c\TY OF"
STAUGUSTINE™
----EST. 1565---

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT
WEDNESDAY, SEPTEMBER 3, 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) CE2025-0431
   Rose Howard N Revocable Trust
   Rose Howard Noel
   219 Zoratoa Ave
   Ch. 28 Sec. 28-146-
   Registration.

   b) CE2025-0448
   Kunsch Properties LLC
   222 W King St
   Ch. 8 Sec. 8-457-
   Unlawful continuance.

6. Fine Assignment Hearing
   a) CE2024-0590
   Kunsch Properties LLC
   222 W King St
   Ch. 8 Sec. 8-608-
   Permits required.

   b) CE2025-0204
   Chip Shot Properties LLC
   32 St Francis St
   Ch. 8 Sec. 8-608-
   Permits required.

c) CE2025-0314
Anderson Teresa D Etal
Anderson Robert Lee Jr
33 Nesmith Ave
Ch. 19 Sec. 19-3-
Unlawful conditions.

d) CE2025-0396
Gunther, Jeffrey
18 Locust St
Ch. 28 Sec. 28-146-
Registration.

7. Fine Reduction Hearing
(None)

8. Lien Hearing

(None)

9. Compliance Hearing

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

10. Previously Heard Cases Update

a) CE2022-0268
Trinity Chr of St Aug Vestry
2 Artillery Ln
Ch. 29 Sec. 29-27-
Permits required for
construction.

b) CE2024-0394
Wolkoff William J Trust
Wolkoff, William J
186 Pelican Reef Dr
Ch. 28 Sec. 28-56-
Tree removal and
replacement.

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; l-800-955-8771 (TDD) or l-800-955-8770 (V), via Florida Relay Service.

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

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

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, August 6, 2025

The Special Magistrate met Wednesday, August 6, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Becky Vose, and the following were present:

1. Swearing in of Staff:

Also Present: Becky Vose, Special Magistrate
Isabelle Lopez, City Attorney
Barry Fox, Code Enforcement Manager
Morganne Lanni, Code Enforcement Inspector
Curtis Boles, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Elyse Wiemann, Recording Secretary

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2. APPROVAL OF MINUTES

2.A. June and July Minutes for Approval

ORDER

Ms. Vose approved the minutes for the June and July Special Magistrate meetings.

3. General Public Comments (3 minutes per individual)

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

4. Modifications to the Agenda

(None)

5. NEW VIOLATION HEARING

5.A CE2025-0396
Gunther Jeffrey
18 Locust St
Ch. 28 Sec. 28-146-Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation Ch. 28 Sec. 28-146-Registration. He said the notice of violation, notice of hearing was served and affidavits were on file.

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

Ms. Vose asked if the respondent was present; however, no one was available.

ORDER

Ms. Vose issued an Order Finding in Violation and gave the respondent 2 days until Friday, August 8, 2025, to register the short-term rental and if not met a fine of up to $250 per day would be issued.

5.B. CE2025-0397
Teisan Family Revocable Living Trust
Teisan Gregory W
47 Grove Ave
Ch. 28 Sec. 28-33-Certificates of occupancy

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Certificates of occupancy. He said the

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notice of violation, notice of hearing was served and affidavits were on file.

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

Ms. Vose asked what city staff were requesting regarding the case.

Mr. Fox stated the current case number was a repeat violation was on an active open order. He further explained on April 9, 2024, the CEAAB found in the original case violation and on June 5, 2024, Special Magistrate Nancy Stuparich confirmed it was not in compliance and fine of $250 fine per day. Then on March 5, 2025 and Ms. Vose gave new order not in compliance and altered the order stating "no habitation of the shed is permitted, the case is to come back in 6 months in September to see if in compliance and if converted into a shed or a habitable space in the location it was in an should be inspected, respondent is advised not to rent out but if they did should return immediately".

Ms. Vose stated she had to note that the respondent had not registered the short-term rental, and Mr. Fox agreed it could not be approved while unregistered.

Mr. Fox stated staff thought the cert of occupancy was more important than the short-term rental and the registration period was upcoming which would allow the respondent to comply.

Ms. Vose asked if the respondent was present. Gregory Teisan was present and spoke in relation to the timeline and agreed he was aware of the order for occupancy. He said they had done a lot of work on the property. He said they were working with the HARB and Planning and Building and it should be provided in the next few days.

Mr. Fox stated that in the last three weeks the respondent has been working diligently to achieve his certificate of occupancy and was in the works to obtain the documents required.

Ms. Vose asked when the last inspection would be.

Mr. Teisan said the inspector was supposed to be coming next week and once approved they would register the short-term rental.

Ms. Vose stated if the City's recommendation to give him an additional 60 days she would, but she was upset that the respondent disregarded her order.

ORDER

Ms. Vose issued an Order Finding Violation and closing the case for the repeat violation case of CE2025-0397.

Ms. Vose also state the previous case 2024-0209 would remain open and would have 60 days to come into compliance or a fine of up to $250 per day would be imposed.

6. FINE ASSIGNMENT HEARING

6.A. CE024-0441
Jensen, Annie Et Al Holland, Brandy
78 Sanford St
Ch. 8 Sec.8-608-Permits required.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Vose found the respondent not in compliance

ORDER

Ms. Vose issued an Order Imposing a Fine in the amount $250 a day beginning August 6, 2025.

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6.B. CE2024-0478
Sellars, Susanne
91 Kings Ferry Way
Ch. 8 Sec. 8-608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Vose found the respondent out of compliance.

ORDER

Ms. Vose issued an Order Imposing a Fine in the amount of $250 a day beginning May 17, 2025.

6.C. CE2025-0251
Casa Marisol DE Augustin LLC
53 Avista Circle
Ch. 8 Sec. 8-608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Mr. Fox said the respondent was out of compliance for 12 days and then obtained the proper permits.

ORDER

Ms. Vose issued an Order Closing the Case and did not assign a fine.

7. FINE REDUCTION HEARING

(NONE)

8. LIEN HEARING

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

The property remained out of compliance and the fine had reached the amount of $43,000.

ORDER

Ms. Vose issued an Order Imposing a Lien in the amount of $43,000.

9. COMPLIANCE HEARING

9.A. CE2024-0539
Dao, Binh
26 Vedder St.
Ch. 8 Sec. 8-608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Mr. Fox stated that as of July 2, 2025, the property was in compliance, and the fine was paid in full.

