



## **AGENDA**

**MUNICIPAL CODE ENFORCEMENT BOARD MEETING WEDNESDAY, MAY**

**31<sup>ST</sup>, 2023, 2:00 P.M.**

**CITY OF ST. AUGUSTINE BEACH, 2200 A1A SOUTH, ST. AUGUSTINE BEACH, FL 32080**

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I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES OF April 26th, 2023 MEETING

V. NEW BUSINESS

A. Notice to appear issued to John Blackford, property owner of parcel 1695800080 for notice of violation of St. Augustine Beach City Code Chapter 19-Traffic, Sec. 19-37. -Prohibiting the parking of tractor trailers, other large trucks, and recreational vehicles on or within the right-of-way of city streets and within residentially zoned areas.

B. Notice to appear issued to Mary Riley property owner of parcel 1695800140 for notice of violation of St. Augustine Beach City Code Sec. 3.09.00 for operating a transient lodging facility. This violation is the property owner's second offense.

VI. OLD BUSINESS

VII. PUBLIC COMMENT

VIII. BOARD COMMENT

IX. ADJOURNMENT

NOTICES TO THE PUBLIC

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*In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Manager's Office no later than seven days prior to the proceeding at the address provided above, or telephone 904-471-2122, or email [sabadmin@cityofsab.org](mailto:sabadmin@cityofsab.org)*

*For more information on any of the above agenda items, please call the City of St. Augustine Beach Building and Zoning Department at 904-471-8758. The agenda material containing background information for this meeting is available on a CD upon request at the City Manager's office for a \$5.00 fee. Adobe Acrobat Reader will be needed to open the file.*



## MINUTES

### MUNICIPAL CODE ENFORCEMENT BOARD MEETING

Wednesday April 26<sup>th</sup>, 2022, 2:00 P.M.

CITY OF ST. AUGUSTINE BEACH, 2200 A1A SOUTH, ST. AUGUSTINE BEACH, FLORIDA 32080

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#### I. CALL TO ORDER

Chairman Kevin Mr. Sweeny called the meeting to order at 2:05 p.m.

#### II. PLEDGE OF ALLEGIANCE

#### III. ROLL CALL

BOARD MEMBERS PRESENT: Chairman Mr. Kevin Sweeny, Mr. Nick Binder, Ms. Trish Gilpin, Ms. Odom, Mr. Raymond Lovett.

STAFF PRESENT: Code Enforcement Officer Mr. Timmons, Code Enforcement Officer Mr. Ferris, Building Official Brian Law, City Attorney, Recording Secretary Lacey Pierotti

#### IV. APPROVAL OF MINUTES OF February 22<sup>nd</sup>, 2022, MEETING

**Motion:** to approve the minutes of the February 22<sup>nd</sup>, 2022, meeting. **Moved** by Ms. Odom, seconded by Mr. Lovett, **passed 5-0** by unanimous voice-vote.

#### V. NEW BUSINESS

- A. Notice to Appear issued to John Blackford, property owner of parcel 1695800080 for notice of violation of St. Augustine Beach City Code Ch. 19- Traffic, Sec. 19-37. -Prohibiting the parking of tractor trailers, other large trucks, and recreational vehicles on or within the right-of-way of city streets and within residentially zoned areas.
- B. Notice to appear issued to Beachside LLC., property owner of parcel 1630150000 for notice of violation regarding an ice/water vending machine installed without permits.
- C. Notice to appear issued to John D. Bailey Sr. Trust, property owner of parcel 1630400010 for notice of violation of Chapter 1 Building Code 105.1, permits required regarding the replacement of glass doors without permits.
- D. Notice to appear issued to Cheryl, Michael Osteen, property owner of parcel 1631510420 for notice of violation of Chapter 1 Florida Building Code 105.1, permits required regarding the construction of a shed.

Mr. Sweeny: Members we have quit the robust agenda today. I am going to call this meeting to order; it is a minute after two o'clock. I ask everyone to turn off their cell phones, black berry's or whatever you may have and silence for the meeting. Everyone please rise and I ask Rebecca Odom to lead us into the Pledge of Allegiances. Okay, members, we've got a quorum, so let's push ahead with our agenda. I asked everyone to take a minute or two, if you haven't already, to look over our minutes from our January 25th meeting. I'll ask you to look those over and we'll accept the motion to approve our minutes for that meeting.

**Motion:** Approval of February 22<sup>nd</sup>, 2023, minutes. **Moved** by Ms. Odom, **seconded** by Mr. Lovett, passed 5-0 by the board by unanimous voice-vote.

Mr. Sweeny: Let's quickly move on to the new business. Under A, we've got a notice to appear to Mr. John Blackford, the property owner, for notice of a violation of St. Augustine Beach City Code, Chapter 19 Traffic, Section 19-37. Mr. Ferris please proceed.

