



CITY OF

STAUGUSTINE™

---EST. 1565---

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

WEDNESDAY, JULY 2, 2025

9:00 AM ALCAZAR ROOM

1. Swearing in of Staff
2. Approval of Minutes
3. General Public Comments for Items Not on the Agenda
4. Modifications to the Agenda
5. New Violation Hearing
 - a) CE2025-0251
Casa Marisol DE Augustin LLC
Hill, James W
Hill, Anne L
53 Avista Circle
Ch. 8 Sec. 8-608-
Permits required.
 - b) CE2025-0314
Anderson Teresa D Etal
Anderson Robert Lee Jr
33 Nesmith Ave
Ch. 19 Sec. 19-3-
Unlawful conditions.
 - c) CE2025-0358
Karayanis, Lazarus
216 Kenan St
Ch. 25 Sec. 25-56-
Tree removal and replacement.
 - d) CE2025-0381
James, Sharon LA Joyce
Hill, Laschel Erika
Whitty, Tremayne Justin
65 Julia St
Ch. 19 Sec. 19-3-
Unlawful conditions.

6. Fine Assignment Hearing
 - a) CE2025-0333
Legacy Portfolio Holdings LLC
9 Venancio St
Ch. 28 Sec. 28-146-
Registration.
 - b) CE2025-0352
Legacy Portfolio Holdings LLC
8 Pacific St
Ch. 28 Sec. 28-146-
Registration.
7. Fine Reduction Hearing
(None)
8. Lien Hearing
 - a) CE2024-0227
Bicknell Lee
Bicknell Family Trust
Bicknell Constance Inez
19 Milton St
Ch. 19 Sec. 19-3-
Unlawful conditions.
9. Compliance Hearing
 - a) CE2024-0616
Savital Corp Inc
20 DeSoto PI
Ch. 8 Sec. 8-608-
Permits required.
10. Previously Heard Cases Update
11. City Attorney Items
12. Other Business
13. Adjournment

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

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading market.

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Skip to main content

Homestead Compliance

St. Johns County, FL

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

| | |
|-------------------|---|
| Parcel ID | 2143900020 |
| Location | 53 AVISTA CIR |
| Address | SAINT AUGUSTINE 32080-0000 |
| Neighborhood | Davis Shores (ICWFR) (590.05) |
| Tax Description* | 7-7 AVISTA SUB OF DAVIS SHORES APPROX N'LY 1FT OF LOT 1 & ALL OF LOT 2(EX N15FT IN DB183/81) BLK 1 OR2926/1946 &1948(Q/C'S) |
| | <i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Single Family (0100) |
| Subdivision | Avista Subdivision |
| Sec/Twp/Rng | 17-7-30 |
| District | City of St Augustine (District 452) |
| Millage Rate | 18.72 |
| Acreage | 0.330 |
| Homestead | N |

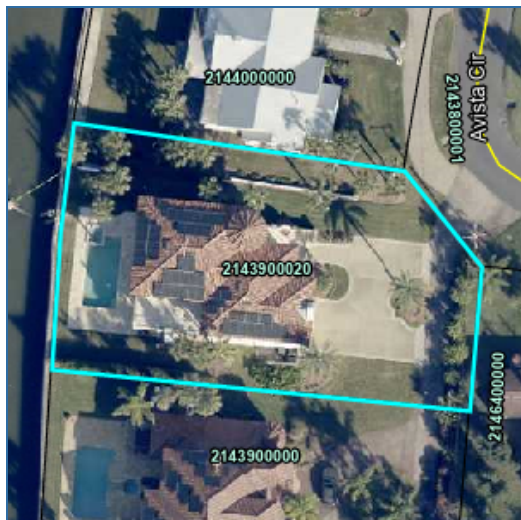
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

| | |
|-----------------|---|
| Owner Name | Casa Marisol DE Augustin LLC 100% |
| Mailing Address | 53 AVISTA CIR SAINT AUGUSTINE, FL 32084-0000 |

Map



Sec. 8-608. - Permit required.

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: June 27, 2025

SUBJECT: Case Number: CE2025-0251

**RESPONDENT: Casa Marisol DE Augustin LLC
James W Hill
Anne L Hill**

LOCATION: 53 Avista Circle Saint Augustine FL 32084

Parcel Number 2143900020

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 approximately 18 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2025-0251**, concerns the property located at 53 Avista Circle, 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 are, **Casa Marisol DE Augustin LLC, James W Hill, and Anne L Hill**, and it is reflected as such on the agenda for today's meeting.

On **February 7, 2025**, I observed construction work on the dock of the residence identified above; as there were materials stacked in the rear of the property and individuals who were performing work. I conducted a search of the city database Cityworks to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a STOP WORK ORDER initiated.

I issued an Official Notice of Violation to **Casa Marisol DE Augustin LLC, James W Hill, and Anne L Hill**, on March 29, 2025. In the notice, I cited a violation of the Cit of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for working without required permits.