ORDER

Ms. Vose issued an Order Closing for Compliance.

9.B. CE2024-0337
Shanks Mary Joe Living Trust Etal Kingwood, Essie Estelle Fryar, Charlie Mae Jones, James Arthur Jones, Wayne Alexander Jones, Wayne Arthur Reese, Jimmy Lee Paul Blount, Rhonda Lavone
100 Fred Waters Way
Ch. 8 Sec 8-301- Property maintenance code.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

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ORDER

Ms. Vose issued an Order Closing for Compliance.

9.C. CE2025-0272
Williamson, Laura Marie Williamson, Michael Dale
145 Washington St
Ch. 28 Sec. 28-146- Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

ORDER

Ms. Vose issued an Order Closing for Compliance.

9.D. CE2025-0381
James, Sharon LA Joyce Hill, Laschel Erika Whitty, Tremayne Justin
65 Julia St.
Ch. 19 Sec. 19-3-Unlawful conditions.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

ORDER

Ms. Vose issued an Order Closing for Compliance.

10. PREVIOUSLY HEARD CASES UPDATE

10. A CE2025-0309
Woodward, William
Woodward, Rebekah
59 Weeden St
Ch. 25 Sec. 25-56- Tree removal and replacement.

Barry Fox, Code Enforcement Manager**,** provided background information for the case.

Isabelle Lopez stated that she advises the PZB and HARB and make clear that they are not the penalizing board but that is addressed by Code Enforcement. She stated what the PZB did was address mitigation of the trees, which couldn't happen on site due to the size of the development plan.

Ms. Vose stated staff could change the order to find in violation for any subsequent actions would be repeat violations but no assessment of a fine for this case.

ORDER

Ms. Vose issued an Order Finding in Violation and closing the case with no fine assessed.

11. ITEMS BY CITY ATTORNEY

Isabelle Lopez stated the current forms did not have a box for the latest law that allows for 20% of the entire property value to be assigned as a fine if a historic property was demolished without a permit.

Ms. Vose asked for that to be added to the orders.

12. OTHER BUSINESS

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:03 AM[1]

_____
Becky Vose, Special Magistrate

[1] Transcribed by Emily Howington

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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	2197000000
Location Address	219 ZORATOA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-99 DAVIS SHORES LOTS 14 & 15 BLK 45 OR6168/834 *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	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.310
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Skip to main content

St. Johns County, FL

Owner Information

Owner Name	Rose Howard N Revocable Trust 100% Rose Howard Noel Trustee 0%
Mailing Address	4160 BURNING TREE LAND S JACKSONVILLE, FL 32223-0000

Map

Valuation Information

Assessed Year	2025
Building Value	$208,617.00
Extra Features Value	$21,290.00
Total Land Value	$372,855.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$602,762.00**
Total Deferred	$0.00
Assessed Value	**$602,762.00**
Total Exemptions	
Taxable Value	**$602,762.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2024	$226,864	$15,999	$372,855	$0
2023	$238,684	$16,458	$372,855	$0
2022	$227,870	$23,196	$316,181	$0
2021	$127,886	$23,224	$239,692	$0
2020	$114,275	$23,253	$213,060	$0
2019	$138,338	$26,596	$191,754	$0
2018	$115,728	$13,136	$191,754	$0
2017	$117,429	$12,567	$173,111	$0
2016	$120,833	$11,896	$173,111	$0
2015	$122,534	$12,104	$133,162	$0
2014	$118,530	$12,309	$111,856	$0