Mr. Ferris: This violation originated back in February of 2021, and a request to move the travel trailer was sent out on April 16th of 21. Our records show the certified mail sent on April 16<sup>th</sup> was received on April 22<sup>ND</sup> of 2021. When I started Code Enforcement, one of my first tasks was to investigate the open cases to see if any could be closed out. When I discovered this case, I sent out a notice of violation on February 8<sup>th</sup>, 2023, by certified letter giving the homeowner until March 9<sup>th</sup>, 2023, to come into compliance. Code Enforcement received no response and a notice to appear before the Code Board was sent out on March 9<sup>th</sup>, 2023, to appear before today's Code Board which we did receive certified confirmation of mail received and signed on March 13<sup>th</sup>, 2023. This violation comes under the St. Augustine Beach City Code, Article 2, Section 19-37, #3. Recreational vehicle shall be placed within a completely enclosed building or located behind the furthest front face of the main building, as measured from the front property line or front right of way line and no closer than 5 feet from any side of the rear lot.

Mr. Sweeny: Very good. Alright, is Mr. John Blackford here or representatives thereof?

Mr. John Blackford: Yeah, I'm here.

Mr. Sweeny: While you approach the podium Mr. Blackford, we just ask that you state your name and your address for the record.

Mr. Blackford: My name is John Blackford. Do I have permission to show some photographs on my telephone?

Mr. Sweeny: Absolutely.

Mr. Blackford: Alright, thank you very much. My name is John Blackford. I live at 207 8<sup>th</sup> Street, St. Augustine Beach.

Mr. Sweeny: The podium is yours.

Mr. Blackford: Alright, thank you very much. I'd like to suggest that the Shasta in question I'd like to insist that the Shasta in question, has been in place since 2012. It has been in the exact same location and has had zero complaints from what I understand up until this complaint. Slightly over a year ago there was a CO on the building dwelling right next to it. And there was no notice of a complaint at that time. Pardon me, I'm a little nervous. The city manager lives almost directly across the street and has had no complaint about it. It is 13 feet long, which is about a foot shorter than a Honda Civic. I have a petition from my neighbors suggesting that it is



not an eyesore, and they accept the storage there. If you'd like I can present at this point.

Mr. Sweeny: Sure. I think let's start by presenting it to the staff.

Mr. Blackford: Okay.

### **Submission of Exhibit [A]**

Mr. Sweeny: Perhaps our attorney might want to take a gander as well and then send it this way. Please continue.

Mr. Blackford: Oh, as well, I have a letter from my immediate next-door neighbor concerning it. Would you like for me to just place it here?

Mr. Sweeny: I think that's probably something we want to see as well, please, thank you. We'll just shuffle it that way and then we'll come back this way, I promise.

Mr. Blackford: Okay, thank you so much. I'd like the opportunity to show you what the RV in question looks like and where it is. You can see the Shasta which is behind the telephone pole. It is tiny, smaller than the SUV next to it.

Mindy Hall: 207 8th Street, Mindy Hall. This is my husband, John Blackford. The first photo is of the car right here, is our immediate neighbor and she's the one that wrote the letter. You can see the Shasta, it's only like 12 feet long. There's no obstruction of view of any kind. There's no safety hazard. That's another photo, you can see how far back it's set, like, that's our vehicles that are parked in the driveway so it's like, and then, in front of the little Shasta there's just like a little vegetable garden there. And then, this is another view of it from down the road, where, as you can see, the cars are all bigger than the Shasta and it doesn't obstruct any views at all. I guess, the last one, which, that's the road, then there's a canoe's like 12 feet.

Mr. Blackford: That canoe's 14 feet

Mindy Hall: The Shasta is only 12 feet so you can barely see it beyond the neighbor's car, and the neighbor has no problem with it.

Mr. Blackford: My concern is largely that this enforcement is selective on the code. I do not believe it is the only recreational vehicle in front of a house in St. Augustine Beach. I could be wrong and please correct me if I am. My understanding is that code enforcement of this nature is complaint-driven.

Mr. Sweeny: Yes.

Mindy Hall: I believe we're supposed to be aware of.

Mr. Blackford: Oh yeah, habeas corpus on that.

Mr. Sweeny: Yes, but at the same time, it is certainly possible that as our code enforcement staff is code enforcing, if they see something out of code, they can certainly stop.

Mindy Hall: Well, go ahead. Sorry.

Mr. Blackford: I believe they've had the opportunity for over a decade.

Mr. Sweeny: We will get to that when you are finished with your presentation.

Mr. Blackford: Okay, thank you so much. I appreciate it. What I'd like to suggest is that that camper has been on that street in that location for so long. The camper is an embellishment of the neighborhood. It adds to its charm and its character. The neighborhood is one without a home association or gates. The camper has been there for a long period of time, and it has been an enclave of people accepting each other since the development of Oak Ridge on 11<sup>th</sup> Street. The camper has been there since that development, and there is a pathway which allows those neighbors to pass through. I feel that we have a pretty good relationship with the people who do pass by on a regular basis.

Mindy Hall: Some of them even signed our petition.

Mr. Blackford: Yes, and some of them have signed our petition. My concern, and the other major change has been the opening of an Airbnb on the street, which has led to some substantial disruption in the community on a regular basis.

Mr. Sweeny: I believe that.

Mr. Blackford: I do not know my accuser under this circumstances, but I would suspect that it was the commercial Airbnb on the street and not a resident. If I was enforcing a code to support the residence and the community, I would consider the source of the complaint.

Mr. Sweeny: Anything else you'd like to present before Q and A?