The Notice of Violation was sent to the Respondent via certified, and verified RECEIVED on April 2, 2025. A Notice Hearing was sent on June 12, 2025 and Verified RECEIVED on June 21, 2025 according to the USPS Tracking Site.

I have made contact with the Respondent and Respondent's Contractor and I feel the all parties

understand the violation.

On February 7, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. To date an application was made on April 8, 2025-BP2025-0591, but is currently OPEN as requested information has not been received. Because compliance was not achieved, a Notice of Hearing was issued on June 12, 2025, which was delivered to the Respondents via certified mail, and posted and hand delivered to the Respondent.

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

A handwritten signature in black ink, appearing to read "James Tomaselli", is written over a horizontal line. The signature is stylized and cursive.

James Tomaselli
Code Enforcement Officer

Feb 7, 2025 at 1:07:12 PM
CE INSP J.TOMASELLI





208

Feb 7, 2025 at 1:07:15 PM
CE INSP J. TOMASELLI



Feb 7, 2025 at 1:08:09 PM
CE INSP J.TOMASELLI





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

CODE ENFORCEMENT DIVISION

March 29, 2024

IN THE MATTER OF: Name: **Casa Marisol DE Augustin LLC
James W Hill
Anne L Hill**

Address: **53 Avista Circle Saint Augustine FL. 32080**

Case #: **CE2025-0251**

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. 608- Permits Required.

SITE OF VIOLATION: **53 Avista Circle Saint Augustine FL. 32084**

LEGAL DESCRIPTION: **7-7 AVISTA SUB OF DAVIS SHORES APPROX N'LY 1FT
OF LOT 1 & ALL OF LOT 2(EX N15FT IN DB183/81) BLK 1
OR2926/1946 &1948(Q/C'S)**

PARCEL NUMBER: **2143900020**

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **February 7, 2024** which revealed the following violations:

CONSTRUCTION WORK IN FORM OF DOCK REBUILD WITHOUT 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, by **IMMEDIATELY**, or a fine of **\$250.00 per day** may be imposed by the Magistrate.

Notice of Violation
CE2025-0251

The violation may be corrected via: **COMPLETING PROPER PERMITS, PAYING FEES, OBTAINING INSPECTIONS, AND NOTIFYING CODE ENFORCEMENT OF APPLICATION**

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
904 669-0665-CELL

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 5073 75
9489 0090 0027 6577 5073 82
9489 0090 0027 6577 5073 99

cc: John P. Regan, City Manager
CEAAB File

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



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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

June 12, 2025

IN THE MATTER OF: Owner(s): Casa Marisol DE Augustin LLC
James W Hill
Anne L Hill

Address: 53 Avista Circle Saint Augustine FL 32080
Case #: CE2025-0251

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

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

SITE OF VIOLATION: 53 Avista Circle Saint Augustine FL 32080

LEGAL DESCRIPTION: 7-7 AVISTA SUB OF DAVIS SHORES APPROX N'LY 1FT OF LOT 1
& ALL OF LOT 2(EX N15FT IN DB183/81) BLK 1 OR2926/1946
&1948(Q/C'S)

PARCEL NUMBER: 2143900020

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, JULY 2, 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) 8-608- Permits 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

CE2025-0251

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.

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
904 669 0665**

Certified Mail Number: 9489 0090 0027 6577 5047 56, 9489 0090 0027 6577 5047 63,

9489 0090 0027 6577 5047 70

9489 0090 0027 6577 5047 56
9489 0090 0027 6577 5047 63

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.

9489 0090 0027 6577 5047 70

AFFIDAVIT OF SERVICE

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

Casa Marisol DE Augustin LLC
James W Hill
Anne L Hill

53 Avista Circle, Siant Augustine Florida 32084

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0251**

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 **June 12, 2025**,
I received a copy of the attached Notice of Hearing for the hearing dated **July 2, 2025**.

PRIMARY SERVICE:


3. That on **June 13, 2025**,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
9489 0090 0027 6577 5047 56, 9489 0090 0027 6577 5047 63, 9489 0090 0027 6577 5047 70
4. That on **June 13, 2025**,
I hand delivered said Notice to **Anne L Hill** at **53 Avista Circle Saint Augustine, Florida 32084**.

SECONDARY SERVICE:

5. That on **June 13, 2025**,
I posted said Notice on the property located at
53 Avista Circle Saint Augustine, Florida 32084.

6. That on _____, 2025,

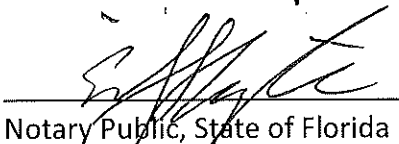
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.



JAMES TOMASELLI
Code Enforcement Inspector

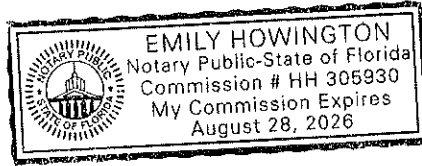
FURTHER, Affiant saith not.

