-term rental property located at 72 Saragossa Street, and this property had been converted into six separate units. I immediately looked at the short-term rental registration for this property and noted it was registered as two units, one two bedroom and one three bedroom. Upon my investigation, I discovered the property was listed online as six separate units, The Perfect Season, The Great Season, The Romantic Season, The Beautiful Season, The Best Season, and The Lovely Season, respectively. I also discovered this property had been denied registration in the past for failure to receive their approval from the life safety inspection. I researched photos of the property, which was sold to its current owner on June 7, 2023; the Saint Johns County Property Appraiser lists the property as a single-family home with two bedrooms and two bathrooms in the main house, and a separate dwelling unit in the back of the property with two bedrooms and one bathroom. Currently, the main house is now five units, each one bedroom and one bathroom, with interior and exterior doors added for the separation of units. The back unit is still one unit, a two bedroom and one bath. I verified through our online permitting process, and no permits or approvals had been issued for the conversion of the property.

I issued an Official Notice of Violation on February 13, 2025, giving ten days to either obtain permits for the work completed or obtain permits to return the property back to a single-family home. Upon my inspection on February 23, 2025, no permit applications had been filed.

I issued an official Notice of Hearing on February 21, 2025. 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 spoke with the owner of the property on February 24, 2025, 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 advised him that if he applied for the permits and passed all required inspections, some of which could be somewhat invasive to the property, it could be approved, but the zoning approval for the high number of units at the property would be his largest hurdle to overcome. He openly communicated to me that he was not aware of the approvals needed and admitted he needed a permit for the work he completed. After explaining to him the process needed for approval, he stated he would apply for the permits needed to get the work approved after-the-fact and advised he would most likely list the property for sale after completion. I have established contact with the Respondent. I feel the respondent does understand the violation. As of February 26, 2025, no permit applications have been submitted.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer

Perfect Season

Share Save

Entire rental unit in St. Augustine, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

Guest favorite | 4.84 ★★★★★ | 76 Reviews

Hosted by Erik
Superhost · 8 years hosting

Self check-in
Check yourself in with the keypad.

Lots to do nearby
Guests say this area has plenty to explore.

At-home coffee
Start your morning right with the drip coffee maker.

Keep it simple at this cozy, quaint and centrally-located king studio for two, conveniently located just 4 blocks from historic St Augustine in a charming residential neighborhood! Enjoy free street parking for one car and a shared front porch with outdoor seating to enjoy the breeze and a cool drink! The apartment features WiFi, cable, Roku TV so you can log into all of your favorite streaming apps, mini fridge and coffee maker.

The space...

Show more >

What this place offers

- Wifi
- Free parking on premises
- TV
- Air conditioning
- Shared patio or balcony

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Great Season

Share Save

Entire rental unit in St. Augustine, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.86 · 71 reviews

Hosted by Erik
Superhost · 8 years hosting

Self check-in
Check yourself in with the keypad.

Lots to do nearby
Guests say this area has plenty to explore.

Erik is a Superhost
Superhosts are experienced, highly rated Hosts.

Keep it simple at this peaceful queen studio, located just 4 blocks from historic St Augustine in a charming residential neighborhood! Enjoy a short walk downtown and free parking for one car on premises. The apartment features a small dining area or WFH table, brand new modern standing shower, WiFi, Roku TV where you can log into your favorite streaming apps, coffee maker, microwave, and a mini fridge.

What this place offers

- Wifi
- Free parking on premises
- TV
- Air conditioning
- Hair dryer
- Microwave
- Long term stays allowed

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Romantic Season

Share Save

Entire rental unit in St. Augustine, Florida

3 guests · 1 bedroom · 1 bed · 1 bath

★ 4.73 · 71 reviews

Hosted by Erik
Superhost · 8 years hosting

Self check-in
Check yourself in with the keypad.

Walkable area
Guests say this area is easy to get around.

Erik is a Superhost
Superhosts are experienced, highly rated Hosts.

Keep it simple at this peaceful king studio, located just 4 blocks from historic St Augustine in a charming residential neighborhood! Enjoy a short walk downtown and free parking for one car on premises. The apartment features WiFi, Roku TV where you can log into your favorite streaming apps, coffee maker, mini fridge, and wet bar.

What this place offers

- Wifi
- Free parking on premises
- TV
- Air conditioning
- Hair dryer
- Refrigerator
- Microwave

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

The Beautiful Season

Share Save

Entire rental unit in St. Augustine, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.73 · 77 reviews

Hosted by Erik
Superhost · 8 years hosting

Self check-in
Check yourself in with the keypad.

Erik is a Superhost
Superhosts are experienced, highly rated Hosts.

This cute and cozy king studio sleeps 2 and is conveniently located just 4 blocks from historic St Augustine on a charming residential street! Enjoy a short walk to downtown and free parking for one small to mid-size car in the back lot. The aparment features a coffee maker, mini fridge, small dining area, WiFi, cable, and a Roku TV where you can log into your favorite streaming apps!

The space...

Show more >

What this place offers

- Wifi
- Free parking on premises
- TV
- Air conditioning
- Hair dryer
- Refrigerator
- Microwave
- Long term stays allowed

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

The Best Season

Share Save

Entire rental unit in St. Augustine, Florida

2 guests · 1 bedroom · 1 bed · 1 bath

★ 4.67 · 73 reviews

Hosted by Erik
Superhost · 8 years hosting

Self check-in
Check yourself in with the keypad.

Great location
Guests who stayed here in the past year loved the location.

At-home coffee
Start your morning right with the drip coffee maker.

The perfect spot for two, this peaceful king studio apartment is conveniently located just 4 blocks to historic downtown St Augustine in a charming residential neighborhood! Free street parking for one car and enjoy the breeze or a cool drink on the front porch! The studio features a mini fridge, coffee maker, WiFi, a Roku TV where you can log into your favorite streaming apps, and a dining area and/or work space for WFH stays.

Other things to note...

Show more >

What this place offers

- Wifi
- Free street parking
- TV
- Air conditioning
- Bathtub
- Shared patio or balcony
- Hair dryer

Add dates for prices

CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

Check availability

Report this listing

Lovely Season

Share Save

Entire rental unit in St. Augustine, Florida

5 guests · 2 bedrooms · 2 beds · 1 bath

★ 4.8 · 93 reviews

Hosted by Erik
Superhost · 8 years hosting

Self check-in
Check yourself in with the keypad.

Lots to do nearby
Guests say this area has plenty to explore.

Erik is a Superhost
Superhosts are experienced, highly rated Hosts.

This cozy two-bedroom converted garage is conveniently located 4 blocks to historic downtown St Augustine in a charming residential neighborhood! The apartment features ample space to spread out and free onsite parking for one vehicle. Full sized kitchen for family dinners, dining table for 4, and a pull out couch which is perfect for a child to sleep on. We offer free WiFi and a Roku TV where you can log in to all of your favorite streaming apps. Bring your well-behaved dog for a $20 fee!
...