Mr. Blackford: Well, I would suggest that moving that camper at this point would incur a hardship on us. It has been through hurricanes and has not had any roof pieces flying around; the camper has been secure. It has been a part of our family, at one point was the source of the beginning of the St. Augustine's junior civil racing team, it's kind of cute little camper.

Mr. Sweeny: Okay, members, questions?

Mr. Binder: What do you use it for?

Mr. Blackford: Right now? At this point, we would like to go camping with it. It does have some of our stuff stored in it, but that can be removed easily.

Mindy Hall: Actually, we removed the stuff.

Mr. Binder: Okay, so its mobile?

Mr. Blackford: It's mobile, yes, sir, mobile and registered.

Mr. Sweeny: When was the last time it's mobile?

Mr. Blackford: Yeah, it's currently mobile.

Mr. Sweeny: So you recently used it?

Mindy Hall: Yes.

Mr. Blackford: When we moved it, yes.

Mindy Hall: But we had a water leak that we repaired on the inside, so it's no longer leaking water, but we want to rebrand that. Yeah.

Mr. Blackford: We're trying to do work on it.

Mindy Hall: To its original state; it is 65 years old.

Mr. Sweeny: Sure.

Mr. Binder: Is it just sitting?

Mindy Hall: No, no.

Mr. Blackford: No, as a matter of fact.

Mindy Hall: We had plans to put the back wings on it; we bought it without the Shasta wings. We searched all over the internet for the wings, but the camper is 65 years old, so they were hard to find. Before my mom passed away, she found the wings and gave them to me. That is why the camper is very special to us and our neighbors. Our neighbors have no problem with the camper, so I don't understand why there is an issue.

Mr. Sweeny: What was the response in February 2021? Perhaps Code Enforcement can answer as it was a couple of years ago. Did you respond?

Mindy Hall: We did. We followed up, we had a friend in the neighborhood that called the city and found out the exact dimensions and how far back camper needed to be.

Mr. Sweeny: So, you did respond to the city?

Mindy Hall: We did. We contacted them.

Mr. Sweeny: Do we have record of them contacting the city?

Mr. Ferris: No.

Mindy Hall: Well, it was like a call.

Mr. Sweeny: Mr. Ferris you are recognize?

Mr. Ferris: While reviewing this case, I did not find any record of contact with the owners.

Mr. Sweeny: Okay, thank you.

Mr. Law: If I may, Mr. Chair?

Mr. Sweeny: You are recognized.

Mr. Law: Thank you. This pre-dates Mr. Timmons as our law enforcement officer and leads us back to Jennifer

Thompson. She's not available today, as she's not here.

Miss Odom: Mr. Chair?

Mr. Sweeny: You're recognized.

Miss Odom: Just to follow up, you made a phone call to someone here at the City Manager's Office?

Mindy Hall: Yeah, and they gave us the statute and the dimensions, and how far back it needed to be set. There's no motor on it, it's a 65-year-old.

Miss Odom: And you were in, that time you realize you were in compliance?

Mindy Hall: Yes.

Mr. Blackford: We were under that impression.

Mindy Hall: Yes, we didn't hear anything else; we thought we were good.

Miss Odom: Thank you.

Mr. Sweeny: If it pleases the board, I'm going to take this letter and the petition. Make that part of the record. If there's no other questions from the board, I'm going to ask staff. Currently, we have this trailer out of code. What would they need to bring the trailer up to code? Mr. Ferris or whomever, you're recognized.

Mr. Ferris: As described here in Section 19-37 of St. Augustine Beach Code Article 2, recreation vehicle shall be placed within a completely enclosed building or located behind the furthest front face of the main building, as measured from the front property line or front right of way and no closer than five feet to any side or rear lot line. The trailer could be moved to the backyard.

Mr. Sweeny: Thank you very much, Mr. Ferris. Members, just so we are all clear, that's what we need to do to be brought up to code. Before I bounce it to the board, it looks like it may be impossible to enclose the trailer, but I will leave that up to you. Is it possible to put the structure in your backyard?

Mindy Hall: No, sir.

Mr. Blackford: At this point, I don't think so.

Mindy Hall: No, and this not a recreational vehicle per se with the motor and it's 25 feet long, it's just this tiny mini bus.

Mr. Sweeny: Tell me why you can't put it in your backyard.

Mindy Hall: We have a very small lot, and the fences on either side will not allow enough room. We tried to put it in the backyard during one of the hurricanes.

Mr. Sweeny: Okay, I want you to know as a board, the code is the code, so we can only operate within the parameters we're given. Certainly, there is some leeway, and we'll discuss amongst our own. I appreciate the things you have said and brought to our attention, but there are certain parameters that we must work within. I ask that you bear with us and let's have discussions.

Mindy Hall: Okay.

Mr. Sweeny: Members, thought, how would you like to move forward? Yes ma'am, you're recognized.

Miss Odom: Is Section 19-37 relatively new? Has it been that way forever?

Mr. Law: That code pre-dates me and based on the ordinance numbers at the inclusion of that section. We're seeing references 04 and 08. That could be something as simple as one sentence change in the entire section. We don't have the existing ordinances, but it's been this ordinance for a while.