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



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1081500000
 Location Address 33 NESMITH AVE
 SAINT AUGUSTINE 32084-0000
 Neighborhood Ravenswood (485)
 Tax Description* RAVENSWOOD SUB LOT 21 BLK 18 OR150/159 & 1425/1954(Q/C)
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision Ravenswood Subdivision
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.72
 Acreage 0.180
 Homestead Y

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



Owner Information

Owner Name Anderson Teresa D Etal 50%
 Anderson Robert Lee Jr 50%
 Mailing Address 33 NESMITH AVE
 SAINT AUGUSTINE, FL 32084-3463

Exemption Information

[Skip to main content](#)

| Exemption type | Status | Amount |
|----------------|--------|----------|
| Homestead | | \$24,907 |

St. Johns County, FL

Sec. 19-3. - Unlawful conditions.

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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: June 4, 2025

SUBJECT: Case Number: CE 2025-0314

RESPONDENT: Robert and Teresa Anderson

LOCATION: 33 Nesmith Ave., Saint Augustine, FL 32084.

Parcel Number 108150 0000

VIOLATION: City Code, Chapter 19, Section 19-3 Unlawful Conditions

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 CE2025-0314, concerns the property located at 33 Nesmith 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 Robert and Teresa Anderson, and it is reflected as such on the agenda for today's meeting.

On April 16, 2025, I was contacted by an unknown caller and advised that he had visited and photographed a possible violation at 33 Nesmith Ave. I reviewed the photos and determined that a violation is occurring on the property. I have verified a blue ford vehicle with cracked windshield being stored in driveway. I attempted to contact the owners, Mr. and Mrs. Anderson, on April 16, 2025, and April 17, 2025, but was unsuccessful in my efforts.

On May 2, 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 May 5, 2025, I received a call from a neighbor, in reference to a complaint of the same nature at this property.

Because the vehicle is in total disrepair, 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 May 5, 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
Code Enforcement Officer

Apr 16, 2025 at 2:09:13 PM
CE INSP C.Boles



Apr 16, 2025 at 2:09:52 PM
CE INSP C.Boles



Apr 16, 2025 at 2:11:30 PM
CE INSP G. Boles





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

CODE ENFORCEMENT DIVISION

May 6, 2025

IN THE MATTER OF: Name: Robert and Teresa Anderson
Address: 33 Nesmith Ave.
Case #: CE 2025-0314

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 19-3 Unlawful Conditions

SITE OF VIOLATION: 33 Nesmith Ave.
LEGAL DESCRIPTION: RAVENSWOOD SUB LOT 21 BLK 18 OR 150/159 & 1425/1954 (Q/C)
PARCEL ID: 108150 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 16, 2025, which revealed the following violations:


Inoperable and Unlicensed (Blue Ford) stored in driveway.

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

Remove Inoperable and Unlicensed (Blue Ford) then call for 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.

Notice of Violation
CE2025-0314



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 5038 27

9489 0090 0027 6577 5038 34

cc: David Birchim, City Manager

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



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

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

June 13, 2025

IN THE MATTER OF: Owner(s): Anderson Teresa D
Anderson Robert Lee Jr
Address: 33 NESMITH AVE, Saint Augustine, FL, 32084
Case #: CE2025-0314

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 33 NESMITH AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: RAVENSWOOD SUB LOT 21 BLK 18 OR150/159 & 1425/1954(Q/C)
1081500000
PARCEL NUMBER:

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **July 2nd, 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:

Inoperable and unlicensed (blue Ford) stored in driveway.

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.

Curtis Bolea

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 6675 2566 94, 9489 0090 0027 6675 2567 00

cc: David Birchm, City Manager

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

9489 0090 0027 6675 2567 00

9489 0090 0027 6675 2566 94

AFFIDAVIT OF SERVICE

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

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0314

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

- 1. That I am employed by the City of St. Augustine Code Enforcement Department.
- 2. That pursuant to Florida Statute 162.12, on June, 19, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated July,
2, 2025.

PRIMARY SERVICE:

- 3. That on June, 13, 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:

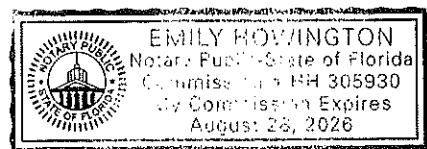
- 5. That on June 13, 2025,
I posted said Notice on the property located at
33 Nesmith Ave., Saint Augustine, FL 32084.
- 6. That on June 19, 2025,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19 DAY OF June, 2025.

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





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

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

June 13, 2025

IN THE MATTER OF: Owner(s): Anderson Teresa D
Anderson Robert Lee Jr
Address: 33 NESMITH AVE, Saint Augustine, FL, 32084
Case #: CE2025-0314

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 33 NESMITH AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: RAVENSWOOD SUB LOT 21 BLK 18 OR150/159 & 1425/1954(Q/C)
PARCEL NUMBER: 1081500000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **July 2nd, 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:

Inoperable and unlicensed (blue Ford) stored in driveway.