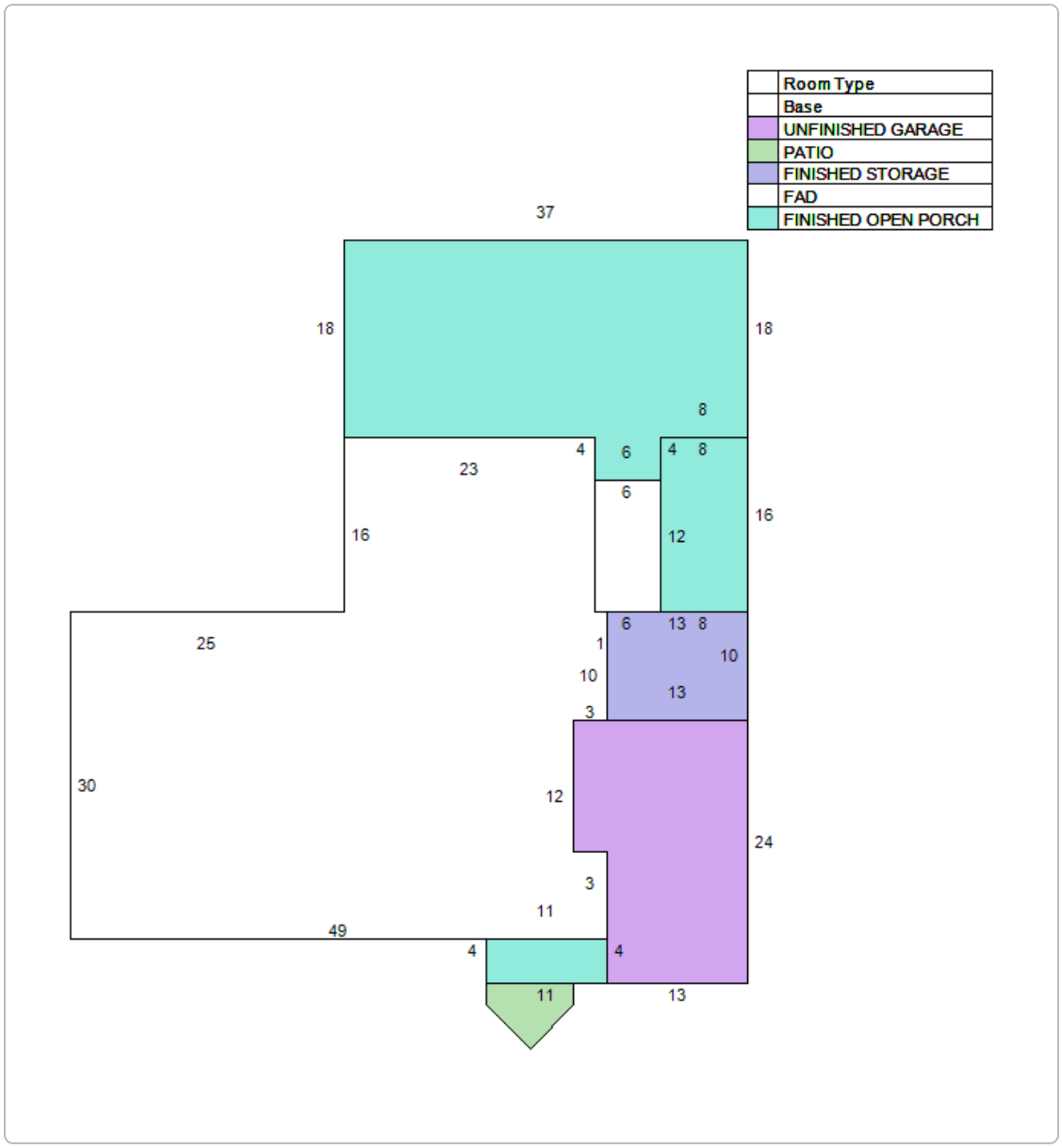
Building Information

Building	1	**Roof Cover**	Metal
Building Value	$208,617	**Roof Structure**	Gable Hip
Year Built	1972	**Interior Flooring**	Hardwood, Ceramic Tile
Actual Area	3246	**Interior Wall**	Drywall
Conditioned Area	1874	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	2
Exterior Wall	Concrete Stucco	**Baths**	2.5

Description	Square Footage
BASE AREA	1802
FINISHED OPEN PORCH	690
ADDITION	72
FINISHED OPEN PORCH	128
FINISHED STORAGE/UTILITY	130
FINISHED OPEN PORCH	44
PATIO/SLAB	32

Description	Square Footage
UNFINISHED GARAGE	348
Total SqFt	3246

Sketch Information



Extra Feature Information

Code Description	Status	Value
Carport (Mix)		4410
Summer Kitchen - Average (RES)		2275
Pavilion - Good (Mix)		3596
Pool - Average (RES)		10350
Canopy (Mix)		659

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	105	145	100.5	EF	$372,855

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/17/2025	6/5/2025	$680,000.00	WARRANTY DEED	6168	834	Q	I	TUTEN MICHAEL TRAVIS,DELLA MARIA	ROSE HOWARD N REVOCABLE TRUST

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/9/2021	11/23/2021	$649,000.00	WARRANTY DEED	5441	1614	Q	I	HARPER CATHERINE A	TUTEN MICHAEL TRAVIS,DELLA MARIA
6/27/2019	6/24/2019	$383,000.00	WARRANTY DEED	4748	1648	Q	I	FRANCIS STEVEN J,LISA A	HARPER CATHERINE A
11/22/2010	11/19/2010	$286,000.00	WARRANTY DEED	3378	1044	Q	I	DAVIS RHETT M JOINED BY MARY KATHERINE	FRANCIS STEVEN J,LISA A
	3/5/2008	$0.00	FINAL JUDGMENT	3053	777	U	I	DAVIS RHETT M	DAVIS RHETT M
	2/8/2008	$100.00	QUIT CLAIM DEED	3047	794	U	I	DAVIS JENNIFER LEIGH	DAVIS RHETT M
	10/28/2005	$315,000.00	WARRANTY DEED	2572	1382	Q	I	ROWLETT HOWARD W (ELIZABETH DECD)	DAVIS RHETT M & JENNIFER LEIGH
	1/1/1978	$0.00		383	293	U	I		ROWLETT HOWARD W,ELIZABETH

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/22/2025, 8:09:41 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

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)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **August 28, 2025**

SUBJECT: **Case Number: CE2025- 0431**

RESPONDENT: **Rose Howard N Revocable Trust**
Rose Howard Noel Trustee

LOCATION: **219 Zoratoa Ave, Saint Augustine, FL 32080;**
Parcel Number 2197000000

VIOLATION: **City Code, Chapter 28, Section 146- Registration.**

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately three years. This case, number CE2025-0431, concerns the property located at 219 Zoratoa Avenue, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Rose Howard N Revocable Trust, and Rose Howard Noel Trustee, and it is reflected as such on the agenda for today's meeting.

On August 13, 2025, I utilized our software, HostCompliance, to run a report showing all the short-term rental properties that have had recent stays- within the last 0-7 days. Our software indicates that this property has been a short-term rental since approximately January of 2010, and no active registration is on file. According to our records, so far in the fiscal year 2025, the property has completed roughly 4 stays with multiple listing repostings; the most recent stays being three stays in August. I confirmed via our registration software this property does have active listings as of August 13, 2025, and based on this information, I issued an Official Notice of Violation on August 13, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine. The Notice of Violation was delivered to the Respondent via certified mail, as well as posted to the front door of the property on August 14, 2025.

I photographed the property on August 21, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of August 20, 2025, no registrations had been submitted, and I had received no contact via the owner and/or possible property manager. Based on these facts, I issued an Official Notice of Hearing on August 20, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 146, for failing to register the property with our office. The Notice of Hearing was delivered to the Respondent via certified mail, as well as posted on-site at the front door of the property on August 20, 2025. It is important to note: I posted this Notice of Hearing

earlier than the expiration of the compliance period as an attempt to gain compliance and make contact with the owner; no formal actions were taken until the end of the compliance period had been met.

I have not established contact with the Respondent. Because I have not established contact with the respondent, I cannot confirm if the respondent understands the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer

Aug 21, 2025 at 11:38:44 AM
CE INSP M.LANNI

Rental Unit Record

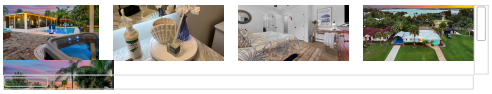
219 Zoratoa Avenue, St. Augustine, FL 32080, USA

Active ●
Identified ✓
Compliant X

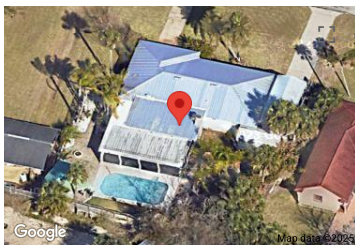
PRINT | SEND A LETTER

Listing(s) Information

Airbnb - 1445805697312119305 | Airbnb - **16241713** | VRBO - **321.350310.350310**



Rental Unit Information



Identified Address

219 Zoratoa Avenue, St. Augustine, FL 32080, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.889792, -81.300289

Parcel Number

2197000000

Owner Name

TUTEN MICHAEL TRAVIS,DELLA MARIA

Owner Address

219 ZORATOA AVE
SAINT AUGUSTINE, FL 32080-0000, US

Code Officer

SCOTT PAINTER

Code Enforcement Area Name

SE

Community

NOT CONDO

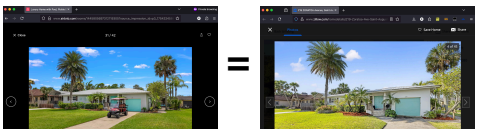
Matched Details

Analyst BU2G

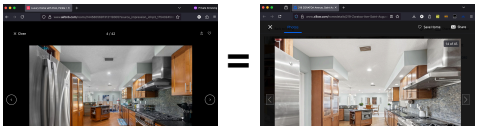
Explanation

This STR listing points directly to this home. A listing on zillow confirms this as the correct address for this rental property. The proof below includes matches for the exterior, the kitchen, and a bathroom.