Miss Odom: Okay, thank you. The reason I was asking due to the phone call they made.

Mindy Hall: Yes, we were given the dimensions.

Miss Odom: I'm just trying to see discrepancy there that's all.

Mindy Hall: If I may, is it okay?

Mr. Sweeny: You're recognized.

Mindy Hall: When we got the first notice back in 2021, we did go out and measure. We measured from the road to make sure we were complying. It's not a recreational vehicle per se; it is just very small.

Miss Odom: You keep saying that you were complying since it was back far enough, if that was true, we wouldn't be here today.

Mindy Hall: Well, no.

Mr. Blackford: It's a possibility that we received some misinformation.

Miss Odom: Oh, okay. You keep saying you moved it back.

Mr. Blackford: Yes, there was some confusion in the translation there.

Mr. Sweeny: Correct, because you are obviously out of code.

Miss Odom: Yes.

Mr. Sweeny: Can we all agree to that?

All members: Yeah.

Mr. Blackford: I agree to that.

Mr. Blackford: I just want to assure you that we thought we were complying as there was no follow up in 2021. We certainly didn't think we would be here today with a violation.

Miss Odom: I'm not sure. But didn't you say there were some certified letters sent out in '22, if I recall.

Mr. Sweeny: Mr. Ferris, you're recognized.

Miss Odom: You didn't just drop it for the whole year?

Mr. Ferris: The notice of violation went out in April 16<sup>th</sup>, 2021, and certified mail was received and signed for on the 22nd of April 2021.

Miss Odom: How about '22?

Mr. Ferris: 2022, no.

Mr. Lovett: There's been nothing from 2021 until 2023?

Mr. Ferris: That's correct.

Mr. Lovett: Okay. I have one thought.

Mr. Sweeny: Yes, sir.

Mr. Lovett: If the trailer was kept inside of a building or structure would it be in compliance?

Mr. Law: Yes, sir, if you wanted to have it where it is right now in an enclosure, however, that may or may not be a possibility. That takes a lot of review from another department to handle such a zoning. It may not be easy to build a building around it.

Mr. Lovett: What about one of those white canopies or a portable car port?

Mr. Law: The white canopies are not technically a building because they're not permanent. That would not be the intent of this code. It would be a full enclosure. If the owners elected a metal enclosure, they would still have to comply with zoning, which would be their lot coverage and impervious surface because that would be the definition of a building. It gets a little challenging on the beach for a medium density lot.

Mr. Sweeny: Further questions to staff. Yes, sir, you're recognized.

Mr. Blackford: If we were to put it behind lattice work, would that count as an enclosure?

Mr. Law: To answer that, I think I must explain first, that you can't have lattice style fence in the front yard. That's prohibited under the zoning code. You're only allowed to have an open picket style fence not to exceed 42 inches in height. Unfortunately, that's just, yeah, it's one of those things that's just another code from a long time ago, that addresses that scenario.

Miss Odom: Do we have the authority as a board to say "Okay, you're not in compliance but we don't care?"

Mr. Sweeny: I don't think we can legally do that, and our attorney can certainly correct me.

Miss Odom: I want to know.

City Attorney: No, I was going to read the enforcement provision of the code which states it clearly. The city manager and his designees hereby authorized in power directed for all provisions of this section and any subsequent amendments here to amend and authorize, employ the necessary systems to aid the enforcement of

this section and really what that speaks to. I think its consistency of the board and not providing exceptions in certain situations. When there is a zoning violation, typically the board for consistency's sakes must move forward with any violation.

Mr. Law: As you said, the board has operated within the confinements of the code, however, the planning and zoning board can hear a variance. If the code itself, if you feel you have a case that you can demonstrate a hardship, based on the city's condition of the hardship, you will apply for what they call a variant through the comprehensive planning and zoning board. At that point, you would have to demonstrate to another board of your peers what your hardship is. Hardships can only be certain things.

Mr. Sweeny: Let me try to end this quickly. Mr. Blackford, having served on this board for years, typically we try to work with the residents. Unless they are derelict in responding to the city or other things. What I might ask the board to consider is a motion to temporarily postpone this section of new business. We meet every month, which will allow you a month to decide what course of action you want to take. I would like to make a motion that we temporarily postpone this action under new business.

Mr. Lovett: Second.

Mr. Sweeny: Second. Okay. Yes, sir, you're recognized.

Mr. Binder: I just want to ask question for Mr. Law. What's the cost for Mr. Blackford to go to the planning and zoning board, in terms of asking variant?

Mr. Law: A variant's application currently is \$400 to appear in front of the board. That includes legal advertising, all the staff work to get involved, and then there's a \$10 charge on top of that for the printing of the signs.

Mr. Sweeny: I will then have Mr. Law tell us what the fines are. What we can fine for being out of code?

Mr. Law: The state authorizes the code enforcement board to fine up to \$250 per day. That's totally their discretion to fine. The fines can be incremental. They can only occur from the time the board levies the fine forward, so they're not to be retroactive.

Mr. Sweeny: We have a motion on the floor to postpone this action for at least a month giving you the opportunity to go before another board, or we can rule with the code being the code.

Mr. Blackford: I think the first option's a lot better.