Show more >

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- Pets allowed
- TV
- Central air conditioning
- Hair dryer

Add dates for prices

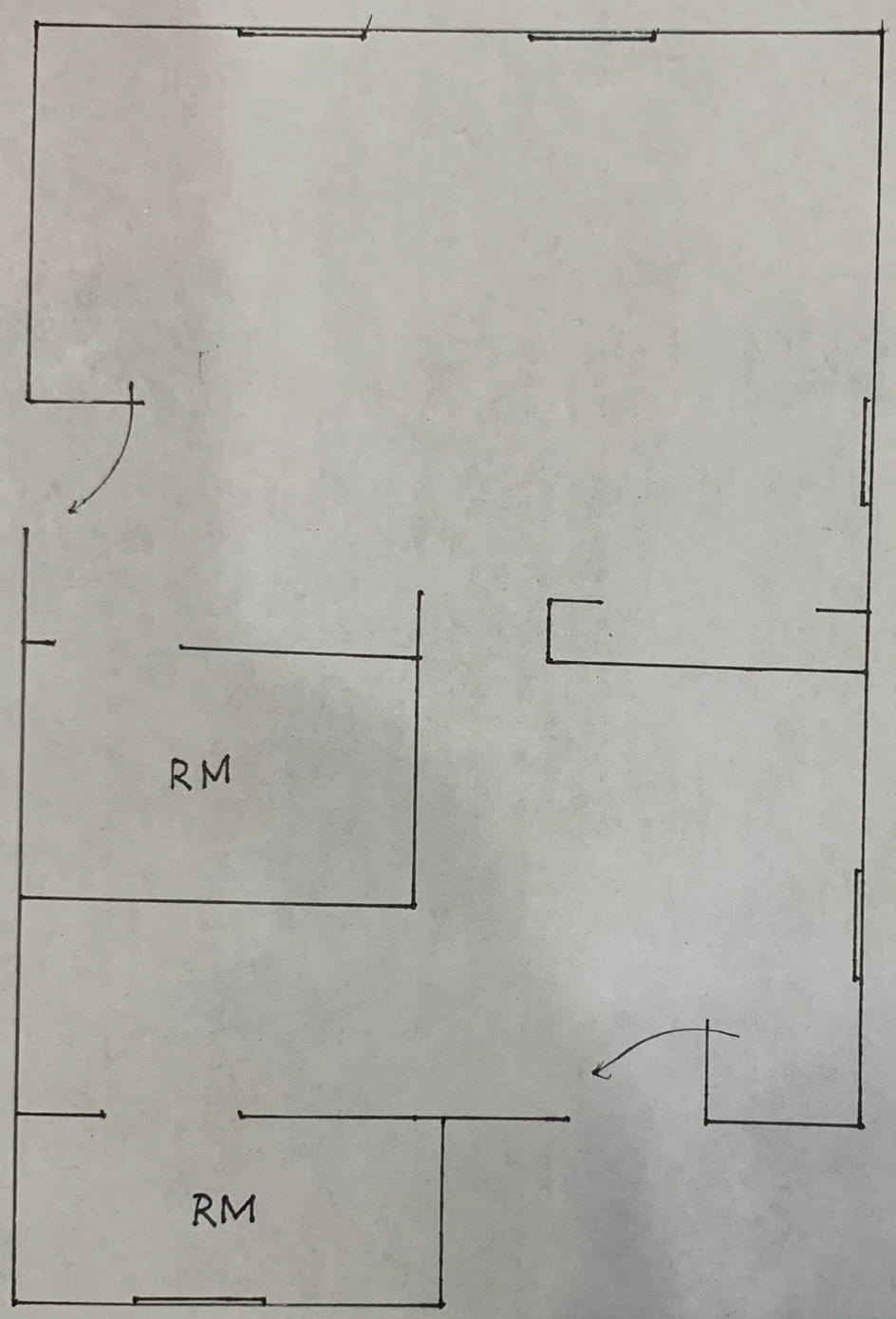
CHECK-IN Add date | CHECKOUT Add date

GUESTS 1 guest

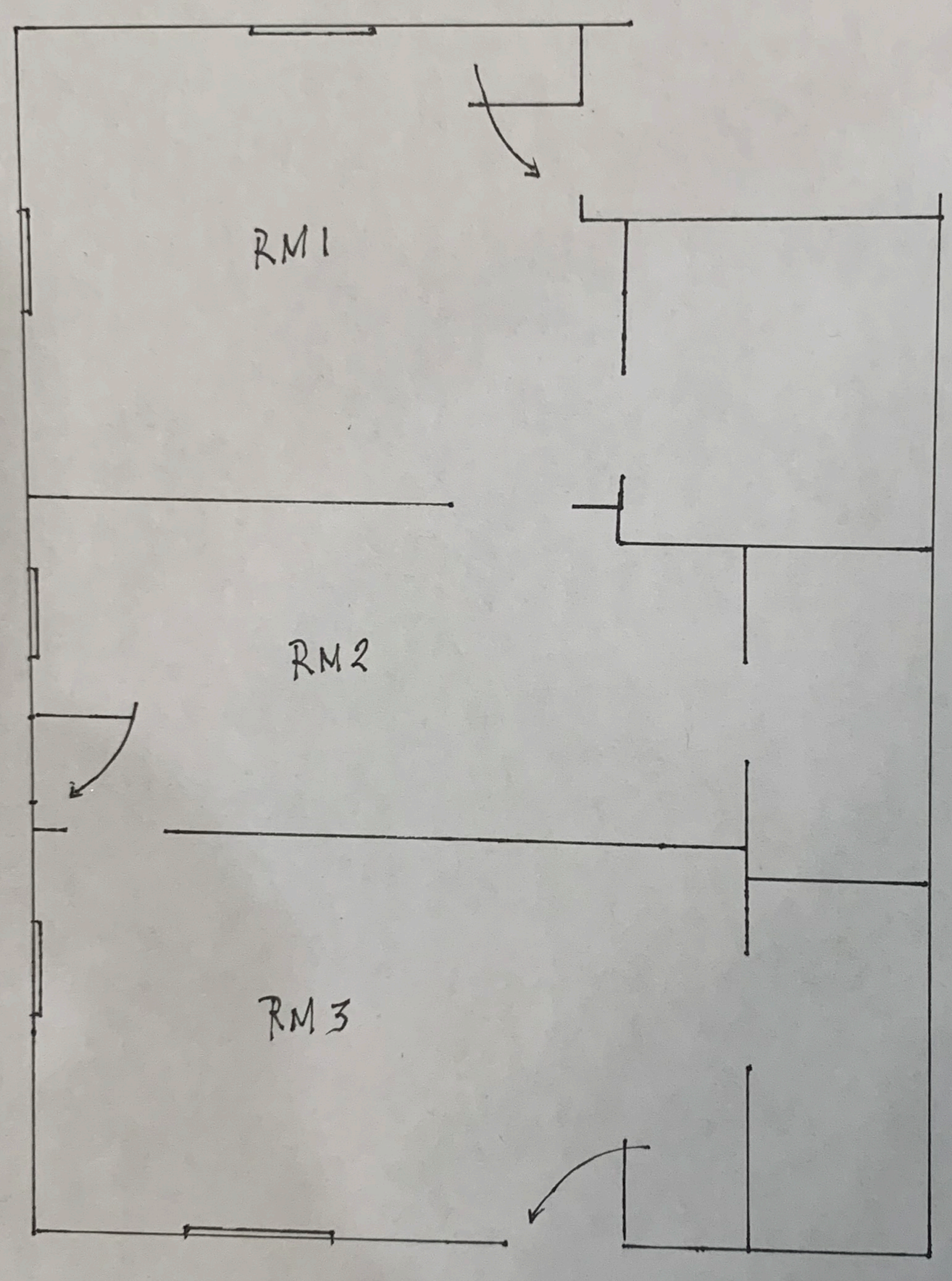
Check availability

Report this listing

72 SARAGOSSA ST UNIT 1



72 SARAGOSSA ST UNIT 2



AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Le Tony Van Et AL
Doa Loan
72 Saragossa Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0209

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 February, 21, 2025, I received a copy of the attached Notice of Hearing for the hearing dated March, 5th, 2025.

PRIMARY SERVICE:

3. That on February, 22, 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 February 24, 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 26 DAY OF February, 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

February 21, 2025

IN THE MATTER OF:	Owner(s):	Le Tony Van Et AL Doa Loan
	Agent(s):	N/A
	Address:	72 SARAGOSSA ST, Saint Augustine, FL, 32084
	Case #:	CE2025-0209

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:	72 SARAGOSSA ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	2-44 MODEL LAND CO SUB CITY LOT 5 BLK A OR5773/120
PARCEL NUMBER:	2036100000

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

Construction work completed including HVAC, addition of exterior doors, electrical and plumbing, to convert a single family residence into a multi-family residence with no permits on file.

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: 9489 0900 0027 6577 5094 16
9489 0090 0027 6577 5094 23
9489 0090 0027 6577 5094 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.

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

CODE ENFORCEMENT DIVISION

February 13, 2025

IN THE MATTER OF:	Owner(s):	Le Tony Van Et AL Doa Loan
	Agent(s):	N/A
	Address:	72 SARAGOSSA ST, Saint Augustine, FL, 32084
	Case #:	CE2025-0209

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:	72 SARAGOSSA ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	2-44 MODEL LAND CO SUB CITY LOT 5 BLK A OR5773/120
PARCEL NUMBER:	2036100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 10, 2025 which revealed the following violations:

Construction work completed including HVAC, addition of exterior doors, electrical and plumbing, to convert a single family residence into a multi-family residence with no permits on file.

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

Obtain permits and pass all required inspections.

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

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 5094 92
9489 0090 0027 6577 5095 15
9489 0090 0027 6577 5095 08

cc: David Birchim, City Manager

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

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

Summary

Parcel ID	1991800000
Location	32 ST FRANCIS ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug (east of lake) (SF) (612)
Tax Description*	CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.080
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Chip Shot Properties LLC 100%
Mailing Address	2650-2 ROSSELLE ST JACKSONVILLE, FL 32204-0000

Sec. 28-91. - Enforcement.

Enforcement of this division shall be as follows:

(1) Neither the owner of nor the person in charge of a structure of exceptional significance including a local historic landmark or within an historic district shall permit such structure to fall into a state of disrepair which may result in the deterioration of exterior appurtenance or architectural feature so as to produce or tend to produce, in the judgment of the historic architectural review board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question.