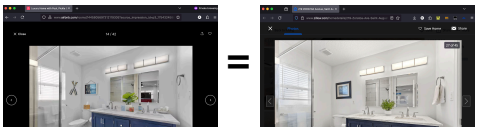
Listing Photos | **Matching 3rd Party Sources**



same exterior



same kitchen



same bathroom

City Name Match

Listing Details

Listing URL	– https://www.airbnb.com/rooms/1445805697312119305
Listing Status	● Active
Host Compliance Listing ID	– air1445805697312119305
Listing Title	– Luxury Home with Pool, Pickle Ball and Hot Tub
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Aug 13, 2025
Screenshot Last Captured	– Jul 23, 2025

Timeline of Activity

View the series of events and documentation pertaining to this property

- ✓ **Listing air1445805697312119305 Identified**
  August 8th, 2025
- **1 Documented Stay**
  August, 2025
- **1 Documented Stay**
  July, 2025
- ● **Listing air1445805697312119305 Reposted**
  July 20th, 2025
- ✕ **Listing air1445805697312119305 Removed**
  July 19th, 2025
- ● **Listing air1445805697312119305 Reposted**
  July 19th, 2025
- ✕ **Listing air1445805697312119305 Removed**
  July 19th, 2025
- ● **Listing air1445805697312119305 First Activity**
  July 18th, 2025
- ✳ **Listing air1445805697312119305 First Crawled**
  July 18th, 2025
- ✕ **Listing air16241713 Removed**
  May 7th, 2020

Information Provided on Listing

Contact Name	– Laurel
Latitude, Longitude	– 29.889800, -81.300300
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 8
Max Number of People per Bedroom	– 2.7
Number of Reviews	– 2
Last Documented Stay	– 08/2025

Listing Screenshot History View Latest Listing Screenshot

- **Listing hma321.350310.350310 Removed**
  April 13th, 2019
- **1 Documented Stay**
  March, 2019
- **1 Documented Stay**
  February, 2019
- **1 Documented Stay**
  December, 2018
- **1 Documented Stay**
  November, 2018
- **1 Documented Stay**
  October, 2018
- **1 Documented Stay**
  September, 2018
- **3 Documented Stays**
  August, 2018
- **1 Documented Stay**
  July, 2018
- **2 Documented Stays**
  June, 2018
- **1 Documented Stay**
  May, 2018
- **Listing hma321.350310.350310 Reposted**
  May 7th, 2018
- **Listing hma321.350310.350310 Removed**
  April 22nd, 2018
- **1 Documented Stay**
  April, 2018
- **Listing air16241713 Identified**
  March 31st, 2018
- **Listing hma321.350310.350310 Identified**
  March 31st, 2018
- **1 Documented Stay**
  March, 2018
- **Listing hma321.350310.350310 Reposted**
  March 2nd, 2018
- **Listing hma321.350310.350310 Removed**
  February 21st, 2018
- **1 Documented Stay**
  January, 2018
- **1 Documented Stay**
  December, 2017
- **1 Documented Stay**
  October, 2017
- **2 Documented Stays**
  August, 2017
- **2 Documented Stays**
  July, 2017
- **1 Documented Stay**
  June, 2017
- **3 Documented Stays**
  May, 2017
- **2 Documented Stays**
  April, 2017
- **3 Documented Stays**
  March, 2017
- **Listing air16241713 First Crawled**
  March 3rd, 2017
- **3 Documented Stays**
  January, 2017
- **Listing air16241713 First Activity**
  January 3rd, 2017
- **Listing hma321.350310.350310 First Crawled**
  July 19th, 2016
- **2 Documented Stays**
  December, 2015
- **1 Documented Stay**
  August, 2015
- **1 Documented Stay**
  March, 2015
- **1 Documented Stay**
  October, 2014
- **1 Documented Stay**
  July, 2014
- **1 Documented Stay**
  March, 2014
- **1 Documented Stay**
  February, 2014

- 1 Documented Stay
  January, 2014
- 1 Documented Stay
  September, 2013
- 1 Documented Stay
  August, 2013
- 1 Documented Stay
  July, 2013
- 1 Documented Stay
  June, 2013
- 1 Documented Stay
  May, 2013
- 1 Documented Stay
  April, 2013
- 1 Documented Stay
  March, 2013
- 1 Documented Stay
  February, 2013
- 2 Documented Stays
  December, 2012
- 1 Documented Stay
  November, 2012
- 1 Documented Stay
  October, 2012
- 2 Documented Stays
  September, 2012
- 1 Documented Stay
  August, 2012
- 1 Documented Stay
  July, 2012
- 3 Documented Stays
  June, 2012
- 2 Documented Stays
  May, 2012
- 3 Documented Stays
  March, 2012
- 1 Documented Stay
  February, 2012
- 1 Documented Stay
  December, 2011
- 3 Documented Stays
  September, 2011
- 1 Documented Stay
  June, 2011
- 2 Documented Stays
  April, 2011
- 1 Documented Stay
  March, 2011
- 1 Documented Stay
  January, 2011
- 1 Documented Stay
  January, 2010
- Listing hma321.350310.350310 First Activity
  January 19th, 2010

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

CODE ENFORCEMENT DIVISION

August 13, 2025

IN THE MATTER OF:

Owner(s): Rose Howard N Revocable Trust
Rose Howard Noel Trustee

Agent(s): N/A

Address: 219 ZORATOA AVE, Saint Augustine, FL, 32080

Case #: CE2025-0431

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 219 ZORATOA AVE, Saint Augustine, FL, 32080

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 14 & 15 BLK 45 OR6168/834

PARCEL NUMBER: 2197000000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on August 13, 2025 which revealed the following violations:

Short-term rental property operating without a valid registration.