Mr. Sweeny: Okay, so there's a motion on the floor that's been second. Do we have any more questions or discussions?

**Motion:** Postpone ruling on Case Number V2100033. **Moved** by Mr. Sweeny, **seconded** by Mr. Lovett, passed 5-0 by the board by unanimous voice-vote.

Mr. Sweeny: Let us move forward under new business. Under B, a notice to appear issued to Beach Side LLC, the property owner of a parcel, for violation for Chapter 1 for the Building Code 105.1. Permits required regarding an ice water vending machine installation without permit. Mr. Ferris, will you be handling this one as well? Mr. Timmons, you will be handling this one. Mr. Timmons, you're recognize.

Mr. Timmons: Yes sir. There was an ice machine discovered on 378 A1A Beach Boulevard on January 18th.

We sent a certified letter on February 7th due to the lack of permits and also, violating the zoning for a vending machine, a mechanical equipment in the front area setback. At March 22nd, we sent the notice to appear, and this month on the 20th the machine was removed.

Mr. Sweeney: Alright, moving quickly. Alright, members, let's go to new business. C, a notice to appear to John D. Bailey Sr. Trust, the property owner of a parcel, who has been noticed for a violation of Chapter 1, Building Code 105.1, regarding the replacement of glass doors without a permit. Mr. Timmons or Mr. Ferris? Mr. Timmons, you are recognized.

Mr. Timmons: So, this is a similar situation, this has happened at Circle K at 351 A1A Beach Boulevard. I can't remember what month it was, but a car struck the front of the gas station there and destroyed the entrance way. We went and informed them and told them the procedure to get it fixed which is to acquire permits, but on March 2nd, we found out that they fixed the windows with zero permits. We sent the notice to appear, and the permits were obtained this month on the 24th.

Mr. Sweeney: Alright, good. Moving right along. New business D, a notice to appear to Sheryl and Michael Austin, the property owner, for notice of violation of Chapter 1, Building Code 105.1, permits regarding the construction of a shed. Mr. Ferris? Mr. Timmons? Mr. Timmons, you are recognized.

Mr. Timmons: So, this is at 202 Azalea, we saw from 11th street that a shed had been built within the setback rounds, and the size of the shed qualify it for a violation of the shed ordinance. We posted the stop work order on February 17th. You see there's pictures posted in the pamphlet that you guys have received today. Certified letter was sent on March 22nd. They had the opportunity to make the PNZ meeting for variants application to allow the shed, but they had missed that one. The deadline to get onto that meeting was on the 18th, therefore, they made the deadline to get on this month's PNZ, but they won't be making it.

Mr. Law: The city is in receipt of a completed application for the June planning and zoning meeting for a variant. At this time, I instructed staff to present the case because we had a timeline, it wasn't achieved. There were some technical difficulties with the paperwork, with the surveying. Those have since been rectified, I ask that my staff just present the case, so you're familiar with it, but we take no official action, and we let the planning and zoning board, we let the variants process run its course.

Mr. Sweeney: Okay. Thank you. Members, are you okay with that? Mr. Osteen, I see you are here. Would you like to speak?

Mr. Osteen: I'm good with that.

Mr. Sweeney: Okay, great. Thank you very much. might have some excitement today. Alright, members, we will now go to public comments, seeing none. Any comments from the board? Yes, sir, you're recognized.

Mr. Binder: The outstanding liens, there were supposed to be put up some property on Beach Boulevard, where do we stand with that?

Mr. Sweeney: Mr. Timmons? You are recognized.

Mr. Timmons: I've had contact from the attorneys, they're having trouble locating Mrs. Liv Johnson and Mr. Kuhlman. The attorneys have reached out to the sheriff's office who are also having a hard time finding them. So, they're thinking about moving a step forward and going through different means to try and send notices to these individuals.



Mr. Sweeny: Okay, I have a question. Maybe this is just out of our jurisdiction, I'm not sure. I notice there was tarp with signage on a fence on A1A.

Mr. Law: Yes, that is in our jurisdiction. The sign hanging on the fence appears to be on private property and could be considered as free speech. We would be very reluctant to pursue being the fact that it's not a hostile pornographic sign.

Mr. Sweeny: Okay, good. Members, do we have any other comments for the board? Okay. I'm told that we must elect a new Board Chair and Vice Chair. So, I will open the floor to Board Chair Nominations.

**Motion:** Elect Mr. Sweeny as Chair of the board. **Moved** by Ms. Gilpin, **seconded** by Mr. Lovett, passed 5-0 by the board by unanimous voice-vote.

**Motion:** Elect Mr. Pritchett as Vice Chair of the board. **Moved** by Mr. Sweeny, **seconded** by Mr. Lovett, passed 7-0 by the board by unanimous voice-vote.

Mr. Sweeney: Members, we are adjourned.

[END]

**VI. BOARD COMMENT**

There was no board comment.

**VII. ADJOURNMENT**

The meeting adjourned at 2:40 p.m.