(2) A stop work order shall be issued by the building official in any case where work has commenced or preparation for work has commenced, if no certificate of appropriateness, relocation, demolition, or partial demolition has been obtained where one is required by section 28-90. The stop work order shall be issued to the owner, the occupant, or any person commencing work or preparation for work in violation of this division. The stop work order shall remain in full force and effect until a certificate of appropriateness, relocation, demolition, or partial demolition has been obtained or it has been determined by the board that no certificate of appropriateness, relocation, demolition, or partial demolition is required.

(3) Any person who violates any provision of this division shall be punished as provided by section 28-35.

(4) Any person who files with the board and/or planning and building department any application or request for an opinion of appropriateness or a certificate of appropriateness, relocation, demolition, or partial demolition and who refuses to furnish, upon demand by the board and/or building official and/or planning director, any information relating to such application or request, or who willfully makes any false statement in such application or request, or who, upon such demand, willfully furnishes false information to the board and/or planning and building department shall be punished as provided by section 28-35.

(Code 1964, § 33-192; Ord. No. 05-22, § 4, 8-8-05; Ord. No. 23-24, § 6, 8-28-23)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: February 27, 2025

SUBJECT: Case Number: **CE2025-0215**

RESPONDENT: Chip Shot Properties LLC, Stanton W Hudmon, Joseph Indriolo, Mark Wainwright, William Easton

LOCATION: 32 St Francis Street Saint Augustine Fl 32084

Parcel Number 1991800000

VIOLATION: City Code, Chapter 28, Sec. 91- Construction without HARB Approvals

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 approximately15 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0215**, concerns the property located at **32 St Francis 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, **Chip Shot Properties LLC, Stanton W Hudmon, Joseph Indriolo, Mark Wainwright, and William Easton** and it is reflected as such on the agenda for today's meeting.

On January 08, 2024, I observed what appeared to be construction work at the above stated address. Upon closer inspection it was revealed **BP2023-1275** had been issued but was now expired. Additionally, it was noted the work which was observed was outside the scope of the permit issued and included new windows, electrical, plumbing, and AC. Due to the age and location of the structure it was suspected HARB Approvals may be required. A check of the City of Saint Augustine Permitting database Cityworks confirmed my suspicions and failed to show any recent permits or HARB Approvals reflecting the work being performed, resulting in a Notice of Violation being initiated. It should be noted on February 14, 2025, **HP2025-0016** has been initiated by Respondent, and remains **OPEN at this time.**

I issued an Official Notice of Violation to **Chip Shot Properties LLC, Stanton W Hudmon, Joseph Indriolo, Mark Wainwright, William Easton** on February 13, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 28, Sec. 91- HARB Approvals**, for failure to obtain the required permits/permissions prior to the performance of work.

The Notice of Violation was delivered to the Respondents by certified mail on February 18, 2025 verified by the Receipt of Service returned to Department. In the Notice of violation, the Respondents were directed to obtain the proper permits, HARB Approvals, Inspections, and paying the appropriate fees or a fine of $250.00 per day may be assessed.

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

On January 08, and February 14, and March 1, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. Additionally, it has been revealed Respondent addressed additional concerns regarding junk and debris which were initially noted, resulting in closure of the violation case.