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

Register the short-term rental property with the City of St. Augustine.

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

Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5023 25
9489 0090 0027 6577 5023 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.

9489 0090 0027 6577 5023 25

9489 0090 0027 6577 5023 32

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

August 20, 2025

IN THE MATTER OF:

Owner(s): Rose Howard N Revocable Trust
Rose Howard Noel Trustee

Agent(s): N/A

Address: 219 ZORATOA AVE, Saint Augustine, FL, 32080

Case #: CE2025-0431

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 219 ZORATOA AVE, Saint Augustine, FL, 32080

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 14 & 15 BLK 45 OR6168/834

PARCEL NUMBER: 2197000000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, September 3, 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:

Short-term rental property operating without a valid registration.

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

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5021 72
9489 0090 0027 6577 5021 89

cc: David Birchim, City Manager

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

9489 0090 0027 6577 5021 72

9489 0090 0027 6577 5021 89

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Rose Howard N Revocable Trust
Rose Howard Noel Trustee
219 Zoratoa Ave
St. Augustine, FL 32080
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0431

I, Morganne E Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on August, 20, 2025, I received a copy of the attached Notice of Hearing for the hearing dated September 3, 2025.

PRIMARY SERVICE:

3. That on August, 20, 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 August 20, 2025, I posted said Notice on the property located at 219 Zoratoa Ave, St. Augustine, FL 32080.
6. That on ___, ___, 20__, I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF August, 2025

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

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

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

Click Here to Open Cyclomedia Viewer in a New Tab

Skip to main content

St. Johns County, FL

Owner Information

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

Sec. 8-457. - Unlawful continuance.

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

(Ord. No. 17-08, § 3, 5-22-17)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: Code Enforcement Special Magistrate

DATE: August 27, 2025

SUBJECT: Case Number: CE2025-0448

RESPONDENT: Kunsch Properties LLC
Ancient City Ledgers
Ryan Kunsch

LOCATION: 222 W King Street Saint Augustine Fl 32084

Parcel Number 1113300000

VIOLATION: City Code, Chapter 8, Sec. 457- Unlawful Continuance

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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 21 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2025-0448**, concerns the property located at **222 W King Street**, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, **Kunsch Properties LLC, Ancient City Ledgers, Ryan Kunsch,** and it is reflected as such on the agenda for today's meeting.

On **August 19, 2025**, I responded to a Complaint from Robert Wright of The City of Saint Augustine Public Works who advised a grease trap was being installed at Respondent's Business. Upon arrival and further inspection, I observed Rotor-Router actively working on the site, I verified two grease traps, a lift station, and interior plumbing and possibly electrical work were being performed despite a current STOP WORK ORDER which was posted on the property on **NOVEMBER 15, 2024,** for construction work without a permit under case **CE2024-0585**. 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 **BP2025-1298-Grease Trap** applications had been filed; but was currently not issued. Upon my findings, a STOP WORK ORDER initiated and case CE2025-0440 opened.

While on scene; Jeremy, owner of Roto-Router was contacted, and we spoke via telephone. He stated he started the work because he believed the permits were forthcoming and wanted to move forward. He was advised the property was posted with A STOP WORK ORDER, which he stated he was aware, but believed he could work as he had applied for permits.

I issued an Official Notice of Violation to **Kunsch Properties LLC, Ancient City Ledgers, Ryan Kunsch,** on March 29, 2025. In the notice, I cited a violation of the Cit of Saint Augustine Code, **Chapter 8, Sec. 457 Unlawful Continuance**, for working while STOP WORK ORDER was in place.

The Notice of Violation was sent to the Respondent on August 21, 2025 via certified and verified RECEIVED on August 25, 2025. A Notice Hearing was sent on August 21, 2025 and Verified Delivery on August 25, 2025, according to the USPS Tracking Site.

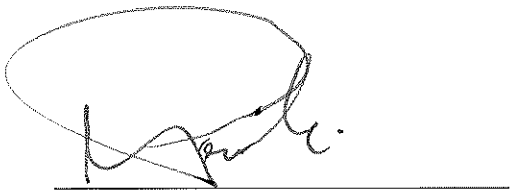
I have established contact with the Respondent and discussed in detail the events surrounding the New STOP WORK ORDER and Unlawful Continuance Violation. I explained in detail what was required to achieve compliance and addressed the fact work had been ongoing for a number of days despite the active STOP WORK ORDER. Based upon our conversation, I feel the Respondent understands the violation.

It should be noted Respondent disclosed he had a discussion with Roto-Router regarding the STOP WORK ORDER and was told it would not matter as he applied for the permits. It was explained despite Contractors' explanation, it was verified the permits were not issued at the time or initiation of work and that it constituted a violation, and unfortunately the Violation went to the Respondent as he was the property owner.

On August 14, 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, BP2025-1298 has been issued to address the Grease Traps, lift station, and interior plumbing on the property, meeting compliance requirements, resulting in CE2025-0440 being closed.

Notice of Hearing regarding Unlawful Continuance was issued on August 21, 2025, which was delivered to the Respondents via certified mail, and posted to the property, and at the City of Saint Augustine Clerks Office, with Verified Delivery on August 25, 2025, according to the USPS Tracking Site.

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



James Tomaselli
Code Enforcement Officer

Aug 21, 2025 at 11:59:52 AM
St. Augustine, FL 32084
SAILORS
EXCHANGE

Aug 14, 2025 at 11:14:37 AM
St. Augustine, FL 32084

Aug 14, 2025 at 11:14:54 AM
St. Augustine, FL 32084

Aug 14, 2025 at 11:15:38 AM
St. Augustine, FL 32084

Aug 14, 2025 at 11:15:49 AM
St. Augustine, FL 32084
Trutankless

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

August 21, 2025

IN THE MATTER OF: Owner(s): Kunsch Properties LLC
Ancient City Ledgers
Ryan Kunsch

Address: 7 Nesmith Ave Saint Augustine Fl. 32084
Case #: CE2025-0448

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (457)

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

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

PARCEL NUMBER: 1113300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, SEPTEMBER 3, 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) 457- ANY PERSON WHO SHALL CONTINUE ANY WORK AFTER HAVING BEEN SERVED WITH A NOTICE OF VIOLATIONOR A STOP WORK ORDER, EXCEPT SUCH WORKAS THAT PERSON IS DIRECTED TO PERFORM.