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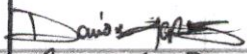
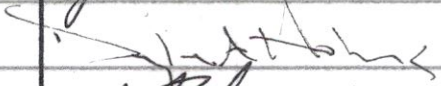
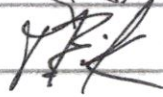
Kevin Mr. Sweeny, Chairman

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Lacey Pierotti, Recording Secretary

(THIS MEETING HAS BEEN RECORDED IN ITS ENTIRETY. THE RECORDING WILL BE KEPT ON FILE FOR THE REQUIRED RETENTION PERIOD. COMPLETE AUDIO RECORDING CAN BE OBTAINED BY CONTACTING THE CITY MANAGER'S OFFICE AT 904-471-2122.)

WE, THE UNDERSIGNED, FIND  
THE SHASTA COMPACT AT 207 8TH  
STREET TO BE STORED  
ACCEPTABLY IN ITS CURRENT  
LOCATION.

NAME	ADDRESS	SIGNATURE
Murrah-holly Biletzshov	207 8 <sup>th</sup> St. Apt. B	
Damion Starnes	207 8 <sup>th</sup> St. Apt. B	
Cynthia Dasaro	201 9 <sup>th</sup> St Unit A	Cynthia Dasaro
Don Hoh	216 8 <sup>th</sup> St	
Teneil Brinkman	215 8 <sup>th</sup> St. #A	
Stephen Coon	213 8 <sup>th</sup> St #B	
Lauren Elliott	209 8 <sup>th</sup> St #A	L Elliott
Alice Gray	210 8th St	Alice Gray
Karl Levy	19 Palmetto Ave	KL2
Tom Harding II	205 8th Street Apt A	Tom Harding
Isabella Gutierrez Browne	520 E Esther	Isabella Gutierrez
Ethan Browne	520 E Esther	Ethan Browne
CARLOS PEREZ	535 NW 3RD ST	Carlos Perez
EMMA JENSEN	535 NW 3RD ST	emma
Dani Fattizzi	206 8 <sup>th</sup> St unit B	Dani
Eric Fattizzi	206 8th St Unit B	Eric
Tina Dye	206 8th St UNIT B	Tina
Michelle Magee	206 8th St UNIT B	Michelle
Tom Derringer	205 8 <sup>th</sup> " B	Tom





To the Code Enforcement Board,

I am unable to attend today's meeting, but wanted to express my support for the Shasta at 207 8th St.

As a resident of 209 8th St, Unit A (and next door neighbor to Mindi + John), I chose to move to this street because it is both quiet and charming.

The Shasta can be seen directly from my bedroom window and it ~~has~~ never - not once - been a bother or nuisance to me.

In fact, it is part of the charm of the street. Like the flowers grown beside it, it is lovingly tended to and part of Mindi + John's home.

Please let them keep the Shasta as-is.

Thank you,  
Samantha Elliott














# Private room in house hosted by Nancy

2 guests · 1 bedroom · 1 bed · 1 private bath



-  **Enhanced Clean**  
This host committed to a rigorous cleaning protocol developed with leading health and hospitality experts. [Learn more](#)
-  **Nancy is a Superhost**  
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.
-  **Free cancellation until 3:00 PM on Sep 9**  
[Get details](#)

Bright welcoming space 2 blocks from watching the sun rise over the ocean, dance to local bands, eat beach food or grab the Ancient City Trolley for 1 or 2 days of hop on/hop off site seeing. Easy access to St. Augustine downtown (5 miles away), The Alligator Farm, Lighthouse, Amphitheater..The roomy bedroom has a queen bed with shared bath, kitchen, dinning and living room. Wi-fi and a screen with HDMI cord for your computer (not a TV) along with beach chairs, towels and an umbrella.

## The space

Location is big along with having space and a room that is inviting for work or play. The space is shared with only one other person and we offer you access to the entire house for meals and if longer stays laundry facilities. There are 2 bikes 🚲 to use as well.

## Guest access

Shared bathroom, kitchen, living room, dining room and back patio. You have access to our home to make your stay comfortable and enjoyable. We also have beach chairs and a picnic backpack and an umbrella you can have access to.

## Other things to note

We have some basic requests for use of the property that are posted. Service animals are OK.

\$56 / night

★ 4.94 (36)

CHECK-IN 09/14/2020	CHECKOUT 09/16/2020
GUESTS 1 guest	

Reserve

You won't be charged yet

\$56 x 2 nights	\$112
Cleaning fee	\$26
Service fee	\$19
Occupancy taxes and fees	\$9
Total	\$166

 [Report this listing](#)



# Seashells & Site Seeing St. Augustine Home

★ 4.71 (35) · Superhost · [St. Augustine, Florida, United States](#)

[Share](#) [Saved](#)



Show all photos

## Entire house hosted by Nancy

4 guests · 2 bedrooms · 2 beds · 1 bath



### Entire home

You'll have the house to yourself.



### Nancy is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.



### Great location

95% of recent guests gave the location a 5-star rating.