A Notice of Hearing was issued on February 20, 2025, 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

Jan 8, 2025 at 5:42:06 PM
CE INSP J.TOMASELLI

Jan 8, 2025 at 5:42:52 PM
CE INSP J.TOMASELLI

Jan 8, 2025 at 5:44:31 PM
GE 1037 J.TOMASELLI
GP
DensGlass
Sheathing
GP
DensGla
Sheathing

Jan 8, 2025 at 5:43:02 PM
CE INSP J.TOMASELLI

AFFIDAVIT OF SERVICE

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

Chip Shot Properties LLC, Stanton W Hudmon,
Joseph Indriolo, Mark Wainwright, William Easton

2650-2 ROSSELLE STREET JACKSONVILLE, FLORIDA
32204

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0215**

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 **February 26, 2025,**

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

PRIMARY SERVICE:

3. That on **February 20, 2025**,

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

   9489 0090 0027 6577 5095 39, 9489 0090 0027 6577 5095 46, 9489 0090 0027 6577 5095 53, 9489 0090 0027 6577 5095 60, 9489 0090 0027 6577 5095 77

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 **February 26, 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 February, 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

CE2025-0215

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

FEBRUARY 20, 2025

IN THE MATTER OF: Owner(s): Chip Shot Properties L.L.C., HUDMON, STANTON W, INDRIOLO, JOSEPH, WAINWRIGHT, MARK, EASTON, WILLIAM

Address: 2650-2 Rosselle Street Jacksonville FL 32204

Case #: CE2025-0215

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (28), Section (91)

SITE OF VIOLATION: **32 ST Francis Street, Saint Augustine FL 32084**

LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364

PARCEL NUMBER: 1991800000

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

Chapter 28, Section(s) 91- Construct, Erect, Alter, Repair Any Building or Historic Structure or Site Feature Without First Obtaining a Building Permit and/or HARB/Staff Approval. Respondent removed windows and doors with prior approvals or permits.

CE2025-0215

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, She 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 recurs, 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 person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, 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.

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5095 39, 9489 0090 0027 6577 5095 46, 9489 0090 0027 6577 5095 53, 9489 0090 0027 6577 5095 60, 9489 0090 0027 6577 5095 77

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

CODE ENFORCEMENT DIVISION

February 13, 2025

IN THE MATTER OF: Name: **Chip Shot Properties LLC**
Stanton W Hudmon
Joseph Indriolo
Mark Wainwright
William Easton

Address: **2650-2 ROSSELLE STREET JACKSONVILLE, FLORIDA 32204**

Case #: **CE2025-0215**

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: City Code, Chapter 28, Section 91, HARB APPROVAL

SITE OF VIOLATION: **32 St Francis Street Saint Augustine Fl 32084**

LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364

PARCEL NUMBER: 1991800000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 8, 2024 which revealed the following violations:

Construct, Erect, Alter, Repair Any Building or Historic Structure or Site Feature Without First Obtaining a Building Permit and/or HARB/Staff Approval

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** of the receipt of this Notice, or a fine of

up to **$250.00 per day** may be imposed by the Magistrate or Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

The above action may be corrected by: **OBTAINING THE PROPER PERMITS, HARB APPROVALS, INSPECTIONS, AND BY PAYING APPROPRIATE FEES**

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 5096 52, 9489 0090 0027 6577 5096 69, 9489 0090 0027 6577 5096 76, 9489 0090 0027 6577 5096 83, 9489 0090 0027 6577 5096 90

cc: John P. Regan, City Manager
CEAAB File

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

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

Summary

Parcel ID	2113400000
Location Address	142 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (SF & MH) (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR6041/1545 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Keith Subdivision, Plat of Block D,E,F,H
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	20/20 Commercial Holdings Washington LLC 100%
Mailing Address	2380 DEERWOOD ACRES DR SAINT AUGUSTINE, FL 32084-0000

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

(a) Any necessary building or demolition (full or partial) permit and/or certificate of occupancy shall not be issued unless the planning and building department reviews the application for compliance and/or the historic architectural review board approves an application as outlined under section 28-88. Such permit shall be subject to the terms of such approval as well as other necessary provisions of this Code.

(b) Applications shall be submitted through the planning and building department and shall include, in duplicate if requested, all plans, elevations and other information necessary to determine the appropriateness of the features to be passed upon.

(c) Prior to issuance or denial of a certificate of appropriateness, relocation, demolition, or partial demolition required by the board, the board shall take such action as may reasonably be required to inform the owners of any property likely to be materially affected by the application and shall give the applicant and such owners an opportunity to be heard. The board shall hold a public hearing concerning each application.

(d) Every decision of the board and/or planning and building department in passing upon plans for structures or signs located or to be located in the district shall be in the form of a written order or permit as appropriate stating the finding of the board, its decisions and reasons therefor.

(e) The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.

(f) An appeal may, within thirty (30) days thereafter, be taken by any aggrieved person to the city commission from the board's action in granting or denying an opinion or certificate of appropriateness, relocation or demolition or partial demolition. The appeal shall be as prescribed in section 28-29(g). Any appeal from the decision of the city commission shall be heard by the circuit court of the county, on writ of certiorari, as in the case of any other zoning decision from the city commission. All orders to approve certificates of demolition, except for partial demolition, shall become effective on the 31 st day following the date of the rendered order, unless this waiting period is specifically granted a written waiver by the city commission or city manager. The owner-applicant of an order to approve a demolition certificate may request a hardship waiver to the city manager for emergency humanitarian reasons including the health and safety of the occupants of a structure in need of immediate emergency repairs, renovation or reconstruction. In the alternative, the owner-applicant of an order to approve a demolition certificate may request a waiver from the city commission if the delay in demolishing the structure would create an undue burden on the owner-applicant that would be greater than the public interest served in preserving the thirty-day waiting period. All decisions to grant or deny the waiver shall be

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

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

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

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **February 26, 2025**

SUBJECT: **Case Number: CE2025-0223**

RESPONDENT: **20/20 Commercial Holdings Washington LLC**

LOCATION: **142 Washington Street, Saint Augustine, FL 32084; Parcel Number 2113400000**

VIOLATION: **City Code, Chapter 28, Section 90 (a) - Administration records, and appeals.**

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 CE2025-0223, concerns the property located at 142 Washington 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 20/20 Commercial Holdings Washington LLC and it is reflected as such on the agenda for today's meeting.

On January 28, 2025, I received information from Candice Seymour, a Historic Preservation Planner for the City of St. Augustine, that the original wooden windows from this property had been removed and replaced with new, vinyl windows without prior HARB approval. After communicating with the Building Official, Richard Schauland, it was determined a Stop Work Order would need to be posted until proper permitting and approvals were obtained. I posted a Stop Work Order on January 28, 2025 and provided the current work crew with my contact information for the owner. Through the investigation, we discovered the original wood windows had been destroyed and disposed of before the stop work order was posted. The owner exchanged emails with the Building Official on January 28, 2025 and was advised of the violation. Because the work had already been completed without HARB approval, I issued an Official Notice of Violation on January 29, 2025 giving forty-five days to appear before the Special Magistrate. I issued an official Notice of Hearing on February 21, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 90(a) for administration records, and appeals. The Notice of Hearing was delivered to the Respondent via certified mail.