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.

Curtis Bales

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 6675 2566 94, 9489 0090 0027 6675 2567 00

cc: David Birchlin, City Manager

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

9489 0090 0027 6675 2567 00

9489 0090 0027 6675 2566 94

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 2221400000
Location 216 KENAN ST
Address SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores South (590)
Tax 3-102 DAVIS SHORES W'LY PT OF LOT 5 & E'LY PT OF LOT 6 BLK 56
Description* (74.5FT ON ST) OR855/947 868/205 &872/291 &3061/1968(Q/C) & 3755/922(Q/C)
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 21-7-30
District City of St Augustine (District 452)
Millage Rate 18.72
Acreage 0.150
Homestead Y

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



Owner Information

Owner Name Karayanis Lazarus 100%
Mailing Address 216 KENAN ST
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

| Exemption Type | Status | Amount |
|----------------|--------|----------|
| Homestead | | \$50,722 |

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)



May 27, 2025 at 11:24:20 AM
216 Kenar St
St. Augustine FL 32080
United States

Page 37 of 98



May 27, 2025 at 11:21:09 AM
216 Kenan St
St. Augustine FL 32080
United States

Page 38 of 98



May 27, 2025 at 11:24:22 AM
216 Kenan St
St. Augustine FL 32080
United States

Page 39 of 98



May 27, 2025 at 11:27:40 AM
216 Kenan St
St. Augustine FL 32080
United States

Page 40 of 98



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

CODE ENFORCEMENT DIVISION

June 12, 2025

IN THE MATTER OF: Name: **Lazarus Karayanis**
Address: 216 Kenan Street
Saint Augustine, Florida 32080
Case #: **CE2025-0358**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 25, Sec. 25-56– Tree Removal and Replacement

SITE OF VIOLATION: 216 Kenan Street St Augustine Fl 32080

LEGAL DESCRIPTION: 3-102 DAVIS SHORES W'LY PT OF LOT 5 & E'LY PT OF
LOT 6 BLK 56 (74.5FT ON ST) OR855/947 868/205
&872/291 &3061/1968(Q/C) & 3755/922(Q/C)

PARCEL NUMBER: 2221400000

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

Two Oaks and one Palm were removed from the property without approvals

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

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

Notice of Violation
CE2025-0358

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
904 669 0665

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 5047 49

cc: John P. Regan, City Manager
CEAAB File

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



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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

June 12, 2025

IN THE MATTER OF: Owner(s): Lazarus Karayanis

Address: 216 Kenan Street Saint Augustine FL 32080

Case #: CE2025-0358

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

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

SITE OF VIOLATION: 216 Kenan Street Saint Augustine FL 32080

**LEGAL DESCRIPTION: 3-102 DAVIS SHORES W'LY PT OF LOT 5 & E'LY PT OF LOT
6 BLK 56 (74.5FT ON ST) OR855/947 868/205 &872/291
&3061/1968(Q/C) & 3755/922(Q/C)**

PARCEL NUMBER: 2221400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, JULY 2, 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) 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***

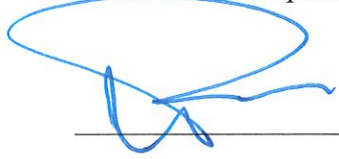
CE2025-0358

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.

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
904 669 0665**

Certified Mail Number: 9489 0090 0027 6577 5047 49

cc: David Birchim, City Manager

9489 0090 0027 6577 5047 49

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1072900040
Location 65 JULIA ST
Address SAINT AUGUSTINE 32084-0000
Neighborhood Wood & Thompson (480)
Tax Description* 1-37 WOOD & THOMPSON SUB E22 OF N100FT LOT 4 ALL LOT 5 BLK 3 OR380/658 & 1278/200(Q/C) & 5627/1037(L/E)
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Wood, Property Of Capt. Allen
Sec/Twp/Rng 41-7-29
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 James Sharon LA Joyce 100%
 Hill Laschel Erika 0%
 Whitty Tremayne Justin 0%
Mailing Address 65 JULIA ST
 SAINT AUGUSTINE, FL 32084-3474

Exemption Information

| Exemption Type | Status | Amount |
|----------------|--------|----------|
| Homestead | | \$49,128 |

Sec. 19-3. - Unlawful conditions.

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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 2, 2025

SUBJECT: Case Number: CE 2025-0381

**RESPONDENT: James Sharon LA Joyce 100 %
Hill Laschel Erika 0%
Whitty Tremayne Justin 0 %**

**LOCATION: 65 Julia Street, Saint Augustine, FL 32084.

Parcel Number 107290 0040**

**VIOLATION: City Code, Chapter 19, Section 19-3 Unlawful Conditions and

Unlicensed Vehicles being stored on property.**

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 CE2025-0381, concerns the property located at 65 Julia Street, 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 James Sharon LA Joyce, and it is reflected as such on the agenda for today's meeting.