\$124 / night

★ 4.71 (35)

CHECK-IN  
10/05/2020

CHECKOUT  
10/07/2020

GUESTS  
1 guest



Reserve

You won't be charged yet



## Seashells & Site Seeing the Best of St. Augustine

★ 4.94 (36) · Superhost · [St. Augustine, Florida, United States](#)



### Private room in house hosted by Nancy

2 guests · 1 bedroom · 1 bed · 1 private bath



#### Enhanced Clean

This host committed to a rigorous cleaning protocol developed with leading health and hospitality experts. [Learn more](#)

Nancy is a Superhost

\$56 / night

★ 4.94 (36)

CHECK-IN  
09/14/2020

CHECKOUT  
09/16/2020

GUESTS  
1 guest





**Alexis**

July 2019

I absolutely LOVED my stay at Nancy's and her co-host Mary Ann was so sweet and helpful I really enjoyed my mini vacation. I would recommend this place to everyone. I know one thing every time I go to St Augustine I will be booking with Nancy and Mary Ann. Their home felt like my own. Ti and I felt so welcome there! The communication was great! I just want to thank them for allowing me to share their home for my birthday weekend!



**Debbie**

July 2019

We enjoyed the stay and the great convenience to the beach! Would definitely come back. Being able to borrow your beach chairs saved me the trouble from having to bring ours. Thank you so much, you and Mary Ann have such a lovely and clean home.



**Katt**

July 2019

We had an incredible visit to St. Augustine! The house was wonderful and our weekend was perfect!



**Response from Nancy**

July 2019

We are so glad and happy to have had you.



**Yushu**

June 2019

Nancy and MaryAnn are both pleasant and amiable. They even offered beach blankets and chairs and coupons for shops and restaurants. The house is in a peaceful neighborhood 2 blocks away from the sea and 10 minutes driving to downtown.



**Scott**

June 2019

Nancy's place is comfortable and quiet. Clean and convenient for food and entertainment in the area without having to drive. She is friendly and though the space is shared it never felt awkward.



**David**

June 2019

Thank you very much for the great stay! This was the perfect accommodation and location for our time in St. Augustine. Very convenient to the beach and a bunch of local eateries and activities. You made our first Airbnb experience a treat!



**Amy**

May 2019

Nancy was an excellent and very responsive hostess! Mary Ann was welcoming and accommodating, and the space and amenities were all lovely and thoughtful. Superb location - 6 minute walk to the beach & 15-20 minutes to everything we wanted to do in St. Augustine. Thanks for a great stay!





**Amy**

May 2019

Nancy was an excellent and very responsive hostess! Mary Ann was welcoming and accommodating, and the space and amenities were all lovely and thoughtful. Superb location - 6 minute walk to the beach & 15-20 minutes to everything we wanted to do in St. Augustine. Thanks for a great stay!



**Rick**

May 2019

Great location, walk to the beach. Very nice host, enjoyed watching a ball game with her. Will stay again for sure.



**Response from Nancy**

May 2019

Love to have you again.



**Conor**

April 2019

This is hands down one of my favorite Airbnb's I have ever stayed at. Nancy was friendly and understanding as I arrived late but she still greeted us and talked to us for a few minutes to make us feel welcomed. The place is incredibly close to the beach as well as bars and restaurants which made my trip. A short ride from downtown to see all of the history and culture this town has to offer was more than ideal. The price was an absolute steal and I would 10/10 stay here again!



## **City of St. Augustine Beach Code Enforcement**

**TO:** Mary Ann Riley, 213 8<sup>th</sup> St Unit A, St. Augustine, FL 32080

**FROM:** Jennifer Thompson, Code Enforcement Officer, City of St. Augustine Beach

**SUBJECT:** Notice of Violation / Certified Mail: 7016-2140-0000-0271-6252

**DATE:** September 3, 2020

This correspondence is in response to an anonymous complaint received by this office relative to an alleged illegal Transient Lodging Facility operation or advertised as such at the described above address.

Per **SAB Code 3.09**, residential properties that are offered for rent for less than 30-day minimum periods are defined as **Transient Lodging Facilities** and require **appropriate and current State Resort Rental Licensing** under **F.S. 509.241** and must provide proof of a Florida Department of Revenue Sales Tax Number as required by **F.S. 212** as well as a current SAB **Business Tax Receipt** (BTR license). **SAB Code 3.09** also requires an **initial application, approval and fees**, inspection and then followed by **annual renewal fees and inspections** from the City Building Official prior to issuance and/or renewal of the **Business Tax Receipt**.

This correspondence, which will serve as your "**Official Notice**", and requests that you correct this noted violation and:

**1) Discontinue all alleged transient lodging facility/short-term rental activity immediately.**

At present, there are no licenses available within the medium density zoning areas. Your prompt attention to this matter is requested. It is our hope that you would proceed to bring this violation into compliance at the earliest convenience and to that end, City staff would offer any appropriate assistance to you.

Our goal is to enforce the codes and ordinances of the City and to protect the health, safety, and welfare of the citizens of St. Augustine Beach and accordingly, your cooperation regarding this matter is greatly appreciated. Please contact me Monday – Friday from 8:00 a.m. to 5:00 p.m. at (904) 471-8758 if you have any questions regarding this correspondence.