I have not established contact with the Respondent. I feel the respondent does understand the violation. On January 28, 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

RAM 1500

Jan 27, 2025 at 3:52:53 PM
CE INSP M.LANNI
142
WELCOME

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
20/20 Commercial Holdings Washington LLC
142 Washington Street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0223

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 February, 21, 2025, I received a copy of the attached Notice of Hearing for the hearing dated March, 5th, 2025.

PRIMARY SERVICE:

3. That on February, 22, 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 February 24, 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 26 DAY OF February, 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

February 21, 2025

IN THE MATTER OF:	Owner(s):	20/20 Commercial Holdings Washington LLC
	Agent(s):	JACKSON, EDWARD S, SR JACKSON, SARA B
	Address:	142 WASHINGTON ST, Saint Augustine, FL, 32084
	Case #:	CE2025-0223

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION:	142 WASHINGTON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR6041/1545
PARCEL NUMBER:	2113400000

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

Original wood windows removed/destroyed without proper permits or the approval from the Historic Architectural Review Board.

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: 9489 0090 0027 6577 5093 79
9489 0090 0027 6577 5093 86
9489 0090 0027 6577 5093 93
9489 0090 0027 6577 5094 09

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

January 29, 2025

IN THE MATTER OF:	Owner(s):	20/20 Commercial Holdings Washington LLC
	Agent(s):	JACKSON, EDWARD S, SR JACKSON, SARA B
	Address:	142 WASHINGTON ST, Saint Augustine, FL, 32084
	Case #:	CE2025-0223

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION:	142 WASHINGTON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR6041/1545
PARCEL NUMBER:	2113400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 28, 2025 which revealed the following violations:

Original wood windows removed/destroyed without proper permits or the approval from the Historic Architectural Review Board.

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 **45 Days** of the receipt of this Notice, or a fine of **up to $5,000.00** may be imposed by the Special Magistrate. The violation may be corrected via:

Appear before the Code Enforcement Special Magistrate on March 5, 2025 at 9:00am, in the Alcazar Room at City Hall, 75 King Street, St. Augustine, FL 32084.

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 5108 18
9489 0090 0027 6577 5108 25
9489 0090 0027 6577 5108 32
9489 0090 0027 6577 5108 49

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

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

Summary

Parcel ID	2179800000
Location Address	110 ANASTASIA BLVD 112 ANASTASIA BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Retail Stores Anastasia (COM) (680.3)
Tax Description*	3-98 DAVIS SHORES LOTS 29 THRU 32 BLK 27 OR5518/885 *The Description above is not to be used on legal documents.
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
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	Sta-Bull Holdings LLC 100%
Mailing Address	693 POPE RD SAINT AUGUSTINE, FL 32080-0000

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: **February 26, 2025**

SUBJECT: **Case Number: CE2025-0241**

RESPONDENT: **Sta-Bull Holdings LLC**

LOCATION: **110 Anastasia Blvd, Saint Augustine, FL 32080;**
Parcel Number 2179800000

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

BACKGROUND INFORMATION:

My name is Morganne Lanni, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately three years. This case, number CE2025-0241, concerns the property located at 110 Anastasia Blvd, 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 Sta-Bull Holdings LLC, and it is reflected as such on the agenda for today's meeting.

On January 30, 2025 I responded to the property after receiving information from our Environmental Program Supervisor, Glabra Skipp, that a business by the name of "The Picinic Basket and Soup Coop" was open and operating without a valid business tax receipt. Upon investigation, I noted the business had attended a DRC meeting in June 2024, where the owner of the business, Joseph Ellis, was informed of the steps and procedures needed obtain a valid business tax receipt, to include but not limited to issues such as flow-based fees, required parking, grease trap installation, environmental compliance, etc. Additionally, through my investigation I discovered the business had been open to patrons since approximately December 12, 2024. Upon arrival at the property, I spoke with Mr. Ellis and advised him he should not be open/operating without a business tax receipt. I provided him with a copy of the DRC notes he received in June 2024 and stated Code Enforcement was compliance driven. I expressed the need for urgency in his permitting application submission. He advised the grease trap had been purchased but not installed. I recommended he apply for the permits needed for installation and

to contact Dan Borrer in the Public Works department to pay for his flow-based fees and get the process started. I gave him ten days to begin the process. Based upon the investigation, I issued a Notice of Violation to the Respondent on February 12, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 17, Section 72, for engaging in business without a receipt; failure to comply.

The Notice of Violation was delivered to the Respondent via certified mail. In the notice of violation, the Respondent was given instructions to obtain a business tax receipt and comply with DRC recommendations within ten (10) days. On February 21, 2025, I confirmed no permit applications had been submitted, and therefore no business license was obtained.

I have established contact with the respondent. I feel the respondent does understand the violation. On February 20, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. A Notice of Hearing was issued on February 21, 2025, which was delivered to the Respondent via certified mail.

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

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer

Feb 20, 2025 at 11:41:16 AM
CE INSP M.LANNI

stufftodoinstaugustine and **thepicnic...**
St. Augustine

509 19 246

stufftodoinstaugustine New Soup Shop In Town 🥣

Meet The Picnic Basket and Soup Coup, your new favorite spot just over the Bridge of Lions on Anastasia Island! You may recognize them from The Amp's weekly farmers market, but now they're serving up seasonal, locally-sourced

thepicnicbasketandsoupcoop
Anastasia Island

Menu 12/12/24

Pumpkin Soup (V, GF)
Vegan Chili (V, GF)
Vegetable Soup (V, GF)
Grass Fed Beef Chili (GF, DF)
Italian Bean Soup (GF, DF)

Sourdough Loaves
Cornbread
Sourdough Mini's

1

Liked by **thepicnicbasketandsoupcoop** and **others**

thepicnicbasketandsoupcoop Todays features... at our STOREFRONT 🙏 so much to be thankful for, so much more to reveal. "Get the Scoop at the Coop" for yourself! 10:00 am - 6:00 pm Monday through Saturday 🥣 🍞 🐓 🧺 🙏 110

Enter fullscreen

The Picnic Basket & Soup Coop
22h ·

Happy Monday! Fresh breads, hot soups! Fly by The Coop and get yours today 🌨️ 🥣 🥖 📍 110 Anastasia Boulevard 📍 10:00 - 6:00

— in **Anastasia Island**.

Like Comment

Trinity Parish, St. Augustine's post

Trinity Parish, St. Augustine · Follow
4d ·

Big thanks to The Picnic Basket and Soup Coop for hosting such a delightful gathering! We had the best time connecting and sharing moments at our REAL Women event.

18 1 comment 2 shares

Like Comment Copy Share

AFFIDAVIT OF SERVICE

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

Sta-Bull Holdings LLC
110 Anastasia Blvd
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025 0241

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 February, 21, 20 25,
   I received a copy of the attached Notice of Hearing for the hearing dated March, 5th, 20 25.