On May 22, 2025, I was contacted by Mr. Barry Fox and advised that he had visited and observed a possible violation at 65 Julia Street. I then stopped by the property and determined that a violation is occurring on the property. I have verified three unlicensed and unregistered vehicles without tags being stored within the property. I attempted to contact the owner, Mrs. James, on May 22, 2025, and June 9, 2025, but was unsuccessful in my efforts.

On June 13, 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. On May 23, 2025, I received a call from a

neighbor, in reference to a complaint of the same nature at this property.

Because the vehicles are in total disrepair, 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 June 13, 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
Code Enforcement Officer

May 22, 2025 at 9:37:02 AM
CE INSP C.Boles



May 22, 2025 at 9:37:38 AM
CE INSP C.Boles



May 22, 2025 at 9:37:22 AM
CE INSP C.Boles



May 22, 2025 at 9:38:19 AM
CE INSP C.Boles



May 22, 2025 at 9:38:39 AM
CE INSP C.Boles





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

CODE ENFORCEMENT DIVISION

June 13, 2025

IN THE MATTER OF: Name: James Sharon LA Joyce 100 %
Hill Laschel Erika 0 %
Whitty Tremayne Justin 0 %

Address: 65 Julia Street

Case #: CE 2025-0381

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 19-3 Unlawful Conditions

SITE OF VIOLATION: 65 Julia Street

LEGAL DESCRIPTION: 1-37 WOOD & THOMPSON SUB E22 OF N100FT LOT 4
ALL LOT 5 BLK 3 OR 380 / 658 & 1278 / 200 (Q/C) & 5627 /
1037 (L/E)

PARCEL ID: 107290 0040

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 16, 2025, which revealed the following violations:

Three Inoperable and Unlicensed vehicles stored on property.

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 Inoperable and Unlicensed vehicles, then call for final inspection, and appear before the Special Magistrate.

Notice of Violation
CE2025-0381

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
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 X

cc: David Birchim, City Manager

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



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

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

June 23, 2025

IN THE MATTER OF: Owner(s): James Sharon LA Joyce 100 %
Agent(s): N/A
Address: 65 JULIA ST, Saint Augustine, FL, 32084
Case #: CE2025-0381

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 65 JULIA ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-37 WOOD & THOMPSON SUB E22 OF N100FT LOT 4 ALL LOT 5 BLK 3
OR380/658 & 1278/200(Q/C) & 5627/1037(L/E)
PARCEL NUMBER: 1072900040

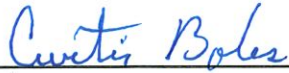
The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **July 2nd, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Three inoperable and unlicensed vehicles stored on property.

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.

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



Code Enforcement Inspector

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

Certified Mail Number: **9489 0090 0027 6675 2566 63, 9489 0090 0027 6675 2566 70, 9489 0090 0027 6675 2566 87**

cc: David Birchlin, City Manager

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

AFFIDAVIT OF SERVICE

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

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2625-0381

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

- 1. That I am employed by the City of St. Augustine Code Enforcement Department.
- 2. That pursuant to Florida Statute 162.12, on June, 19, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated July,
2, 2025.

PRIMARY SERVICE:

- 3. That on June, 13, 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:

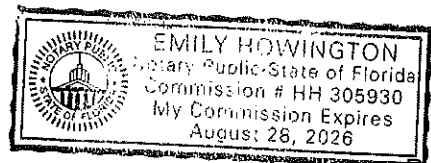
- 5. That on June, 13, 2025,
I posted said Notice on the property located at
65 Julia Street, Saint Augustine, FL 32084.
- 6. That on June, 19, 2025,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19 DAY OF June, 2025.

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





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

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

June 23, 2025

IN THE MATTER OF: Owner(s): James Sharon LA Joyce 100 %
Agent(s): N/A
Address: 65 JULIA ST, Saint Augustine, FL, 32084
Case #: CE2025-0381

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 65 JULIA ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-37 WOOD & THOMPSON SUB E22 OF N100FT LOT 4 ALL LOT 5 BLK 3
OR380/658 & 1278/200(Q/C) & 5627/1037(L/E)
PARCEL NUMBER: 1072900040

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **July 2nd, 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:

Three inoperable and unlicensed vehicles stored on property.

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.

Curtis Boles

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2566 63, 9489 0090 0027 6675 2566 70, 9489 0090 0027 6675 2566 87

cc: David Birchini, City Manager

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

9489 0090 0027 6675 2566 63

9489 0090 0027 6675 2566 70

9489 0090 0027 6675 2566 87

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

| | |
|-------------------|---|
| Parcel ID | 1560100000 |
| Location Address | 8 PACIFIC ST 10 PACIFIC ST 9 VENANCIO ST SAINT AUGUSTINE 32084-0000 |
| Neighborhood | Sanchez & Jellison (698) |
| Tax Description* | 1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359 <i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Multi-Family (Less than 10 Units) (0800) |
| Subdivision | Sanchez Land, Plat of Section 45 & 46 Tp |
| Sec/Twp/Rng | 45-7-30 |
| District | City of St Augustine (District 452) |
| Millage Rate | 18.72 |
| Acreage | 0.260 |
| Homestead | N |

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



Owner Information

| | |
|-----------------|--|
| Owner Name | Legacy Portfolio Holdings LLC 100% |
| Mailing Address | 3635 MONTANA AVE BILLINGS, MT 59101-0000 |

Sec. 28-146. - Registration.