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 6675 2547 75, 9489 0090 0027 6675 2547 82, 9489 0090 0027 6675 2547 99

cc: David Birchim, City Manager

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

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

CODE ENFORCEMENT DIVISION

August 21, 2025

IN THE MATTER OF: Name: **Kunsch Properties LLC**
Ancient City Ledgers
Ryan Kunsch

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

Case #: **CE2025-0448**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: **City Code, Chapter 8, Section 8-457, Unlawful Continuance**

SITE OF VIOLATION: **222 W King Street St. Augustine Florida 32084**

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

PARCEL NUMBER: 1113300000

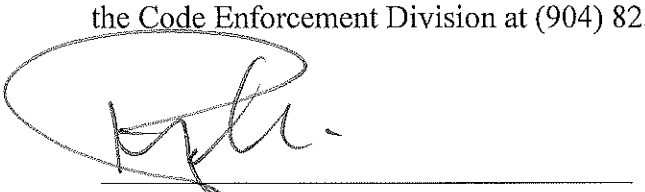
The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **August 18, 2025** which revealed the following violations:

RESPONDENT PERMITTED WORK WITHIN BUILDING WHERE ACTIVE STOP WORK ORDER WAS INITIATED. WORK PERFORMED WAS UNPERMITTED.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, **IMMEDIATELY** of the receipt of this Notice, or a fine of up to **$500.00 per day** may be imposed by the Magistrate or Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

APPEARANCE BEFORE THE MAGISTRATE

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



J. TOMASELLI
Code Enforcement Officer
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 6675 2547 75, 9489 0090 0027 6675 2547 82, 9489 0090 0027 6675 2547 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.

AFFIDAVIT OF SERVICE

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

Kunsch Properties LLC
Ancient City Ledgers
Ryan Kunsch

7 NESMITH AVENUE SAINT AUGUSTINE FLORIDA 32084

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0448**

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 **AUGUST 21, 2025,**
   I received a copy of the attached Notice of Hearing for the hearing dated **SEPTEMBER 3, 2025.**

PRIMARY SERVICE:

3. That on **AUGUST 21, 2025**,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
   9489 0090 0027 6675 2547 75, 9489 0090 0027 6675 2547 82, 9489 0090 0027 6675 2547 99

4. That on _____
   I hand delivered said Notice to _____.

SECONDARY SERVICE:

5. That on, **AUGUST 21, 2025,**
   I posted said Notice on the property located at
   222 W KING STREET SAINT AUGUSTINE FLORIDA 32084.

6. That on **AUGUST 21, 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 21 DAY OF August, 2025.

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

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

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

Click Here to Open Cyclomedia Viewer in a New Tab

Skip to main content

St. Johns County, FL

Owner Information

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

Sec. 8-608. - Permit required.

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

AFFIDAVIT OF NON-COMPLIANCE

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

Terri Derkum
Kunsch Properties LLC
Ryan Kunsch

Respondent

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

I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated MARCH 5, 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), Sec. 8-608 PERMITS REQUIRED as of MARCH 7, 2025.

FURTHER, Affiant saith not.

Code Enforcement Inspector
James Tomaselli

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF August, 2025.

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

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

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

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

August 19, 2025

IN THE MATTER OF: Owner(s): KUNSCH PROPERTIES LLC

Address: 222 W KING ST, Saint Augustine, 32084

Case #: CE2024-0590

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: 222 W KING ST, Saint Augustine, 32084

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

PARCEL NUMBER: 1113300000

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 **September 3, 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 2552 53, 9489 0090 0027 6675 2552 60, 9489 0090 0027 6675 2552 77, 9489 0090 0027 6675 2552 84

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

Tabled to see if come into compliance

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0590

IN THE MATTER OF:

KUNSCH PROPERTIES LLC
RYAN KUNSCH
TERRI DERKUM

222 W KING ST, Saint Augustine, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE:	**222 W KING ST, Saint Augustine, 32084**
LEGAL DESCRIPTION:	**DANCY TRACT RESUB BLK 1 LOT 1 BLK OR5730/122**
PARCEL NUMBER:	**1113300000**

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

The respondent and/or representative ___✓___ was / _____ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on November 21, 2024:

Respondent removed structures along the east side of the property prior to obtaining the proper permits.

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

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

4. On February 12, 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 February 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 March 5, 2025.

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

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

a. ✓ In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

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

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

c. ✓ Other: Contractor must apply for an after the fact permit by 5pm on 3/7/25. If not a fine will begin on 3/8/25 at $250 a day until compliance obtained.

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

a. ✓ You have 2 - by 5pm on 3/7/25 days to become compliant or a fine of up to $250 will be imposed for each day the violation continues.

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

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

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

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

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

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

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

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

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

DONE AND ORDERED THIS 5TH OF MARCH, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

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

STATE OF FLORIDA
COUNTY OF ST.

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

Witness my hand and official seal, this 5th day of March, A.D. 2025

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann

Notary Public, State of Florida

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

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

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

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.

AFFIDAVIT OF NON-COMPLIANCE

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

Chip Shot Properties L.L.C.
Stanton W. Hudmon
Joseph Indriolo
Mark Wainwright
William Easton

Respondent

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

I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated MARCH 5, 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), Sec. 8-608 PERMITS REQUIRED as of MARCH 7, 2025.

FURTHER, Affiant saith not.

Code Enforcement Inspector
James Tomaselli

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF August, 2025.

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

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

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

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

August 19, 2025

IN THE MATTER OF: Owner(s): Chip Shot Properties L.L.C.

Address: 32 SAINT FRANCIS ST, Saint Augustine, FL, 32084

Case #: CE2025-0204

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:	32 SAINT FRANCIS ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(QC) &1449/1114 *BUS ADDRS OR5596/1364
PARCEL NUMBER:	1991800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **September 3, 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 2552 08, 9489 0090 0027 6675 2552 15, 9489 0090 0027 6675 2552 22, 9489 0090 0027 6675 2552 39, 9489 0090 0027 6675 2552 46

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0204

IN THE MATTER OF:

Chip Shot Properties L.L.C.
STANTON W. HUDMON
Joseph Indriolo
Mark Wainwright
William Easton

32 SAINT FRANCIS ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 8, Section 608- Permits required

VIOLATION SITE:	**32 SAINT FRANCIS ST, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION:	CITY OF ST AUGUSTINE LOT 12 BLK 32 OR266/264 & 302/141(Q/C) &1449/1114*BUS ADDRS OR5596/1364
PARCEL NUMBER:	**1991800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON MARCH 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 March 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 08, 2025:

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

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

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

4. On February 13, 2024, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On February 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 March 5, 2025.