PRIMARY SERVICE:

3. That on February, 22, 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 February 24, 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 26 DAY OF February, 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

February 21, 2025

IN THE MATTER OF: Owner(s): Sta-Bull Holdings LLC

Agent(s): LAW, THOMAS
LAW, MARIAMA

Address: 110 ANASTASIA BLVD, Saint Augustine, FL, 32080

Case #: CE2025-0241

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: 110 ANASTASIA BLVD, Saint Augustine, FL, 32080

LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 29 THRU 32 BLK 27 OR5518/885

PARCEL NUMBER: 2179800000

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

"The Picnic Basket & Soup Coop" operating 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, 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: 9489 0090 0027 6577 5088 22
9489 0090 0027 6577 5088 39
9489 0090 0027 6577 5088 46

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

February 12, 2025

IN THE MATTER OF: Owner(s): Sta-Bull Holdings LLC
Agent(s): LAW, THOMAS
LAW, MARIAMA
Address: 110 ANASTASIA BLVD, Saint Augustine, FL, 32080
Case #: CE2025-0241

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

SITE OF VIOLATION: 110 ANASTASIA BLVD, Saint Augustine, FL, 32080

LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 29 THRU 32 BLK 27 OR5518/885

PARCEL NUMBER: 2179800000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 31, 2025 which revealed the following violations:

"The Picnic Basket & Soup Coop" operating without a business tax receipt.

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

Obtain business tax receipt; comply with DRC recommendations.

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 5107 71
9489 0090 0027 6577 5107 88
9489 0090 0027 6577 5107 95
9489 0090 0027 6577 5108 01

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

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

2024 TRIM Notice

Summary

Parcel ID	1120100000
Location Address	6 BLANCHE LN SAINT AUGUSTINE 32084-0000
Neighborhood	Dancy Tract (SF) (487)
Tax Description*	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Altavilla Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.150
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Roots Construction Group LLC 100%
Mailing Address	505 WILSON RD HASTINGS, FL 32145-0000

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)

AFFIDAVIT OF NON-COMPLIANCE

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

Roots Construction Group LLC
6 Blanche Lane
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023-0208

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated June 5, 2024 in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 19, Section 3 as of February 28, 2025.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF February, 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

AFFIDAVIT OF SERVICE

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

Roots Construction Group LLC
6 Blanche Lane
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2023 0208

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 February, 21, 2025, I received a copy of the attached Notice of Hearing for the hearing dated March, 5th, 2025.

PRIMARY SERVICE:

3. That on February, 22, 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 February 24, 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 28 DAY OF February, 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 FINE ASSIGNMENT

February 21, 2025

IN THE MATTER OF: Owner(s): Roots Construction Group LLC
Agent(s): Largay, Joseph J, JR
Largay Joseph J
Address: 505 Wilson Rd, Hastings, FL, 32145
Case #: CE2023-0208

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

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

SITE OF VIOLATION: 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 **Fine Assignment Hearing** regarding your case **on March 5, 2025 at 9:00a.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 5092 94
9489 0090 0027 6577 5093 00
9489 0090 0027 6577 5093 17

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

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

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

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)

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Teisan Family Revocable Living Trust
Teisan, Gregory W
47 Grove Ave
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0209

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated June 5, 2024 in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28, Section 33 as of February 2025.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF February, 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

AFFIDAVIT OF SERVICE

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

Teisan Family Revocable Living Trust
Teisan, Gregory W
47 Grove Ave
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0209

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 February, 21, 2025, I received a copy of the attached Notice of Hearing for the hearing dated March, 5th, 2025.

PRIMARY SERVICE:

3. That on February, 22, 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 February 24, 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 26 DAY OF February, 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 FINE ASSIGNMENT

February 21, 2025

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

Agent(s): N/A

Address: 1102 Duke St, Alexandria, VA, 22314

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 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 for a **Fine Assignment Hearing** regarding your case on **March 5, 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 5089 07
9489 0090 0027 6577 5089 14
9489 0090 0027 6577 5089 21
9489 0090 0027 6577 5088 91

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

Homestead Compliance

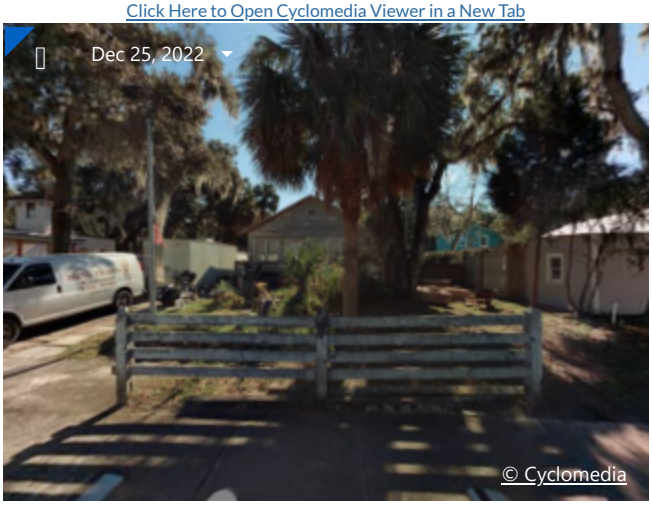
This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

2024 TRIM Notice

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		$50,722

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.

Aug 28, 2024 at 10:13:37 AM
CE INSP J.TOMASELLI

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

February 21, 2025

IN THE MATTER OF: Owner(s): **Bicknell Family Trust U/A/D:12/20/99**

Lee Bicknell

Agent(s): N/A

Address: 19 Milton Street St Augustine, FL 32084

Case #: CE2024-0397

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 Street, 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 for a **FINE ASSIGNMENT HEARING** regarding your case on **Wednesday, March 5, 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

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

Certified Mail Number: 9489 0090 0027 6577 5091 95, 9489 0090 0027 6577 5091 01

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 U/A/D: 12/20/99
Lee Bicknell

19 Milton Street Saint Augustine, Florida 32084

Respondent (s)

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 **February 26, 2025,**
   I received a copy of the attached Notice of Hearing for the hearing dated **March 5, 2025.**

PRIMARY SERVICE:

3. That on **February 21, 2025**,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

   9489 0090 0027 6577 5091 95, 9489 0090 0027 6577 5091 01

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 **February 26, 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 February, 2025.

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0397

IN THE MATTER OF:

Bicknell Family Trust,

Bicknell Lee

19 MILTON ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE:	**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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 5, 2025, 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 5, 2025, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on May 20, 2024:

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

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

City Code, Chapter 8, Section 608
Permits required.