Every vacation rental shall register with the city on forms provided for this purpose and shall pay the required administrative fee, as set by resolution, at the time of registration and thereafter annually. The information provided on each listing of a vacation rental must accurately reflect the information submitted on the registration form. All information provided in the required registration application will be verified on site prior to approval of registration. Listings that inaccurately reflect information on the registration form information will be considered a separate violation of this Code. The registration will include the following:

- (1) Address of the vacation rental.
- (2) Name, address, and contact information of the property owner.
- (3) Name, address, and contact information of the property manager if different than the property owner.
- (4) Number of rental units offered to the public for rent at this location.
- (5) Number of bedrooms.
- (6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.
- (7) Site plan or other document depicting approved parking spaces provided.
- (8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.
- (9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

(Ord. No. 19-50, § 1, 1-27-20; Ord. No. 21-12, § 1, 7-12-21)

AFFIDAVIT OF NON-COMPLIANCE

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

Legacy Portfolio Holdings LLC
9 Venancio Street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0333

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated June 4, 2025, 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 146 as of June 27, 2025.

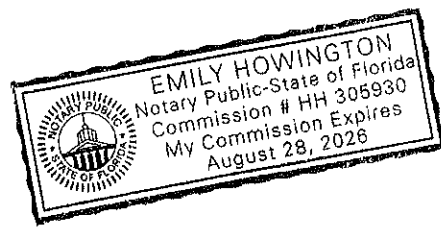
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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

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

June 23, 2025

IN THE MATTER OF: Owner(s): Legacy Portfolio Holdings LLC
Agent(s): N/A
Address: 9 VENANCIO ST, Saint Augustine, FL, 32084
Case #: CE2025-0333

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Code Section: Chapter 28, Sec. 28-146. - Registration.

SITE OF VIOLATION: 9 VENANCIO ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359
PARCEL NUMBER: 1560100000

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 **July 2nd 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 6675 2566 25, 9489 0090 0027 6675 2566 32

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: CE2025-0333

IN THE MATTER OF:

Legacy Portfolio Holdings LLC
9 VENANCIO 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **9 VENANCIO ST, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION: **1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4
OR6128/359**
PARCEL NUMBER: **1560100000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JUNE 04, 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 **June 04, 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 May 01, 2025:

Failure to register the short-term rental property with the City of St. Augustine.

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On May 06, 2025, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On May 20, 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 June 04, 2025.

6. On June 04, 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 15 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues. *Non entry of order*
If respondent fails to comply, the matter will come back for a fine assignment hearing
- b. You were in violation for _____ days, found to be compliant at this time, and the fine is set at \$_____.

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

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

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on _____ at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

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

DONE AND ORDERED THIS 4TH DAY OF JUNE, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

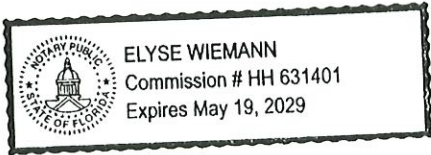


Stephanie Veb, Special Magistrate
City of St. Augustine

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, Stephanie Vello, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 4th day of June, A.D., 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

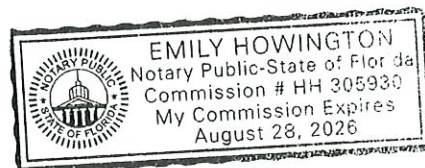
Legacy Portfolio Holdings LLC, 3635 MONTANA AVE, BILLINGS, MT 59101

9489 0090 0027 6675 2573 18

Legacy Portfolio Holdings LLC, 9 VENANCIO ST, SAINT AUGUSTINE 32084

9489 0090 0027 6675 2573 25

on this 5 day of June, 25




St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

| | |
|-------------------|---|
| Parcel ID | 1560100000 |
| Location Address | 8 PACIFIC ST 10 PACIFIC ST 9 VENANCIO ST SAINT AUGUSTINE 32084-0000 |
| Neighborhood | Sanchez & Jellison (698) |
| Tax Description* | 1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359 <i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Multi-Family (Less than 10 Units) (0800) |
| Subdivision | Sanchez Land, Plat of Section 45 & 46 Tp |
| Sec/Twp/Rng | 45-7-30 |
| District | City of St Augustine (District 452) |
| Millage Rate | 18.72 |
| Acreage | 0.260 |
| Homestead | N |

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



Owner Information

| | |
|-----------------|--|
| Owner Name | Legacy Portfolio Holdings LLC 100% |
| Mailing Address | 3635 MONTANA AVE BILLINGS, MT 59101-0000 |

Sec. 28-146. - Registration.