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

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

a. ✓ In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

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

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

c. ✓ Other: Contractor/respondent ~~shall~~ update permit by 3/7/25 at 5pm to include all work that will be completed in the renovation.

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

a. ✓ You have 2 (3/7/25 at 5pm) days to become compliant or a fine of up to $250 will be imposed for each day the violation continues.

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

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

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

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

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

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

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

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

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

DONE AND ORDERED THIS 5TH OF MARCH, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 5th day of March, A.D., 2025

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

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

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

Skip to main content

St. Johns County, FL

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

Exemption Type	Status	Amount
Homestead		$24,907

Sec. 19-3. - Unlawful conditions.

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

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

AFFIDAVIT OF NON-COMPLIANCE

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

Robert and Teresa Anderson

33 Nesmith Ave

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0314

I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated July 2, 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) Chapter19, Sec 19-3 Unlawful as of August 6, 2025.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF August, 2025.

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

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

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

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

August 19, 2025

IN THE MATTER OF: Owner(s): Anderson, Teresa
Anderson, Robert Lee Jr

Address: 33 NESMITH AVE, Saint Augustine, FL, 32084
Case #: CE2025-0314

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 for a **Fine Assignment Hearing** regarding your case on **September 3, 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 2551 85, 9489 0090 0027 6675 2551 92

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: CE2025-0314

IN THE MATTER OF:

Teresa Loftin , Teresa Anderson, Robert Anderson
33 NESMITH AVE, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: **33 NESMITH AVE, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **RAVENSWOOD SUB LOT 21 BLK 18 OR 150/159 & 1425/1954 (Q/C)**

PARCEL NUMBER: **1081500000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JULY 2, 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 July 2, 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 April 17, 2025:

Inoperable and unlicensed (blue ford) stored in driveway.

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

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

4. On May 6, 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 June 13, 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 July 2, 2025.

6. **On July 2, 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: see below

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

a. ✓ You have 30 days to become compliant or a fine of up to $250 will be imposed for each day the violation continues.

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

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

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

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

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on Sept. 3, 2025 at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

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

DONE AND ORDERED THIS 2ND OF JULY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

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

Witness my hand and official seal, this 2 day of July, A.D., 25.

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

Notary Public, State of Florida

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

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)

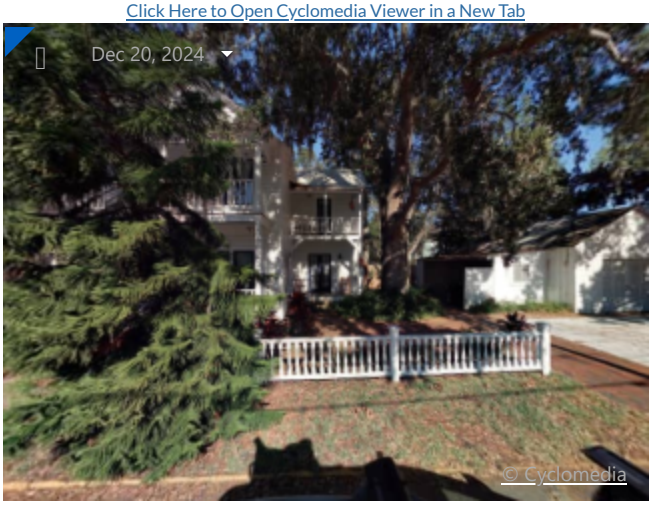
Skip to main content

Summary

St. Johns County, FL

Parcel ID	1951800000
Location Address	18 LOCUST ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOT 9 & W1/2 OF LOT 11 BLK F OR5235/1364 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Gunther Jeffrey 100%
Mailing Address	112 RURITAN RD STERLING, VA 20164-0000

Map

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

Jeffrey Gunther

18 Locust Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0396

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated August 6, 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) Chapter 28, Section 146 as of August 28, 2025.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF August, 2025.

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

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

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

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

August 19, 2025

IN THE MATTER OF: Owner(s): Gunther Jeffrey

Address: 18 LOCUST ST, Saint Augustine, FL, 32084

Case #: CE2025-0396

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:	18 LOCUST ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	ABBOTT TRACT CITY LOT 9 & W1/2 OF LOT 11 BLK F OR5235/1364
PARCEL NUMBER:	1951800000

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 **September 3, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6675 2551 61, 9489 0090 0027 6675 2551 78

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0396

IN THE MATTER OF:

Gunther Jeffrey

18 LOCUST 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:	**18 LOCUST ST, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION:	**ABBOTT TRACT CITY LOT 9 & W1/2 OF LOT 11 BLK F OR5235/1364**
PARCEL NUMBER:	**1951800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **AUGUST 06, 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 **August 06, 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 July 08, 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 July 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 July 24, 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 August 06, 2025.

6. **On August 06, 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: see below

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

a. ✓ You have 2 days to become compliant or a fine of up to $250 will be imposed for each day the violation continues.

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

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

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

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

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 09/03/25 at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

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

DONE AND ORDERED THIS 6TH DAY OF AUGUST, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Gretchen 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 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 6th day of August, 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

Gunther Jeffrey , 112 RURITAN RD, STERLING, VA 20164

9489 0090 0027 6675 2556 28

Gunther Jeffrey , 18 LOCUST ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2556 35

on this 7 day of August, 25

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

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

Click Here to Open Cyclomedia Viewer in a New Tab

Owner Information

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

Sec. 28-33. - Certificates of occupancy.