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

5. On January 6, 2025, 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 February 5, 2025.

6. **On February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ___X__ In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

a. _____ You are in Compliance, at the time of this hearing.

b. _____ No fine will be assigned and the case will be closed.

c. ___X__ Other: **Respondent has 10 days to obtain a permit. if not compliant within the 10 days, a fine as described below will be imposed daily until compliance.**

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

a. ___X__ You have __10___ days **(2/15/25)** 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 HEREB Y FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on ____3/5/25_____ 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 5TH OF FEBRUARY 2025. 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 5th day of February, A.D., 2025

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

Bicknell, Lee 19 Milton St, St. Augustine, FL 32084, 9489 0090 0027 6577 5103 82

Bicknell, Constance Inez, 19 Milton St, St. Augustine, FL 32084, 9489 0090 0027 6577 5103 99

on this 10 day of February 25

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

February 21, 2025

IN THE MATTER OF: Owner(s): **Bicknell Family Trust U/A/D:12/20/99**

Lee Bicknell

Agent(s): N/A
Address: 19 Milton Street St Augustine, FL 32084
Case #: CE2024-0397

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 Street, 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 for a **FINE ASSIGNMENT HEARING** regarding your case on **Wednesday, March 5, 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

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

Certified Mail Number: 9489 0090 0027 6577 5091 95, 9489 0090 0027 6577 5091 01

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

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

2024 TRIM Notice

Summary

Parcel ID	1084500000
Location Address	56 SPRING ST SAINT AUGUSTINE 32084-0000
Neighborhood	Ravenswood (0800) (485.02)
Tax Description*	RAVENSWOOD SUB LOTS 1 & 2 BLK 22 DB48/90 &2340/729(P/R) &3328/1008(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	Y

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

Owner Name	Van Family Irrevocable Trust D:04/15/11 100% Van Johnnie Mae 0% Van Edwin H Trustee 0%
Mailing Address	56 SPRING ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Disabled		$5,000
Homestead		$39,080

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
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

February 21, 2025

IN THE MATTER OF: Owner(s): IRREVOCABLE VAN FAMILY TRUST

Agent(s): N/A

Address: 117 WEST 130TH ST, New York NY 10027

Case #: CE2024-0455

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 Street, Saint 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 purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **FINE ASSIGNMENT Hearing** regarding your case on **Wednesday, March 5, 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:

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: CE2024-0455

IN THE MATTER OF:

IRREVOCABLE VAN FAMILY TRUST
Mrya Van Moore
VAN EDWIN H TRUSTEE

56B SPRING ST, Saint Augustine, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE:	**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:	**1084500000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 5, 2025, 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 5, 2025, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on July 06, 2024:

Remodeling work being performed inside residence without obtaining proper permits.

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

City Code, Chapter 8, Section 608
Permits required.

4. On October 07, 2024, the Planning and B uilding Department sent an **"O fficial Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On January 6, 2025, 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 February 5, 2025 .

6. **O n February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ___X__ In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

a. _____ You are in Compliance, at the time of this hearing.

b. _____ No fine will be assigned and the case will be closed.

c. ___X__ Other: Respondent has 10 days to get a permit or a fine will be assessed daily as described below.

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

a. ___X__ You have ___**10**__ days **(2/15/25)** 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 _____3/5/25_____ 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 5TH OF FEBRUARY, 2025. 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 5th day of February, A.D., 2025.

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

Van family Irrevocable Trust

Van, Johnnie Mae, 56B Spring St, St. Augustine, Fl 32084
9489 0090 0027 6577 5103 68

Van, Edwin, 56B Spring St, St. Augustine, Fl 32084
9489 0090 0027 6577 5103 75

on this 10 day of February, 2025

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

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Sec. 8-608. - Permit required.

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

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

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Rer Pro Invest LLC
80 Anderson Street
St. Augustine, FL 32084
Respondent

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

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on February, 21, 20 25, I received a copy of the attached Notice of Hearing for the hearing dated March, 5, 20 25.

PRIMARY SERVICE:

3. That on February 22, 20 25, 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 February 24, 20 25, 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 26 DAY OF February, 20 25.

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 IMPOSING A FINE

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 FEBRUARY 5, 2025, 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 5, 2025, 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 December 4, 2024, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent **(10)** days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance was not met a fine of up to $250 per day may be issued for each day out of compliance.

5. On January 3, 2025, 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 February 5, 2025.

6. **On February 5, 2025, 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 _____.

b. ✓ The violation remains as of 12/15/24 and the fine is set to $ 250 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 $_____.

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 5TH OF FEBRUARY, 2025. 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 5th day of February, A.D., 2025.

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, 12769 AGATITE RD JACKSONVILLE, FL 32258

9489 0090 0027 6577 5100 30

Esteva Ruano, Roxana7976 ORTEGA BLUFF PKWAY, Jacksonville, FL 32244
9489 0090 0027 6577 5100 47

Rer Pro Invest LLC, 80 ANDERSON ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5100 54

on this 11 day of February, 2025

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

February 21, 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 **Wednesday, March 5, 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 5093 48
9489 0090 0027 6577 5093 55
9489 0090 0027 6577 5093 62
9489 0090 0027 6577 5092 87

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

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

2024 TRIM Notice

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.

Dec 16, 2004 at 12:04:15 PM
CE (REP J.TOMASELLI)

AFFIDAVIT OF SERVICE

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

J Russell Collins
Les Bons Temps Rouler LLC

2493 US Highway 1 South Saint Augustine, Fl 32086

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0586**

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 **February 26, 2025,**
   I received a copy of the attached Notice of Hearing for the hearing dated **March 5, 2025.**

PRIMARY SERVICE:

3. That on **February 21, 2025**,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

   9489 0090 0027 6577 5092 18, 9489 0090 0027 6577 5092 25

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 **February 26, 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 February, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305330
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

February 21, 2025

IN THE MATTER OF:	Owner(s):	Les Bons Temps Rouler LLC
	Agent(s):	N/A
	Address:	2493 US Hwy 1 So., St Augustine, FL,32086
	Case #:	CE2024-0586

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

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

SITE OF VIOLATION:	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 for a **FINE ASSIGNMENT HEARING** regarding your case on **Wednesday, March 5, 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

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

Certified Mail Number: 9489 0090 0027 6577 5092 18, 9489 0090 0027 6577 5092 25

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: CE2024-0586

IN THE MATTER OF:

Les Bons Temps Rouler LLC

102 FRED WATERS WAY, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE:	**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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 5, 2025, 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 5, 2025, 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 16, 2024:

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

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

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

4. On November 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 January 6, 2025, 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 February 5, 2025.