Every vacation rental shall register with the city on forms provided for this purpose and shall pay the required administrative fee, as set by resolution, at the time of registration and thereafter annually. The information provided on each listing of a vacation rental must accurately reflect the information submitted on the registration form. All information provided in the required registration application will be verified on site prior to approval of registration. Listings that inaccurately reflect information on the registration form information will be considered a separate violation of this Code. The registration will include the following:

- (1) Address of the vacation rental.
- (2) Name, address, and contact information of the property owner.
- (3) Name, address, and contact information of the property manager if different than the property owner.
- (4) Number of rental units offered to the public for rent at this location.
- (5) Number of bedrooms.
- (6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.
- (7) Site plan or other document depicting approved parking spaces provided.
- (8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.
- (9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

(Ord. No. 19-50, § 1, 1-27-20; Ord. No. 21-12, § 1, 7-12-21)

AFFIDAVIT OF NON-COMPLIANCE

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

Legacy Portfolio Holdings LLC
8 Pacific Street
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0352

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated June 4, 2025, 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 146 as of June 27, 2025.

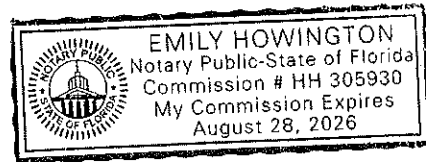
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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

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

June 23, 2025

IN THE MATTER OF: Owner(s): Legacy Portfolio Holdings LLC
Agent(s): N/A
Address: 8 PACIFIC ST, Saint Augustine, FL, 32084
Case #: CE2025-0352

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

Code Section: Chapter 28, Sec. 28-146. - Registration.

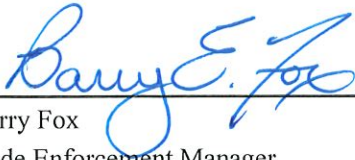
SITE OF VIOLATION: 8 PACIFIC ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359
PARCEL NUMBER: 1560100000

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 **July 2nd, 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 6675 2566 01, 9489 0090 0027 6675 2566 18

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: CE2025-0352

IN THE MATTER OF:

Legacy Portfolio Holdings LLC
8 PACIFIC 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **8 PACIFIC ST, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION: **1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4
OR6128/359**
PARCEL NUMBER: **1560100000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JUNE 04, 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 **June 04, 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 May 05, 2025:

Failure to register the short-term rental property with the City of St. Augustine.

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On May 08, 2025, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On May 20, 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 June 04, 2025.

6. On June 04, 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 15 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues. *Upon entry of order*
If respondent fails to comply, the matter will come back for a fine assignment hearing.
- b. You were in violation for _____ days, found to be compliant at this time, and the fine is set at \$_____.

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

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

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

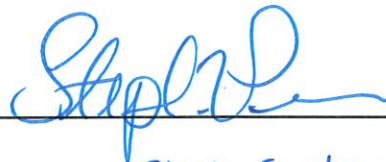
- a. and the Fine is set at \$_____ per violation totaling to \$_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on _____ at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

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

DONE AND ORDERED THIS 4TH DAY OF JUNE, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Stephanie Veb, 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, Stephanie Velo, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 4th day of June, A.D., 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

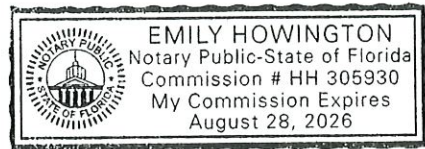
Legacy Portfolio Holdings LLC, 3635 MONTANA AVE, BILLINGS, MT 59101

9489 0090 0027 6675 2573 32

Legacy Portfolio Holdings LLC, 8 PACIFIC ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2573 49

on this 5 day of June, 25 



Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

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



[Skip to main content](#)

Owner information

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

St. Johns County, FL

Exemption Information

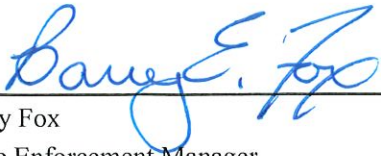
| Exemption Type | Status | Amount |
|----------------|--------|----------|
| Homestead | | \$50,722 |

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)

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 6675 2565 71, 9489 0090 0027 6675 2565 88

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 IMPOSING A FINE

CASE NUMBER: CE2024-0227

IN THE MATTER OF:

Lee Bicknell
Bicknell Family Trust
19 Milton St, Saint Augustine, Florida, 32084
(Hereinafter referred to as Respondent)

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

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

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON 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 January 30, 2024:

The property was littered with unregistered/inoperable vehicles and debris throughout.

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

City Code, Chapter 19, Section 3- Unlawful conditions

4. On March 12, 2024, the case was found in violation 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 2, 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 .