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

(Code 1964, § 33-166)

AFFIDAVIT OF COMPLIANCE

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

Teisan Family Revocable LTA

47 Grove Ave

St. Augustine, FL 32084

Respondent

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

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated June 4, 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) Ch. 28, Section 33 as of August 18, 2025.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF August, 2025

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

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

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING FOR COMPLIANCE

August 20, 2025

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

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

Case #: CE2024-0209

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

Code Section: Chapter 28,0

SITE OF VIOLATION:	47 GROVE AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E 30FT LOT 22 OR5996/1283
PARCEL NUMBER:	1940200000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on **September 3, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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

Barry E. Fox

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6675 2547 13, 9489 0090 0027 6675 2547 20

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: CE2024-0209

IN THE MATTER OF:

Teisan Family Revocable Living Trust
Teisan, Gregory W

47 GROVE AVE, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE:	**47 GROVE AVE, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION:	**CITY OF ST AUG KINGLAND ADDN LOTS 20 & 21 & E 30FT LOT 22 OR394/38 & 763/857 & 1116/30 & 5695/636(L/E)**
PARCEL NUMBER:	**1940200000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON MARCH 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 March 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 10, 2024:

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

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

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

4. On April 9, 2024, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent **(10)** days from the date of the Order to correct the violation by reverting the structure back to the approved state of not habitable shed after which if compliance was not met a fine of up to $250 per day may be issued for each day out of compliance. On June 5, 2024, the Special Magistrate heard the testimony and issued an order stating **"The violation remains ...and the fine is set to $250 per day until compliance is met."** On February 5, 2025, the Special Magistrate tabled the case until March.

5. On February 21, 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 March 5, 2025.

6. **On March 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 _____ and the fine is set to $_____ per day until compliance is met.

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

d. ✓ Other: No habitation of the shed is permitted. Case will come before special magistrate in 6 months to see if in compliance. Special magistrate suspending the requirement to have the building converted to a shed. Respondent was advised not to rent out the shed, and if they do to return in front of special magistrate immediately.

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

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

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

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

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

DONE AND ORDERED THIS 5TH OF MARCH, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 5th day of March, A.D. 2025

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

Elyse Wiemann
Notary Public, State of Florida

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

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	1992200000
Location Address	2 ARTILLERY LN SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584 *The Description above is not to be used on legal documents.
Property Use Code	Parking Lots (Owner Occupied) (2815)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.620
Homestead	N

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Skip to main content

Owner information

Owner Name	Trinity Chr Of St Aug Vestry 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

St. Johns County, FL

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$556,615

Sec. 29-27. - Permits required for construction.

(a) The developer must obtain a permit from the city manager prior to constructing any project meeting the minimum criteria established in section 29-26 of this Code. In the event that a project involves demolition or removal of existing impervious area from a site prior to the construction of new impervious area on the site, the burden of establishing the amount and nature of the existing impervious area rests with the developer.

(b) Compliance with the requirements of this article does not relieve the developer of the responsibility to obtain the approval of other applicable city departments and citizen advisory boards related to archaeology and historic preservation.

(c) Compliance with the requirements of this article does not relieve the developer of the responsibility to obtain required permits from the St. Johns River Water Management District, the Florida Department of Transportation or other applicable regulatory agencies.

(Ord. No. 02-02, § 3, 3-11-02)

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2022-0268

IN THE MATTER OF:

The Vestry of Trinity Church of St. Augustine, Inc.
2 ARTILLERY LANE
ST. AUGUSTINE, FL 32084
(Hereinafter referred to as Respondent)

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

City Code, Chapter 29, Section 29-27

VIOLATION SITE: **2 ARTILLERY LANE**

LEGAL DESCRIPTION: **CITY OF ST AUGUGUSTINE LOT 1 BLK 34 DB224/584**

PARCEL NUMBER: **199220 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **NOVEMBER 8, 2022,** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on November 8, 2022, in accordance with Chapter 162 F.S.

   The respondent and/or representative were present.

2. During a routine code enforcement inspection, the staff observed the following code violation on June 24, 2022:

   No official Civil Plan has been submitted to the Public Works Department for the expansion/changes to the parking lot.

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

   City Code, Chapter 29, Section 29-27-- Permits required for construction.

4. On July 15, 2022, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail. The notice stated the Respondent shall comply no later than ten (10) days or a fine of $250.00 per day may be imposed by the Code Enforcement, Adjustments, and Appeals Board.

5. On October 18, 2022, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of CEAAB Hearing"** for November 8, 2022 **AND** was placed at the property and with the City Clerk's office on October 18, 2022 for the CEAAB Hearing for November 8, 2022.

6. On October 18, 2022, the Planning and Building Department delivered certified by U. S. Mail an "**Official Notice of CEAAB Hearing**" for November 8, 2022 to The Vestry of Trinity Church of St. Augustine, Inc. the organization in ownership of 2 Artillery Lane.

7. **On November 8, 2022, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" and the Board stipulated the respondent had ten (10) calendar days to submit a complete application to the Planning and Building department OR 60 days to return the parking lot to the "2010 design plan", and if neither of these conditions were met, a fine up to $250.00 per day would accrue.**

8. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, February 14, 2022** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

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

DONE AND ORDERED THIS **8TH DAY OF NOVEMBER, 2022**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Larry Weeks, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18 day of November, A.D., 2022.

Notary Public, State of Florida

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

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	1585730130
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12 OR5674/1635 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.610
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

Feb 26, 2025

Skip to main content

St. Johns County, FL

Owner Information

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

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)

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0394

IN THE MATTER OF:

Wolkoff William J Trust,

Wolkoff William J Trustee

186 PELICAN REEF DR, Saint Augustine, FL, 32080 (Hereinafter referred to as Respondent)

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

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

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

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on May 17, 2024:

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

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

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

4. On October 7, 2024, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On October 18, 2024, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for .

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

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

a. ✓ In Violation.

b. _____ A Repeat Violation.

c. ✓ An Irreparable / Irreversible Violation.

AND

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

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

c. ✓ Other: Once the property is developed must plant the maximum number of trees, up to 30 ^ southern red cedars and to pay $300 per tree (southern red cedar) not replaced to the tree mitigation fund. It is also ordered that 2 oak trees be planted on the property, and the owner will pay $300 per oak tree not replaced to the tree mitigation fund.

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

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

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

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

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

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

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

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

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

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

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

DONE AND ORDERED THIS **6, NOVEMBER, 2024.** In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 6th day of November, A.D., 2024.

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

Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of $500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a 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

Wolkoff William J Trust, Wolkoff William J Trustee, 390 A1A BEACH BLVD #12,

ST AUGUSTINE, FL 32080, 9489 0090 0027 6577 5126 83

Wolkoff William J Trust, Wolkoff William J Trustee, 186 Pelican Reef Dr, St. Augustine, FL 32080

9489 0090 0027 6577 5126 90

on this 7th day of November, 2024

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