6. **On February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ✓ In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

a. _____ You are in Compliance, at the time of this hearing.

b. _____ No fine will be assigned and the case will be closed.

c. _____ Other: _____

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

a. ✓ You have 10 (2/15/25) 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 5TH OF FEBRUARY, 2025. 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 5th day of February, A.D., 2025

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

Les Bons Temps Rouler LLC, 102 Fred Waters Way, St. Sugustine, FL 32084,

9489 0090 0027 6577 5102 83

Les Bons Temps Rouler LLC, 100 Southpark Blvd, Suite 100, St. Augustine FL 32086,

9489 0090 0027 6577 5102 90

Les Bons Temps Rouler LLC, Collins, J Russell, 2493 US Highway 1 S, St. Augustine, FL 32086

9489 0090 0027 6577 5103 06

on this 10 day of February, 2025

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

February 21, 2025

IN THE MATTER OF: Owner(s): J Russell Collins

Agent(s): N/A

Address: 2493 US HWY 1 South St Augustine Fl 32086

Case #: CE2024-0455

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: 1084500030

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **FINE ASSIGNMENT Hearing** regarding your case on **Wednesday, March 5, 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

Certified Mail Number: 9489 0090 0027 6577 5092 18, 9489 0090 0027 6577 5092 25

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

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

2024 TRIM Notice

Summary

Parcel ID	1198600010
Location Address	213 W KING ST SAINT AUGUSTINE 32084-0000
Neighborhood	West St Aug Industrial - Good (COM) (487.03)
Tax Description*	1-43 BRAVO PARK N41.24FT OF LOTS 1 & 2 OR4131/991 *The Description above is not to be used on legal documents.
Property Use Code	Nightclubs, Lounges,Bars (Owner Occupied) (3305)
Subdivision	Bravo Park, Plat Of Property Known As
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.090
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Map

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)

Aug 22, 2024 at 11:08:10 AM
CE INSP M.LANNI

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Paper Root Industries LLC
Dettra, Gregory P
213 W King Street
St. Augustine, FL 32084
Respondent

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

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated September 4, 2024, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 17, Section 72 as of February 28, 2025.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF February, 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

AFFIDAVIT OF SERVICE

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

Paper Root Industries LLC
Gregory P Dettra
213 W King Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024 0459

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 February, 21, 2025, I received a copy of the attached Notice of Hearing for the hearing dated March, 5th, 2025.

PRIMARY SERVICE:

3. That on February, 22, 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 February 24, 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 28 DAY OF February, 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: CE2024-0459

IN THE MATTER OF:

Paper Root Industries LLC

Gregory P Dettra

213 W KING 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 17, Section 72, Engaging in business without a receipt.

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

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **SEPTEMBER 04, 2024**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on **September 04, 2024**, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on July 08, 2024:

Mobile food truck, "Real Peel Pizza" operating without a Business Tax Receipt.

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

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

4. On July 09, 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 August 19, 2024, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for September 04, 2024.

6. **On September 04, 2024, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. X In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

a. _____ You are in Compliance, at the time of this hearing.

b. _____ No fine will be assigned and the case will be closed.

c. _____ Other: Respondent has until Friday 9/6/24 to apply to be heard at DRC otherwise the fine will begin to run

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

a. X You have 2 days to become compliant or a fine of up to $250 will be imposed for each day the violation continues.

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

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

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

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

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on October 2, 2024 at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA 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 DAY OF SEPTEMBER, 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Becky Vose

Becky Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 4 day of September, 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

Paper Root Industries LLC, 213 W King St, St. Augustine, FL 32084 9489 0090 0027 6577 5166 12

Paper Root Industries LLC C/O Dettra Gregory P, 110 F St, St. Augustine, FL 32080, 9489 0090 0027 6577 5166 29

on this 5 day of September, 24

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

February 21, 2025

IN THE MATTER OF:

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

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

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

SITE OF VIOLATION: 213 W KING ST, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: 1-43 BRAVO PARK N41.24FT OF LOTS 1 & 2 OR4131/991

PARCEL NUMBER: 1198600010

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on **Wednesday, March 5, 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:

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

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Sales Questionnaire Form

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

2024 TRIM Notice

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

AFFIDAVIT OF SERVICE

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

Teisan Family Revocable Trust
Gregory Walton Teisan
Hillary Erin Teisan
Jeremy Adam Teisan

1102 Duke Street Alexanderia, Virginia 22314

Respondent (s)

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 **February 26, 2025,**

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

PRIMARY SERVICE:

3. That on **February 21, 2025**,

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

   9489 0090 0027 6577 5091 64, 9489 0090 0027 6577 5091 57, 9489 0090 0027 6577 5091 40, 9489 0090 0027 6577 5091 33

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 **February 26, 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 February, 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

February 21, 2025

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

Barbara W Teisan

Gregory Walton Teisan

Hillary Erin Teisan

Jeremy Adam Teisan

Agent(s): N/A
Address: 1102 Duke Street Alexandria Va. 22314
Case #: CE2024-0596

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

Section: Chapter 17, Section 72, Operating a Business Without a Business Tax Receipt

SITE OF VIOLATION: 47 Grove Avenue, 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 for a **COMPLIANCE HEARING** regarding your case on **Wednesday, March 5, 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

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

Certified Mail Number: 9489 0090 0027 6577 5091 64, 9489 0090 0027 6577 5091 57, 9489 0090 0027 6577 5091 40, 9489 0090 0027 6577 5091 33, 9489 0090 0027 6577 5091 26

cc: David Birclim, 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
Planning & Building Dept.
75 King St
St Augustine, FL 32084
904-825-1065

PLANNING AND BUILDING

Date: 02/20/2025 10:32:36 AM

CREDIT CARD SALE

VISA
CARD NUMBER: **********0336 K

TOTAL AMOUNT: $510.00

APPROVAL CD: 07092D
RECORD #: 000
CLERK ID: SClayton
INVOICE #: CE2024-0596

Customer Copy

$500.00 FINE IMPOSED BY SPECIAL MAGISTRATE
$ 10.00 CREDIT CARD PROCESSING FEE

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION AND IMPOSING FINE

CASE NUMBER: CE2024-0596

IN THE MATTER OF:

Teisan Family Revocable Living Trust Agrmt
Teisan Gregory W Trustee
Barbara W Teisan
Hilary Erin Teisan
Gregory Walton Teisan
Jeremy Adam Teisan

47 GROVE AVE, 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 17, Section 72- Engaging in business without a receipt: failure to comply.

VIOLATION SITE: **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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 5, 2025, 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 5, 2025, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on November 27, 2024:

Property being utilized as a pay to park lot without any improvements or permits.

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

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

4. On November 27, 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 January 6, 2025, 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 February 5, 2025.

6. **On February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. __X___ In Violation.

b. ___X__ 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. ___X__ Other: _**Respondent fined a total of $500 for repeat violation. Respondent warned that if anyone in trust violates in the future for the next 5 years, a $500 fine per violation will be assessed.**

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. ___X__ A fine of up to $__500___ Will be imposed for each day the violation continues **for a total of $500.**

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 $_____

SET FOR ARRIEL

7. RESPONDENT IS HERE'BY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 4/2/25 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 5TH OF FEBRUARY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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 5th day of February, A.D., 2025

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

Teisan Family Revocable Living Trust, Teisan Gregory W, 47 Grove Ave, St. Augustine, FL 32084

9489 0090 0027 6577 5102 69

Teisan Family Revocable Living Trust, Teisan, Gregory W, 1102 Duke St, Alexandria Va, 22314,

9489 0090 0027 6577 5102 76

2/10/25

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