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 1/13/25 and the fine is set to \$ 250 per day until compliance is met. The
- 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 STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

DONE AND ORDERED THIS 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
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.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

| | |
|-------------------|---|
| Parcel ID | 2032100060 |
| Location Address | 20 DESOTO PL SAINT AUGUSTINE 32084-0000 |
| Neighborhood | City of St Augustine (0800) (609.98) |
| Tax Description* | CITY OF ST AUGUSTINE BLK 46-J LOT 6 & E PT LOT 5 - 68FT ON DESOTO PL OR5066/451 <i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Multi-Family (Less than 10 Units) (0800) |
| Subdivision | City of St Augustine |
| Sec/Twp/Rng | 18-7-30 |
| District | City of St Augustine (District 452) |
| Millage Rate | 18.72 |
| Acreage | 0.190 |
| Homestead | N |

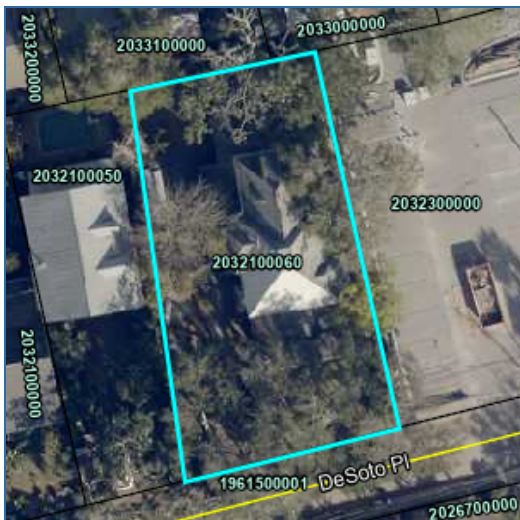
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

| | |
|-----------------|---|
| Owner Name | Savita1 Corp Inc 100% |
| Mailing Address | 87 CEDAR ST SAINT AUGUSTINE, FL 32084-0000 |

Map



AFFIDAVIT OF COMPLIANCE

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

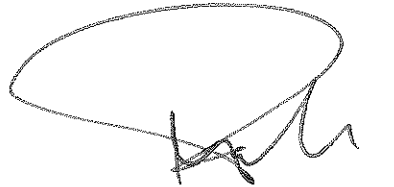
Savita1 Corp Inc
Sejal Patel

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0616**

I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **May 7, 2025**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 as of **June 5, 2025**.

FURTHER, Affiant saith not.

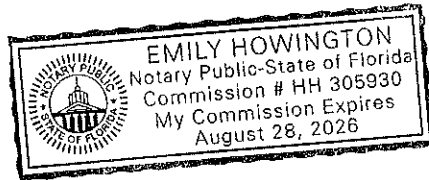


James Tomaselli
Code Enforcement Inspector

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



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





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

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

June 23, 2025

IN THE MATTER OF: Owner(s): Ms. Patel
Savital Corp Inc
Agent(s): N/A
Address: 20 DESOTO PL, Saint Augustine, FL, 32084
Case #: CE2024-0616

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

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

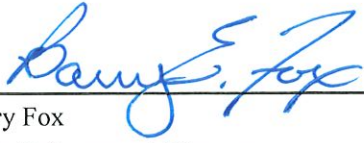
SITE OF VIOLATION: 20 DESOTO PL, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 46-J LOT 6 & E PT LOT 5 - 68FT ON
DESOTO PL OR5066/451
PARCEL NUMBER: 2032100060

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 **July 2nd, 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 6675 2565 40, 9489 0090 0027 6675 2565 57, 9489 0090 0027 6675 2565 64

cc: David Birchim, City Manager

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2024-0616

IN THE MATTER OF:

Ms. Patel

Savital Corp Inc

20 DESOTO PL, 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 8-608- Permits required

VIOLATION SITE: **20 DESOTO PL, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **CITY OF ST AUGUSTINE BLK 46-J LOT 6 & E PT LOT 5 - 68FT
ON DESOTO PL OR5066/451**

PARCEL NUMBER: **2032100060**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON MAY 7, 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 May 7, 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 December 27, 2024:

Interior remodel of multi-family building to include plumbing and electrical without 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 8-608- Permits required.

4. On April 02, 2025, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent (3) days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On April 14, 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 May 7, 2025.

6. On May 7, 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 _____ and the fine is set to \$ _____ per day until compliance is met.
- c. The violation remains for 16 days after the compliance period ended and the fine is set to \$ 100 per day for a total amount of \$ \$1,600.
- d. Other: _____

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

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

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

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

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

DONE AND ORDERED THIS 7TH OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Nancy Stuparich, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 9th day of May, A.D., 2025



MADELINE GUIDONE
Commission # HH 385138
Expires April 11, 2027

Madeline Guidone
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

Savital Corp Inc, 87 CEDAR ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5036 05

Savital Corp Inc, PATEL, SEJAL, 107 Glorieta Dr, St Augustine, FL 32095

9489 0090 0027 6577 5036 12

Van Dyke Jared Et AL, 26 ROHDE AVE, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5036 29

Savital Corp Inc, 20 DESOTO PL, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5036 36

on this 15 day of May, 2025