Sincerely,

*Jennifer Thompson*

Jennifer Thompson  
Code Enforcement Officer  
[jthompson@cityofsab.org](mailto:jthompson@cityofsab.org)



## **City of St. Augustine Beach Code Enforcement**

**TO:** Mary Ann Riley, 213 8<sup>th</sup> St Unit A, St. Augustine, FL 32080

**FROM:** Jennifer Thompson, Code Enforcement Officer, City of St. Augustine Beach

**SUBJECT:** Notice to Appear

**DATE:** September 14, 2020

This correspondence is in response to an anonymous complaint received by this office relative to an alleged illegal Transient Lodging Facility operation or advertised as such at the described above address.

Per **SAB Code 3.09**, residential properties that are offered for rent for less than 30-day minimum periods are defined as **Transient Lodging Facilities** and require **appropriate and current State Resort Rental Licensing** under **F.S. 509.241** and must provide proof of a Florida Department of Revenue Sales Tax Number as required by **F.S. 212** as well as a current SAB **Business Tax Receipt** (BTR license). **SAB Code 3.09** also requires an **initial application, approval and fees**, inspection and then followed by **annual renewal fees and inspections** from the City Building Official prior to issuance and/or renewal of the **Business Tax Receipt**.

This correspondence, which will serve as your **"Official Notice"** and **requests your appearance** before the Code Enforcement Board to answer any allegations against you.

### **Date and Time of Code Enforcement Board Meeting:**

**Time of Hearing: 2:00 PM**

**Location of Hearing: 2200 A1A South  
Saint Augustine Beach, FL 32080**

**Wednesday September 30, 2020**

Our goal is to enforce the codes and ordinances of the City and to protect the health, safety, and welfare of the citizens of St. Augustine Beach and accordingly, your cooperation regarding this matter is greatly appreciated. Please contact me Monday – Friday from 8:00 a.m. to 5:00 p.m. at (904) 471-8758 if you have any questions regarding this correspondence.

Sincerely,

*Jennifer Thompson*

Jennifer Thompson  
Code Enforcement Officer  
[jthompson@cityofsab.org](mailto:jthompson@cityofsab.org)

**CITY OF ST. AUGUSTINE BEACH**

2200 A1A South  
St. Augustine, FL 32080

**INVOICE #**

I2002591

ACCOUNT ID: O-000175 PIN: 626044

INVOICE DATE: 10/08/20

DUE DATE: 11/07/20

RILEY MARY ANN  
213 8TH ST UNIT A  
ST AUGUSTINE, FL 32080

**PERMIT INFORMATION**

APPLICATION ID: 2696

LOCATION: 213 8TH ST

OWNER: RILEY MARY ANN

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit App Id: 2696		
1.0000	CE FINE	CODE ENFORCEMENT BOARD FINE	200.000000	200.00
		Permit App Id: 2696		
			TOTAL DUE:	\$ 200.00

***PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT***

CITY OF ST. AUGUSTINE BEACH  
2200 A1A South  
St. Augustine, FL 32080

INVOICE #: I2002591  
DESCRIPTION: Permit App Id: 2696  
ACCOUNT ID: O-000175 PIN: 626044  
DUE DATE: 11/07/20  
TOTAL DUE: \$ 200.00

RILEY MARY ANN  
213 8TH ST UNIT A  
ST AUGUSTINE, FL 32080



CITY OF ST. AUGUSTINE BEACH

Date: 10/30/2020 Time: 02:32 PM

Invoice Payment

Customer: 0-000175  
Name: RILEY MARY ANN

Invoice: I2002591  
Permit App Id: 2696  
Item 1 200.00  
CODE ENFORCEMENT BOARD FINE  
-----  
200.00

Chk#: 346  
Batch Id: JT103020  
Ref Num: 1865 Seq: 8 to 8

Cash Amount:	0.00
Check Amount:	200.00
Credit Amount:	0.00
-----	
Total:	200.00

Thank You for your payment!





City of St. Augustine Beach  
2200 A1A S.  
St. Augustine Beach, FL 32080

### Transient Rental Affidavit

I, Mary Ann Riley, property owner of 213 8<sup>th</sup> St, St. Augustine Beach, Florida 32080 swear or affirm:

1. That I understand that 213 8<sup>th</sup> St, St. Augustine Beach, Florida 32080 is zoned as Medium Density residential.
2. That according to the City of St. Augustine Beach's Land Development Regulations, Article III, Sec. 3.09.00, A, that no more than a total of 100 individual transient lodging establishments shall be authorized in Medium Density Residential districts, and that this total of 100 has been met.
3. That if I intend to rent my home for 30 days to 6 months, that I am subject to providing proof of a Florida Department of Revenue Sales Tax Number as required by F.S. Ch. 212, prior to application for a City of St. Augustine Beach Business Tax Receipt.
4. That as of September 30, 2020, I will no longer rent my home for periods of less than 30 days unless a transient rental license (of the 100) becomes available to me and I have submitted the required documents and fees to the City of St. Augustine Beach.

Mary Ann Riley  
Mary Ann Riley

10/30/2020  
Date

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of [X] physical presence or [ ] online notarization, this

30 day of October, 2020, by (print name of person signing above)  
Mary Ann Riley

who is personally known to me [ ] or has produced the following type of identification FLORIDA Drivers License

Jennifer S. Thompson  
Notary Public Commission Number and Expiration Date:  
Signature of Notary Public, State of Florida

Stamp or Seal of



Jennifer S. Thompson  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG281305  
Expires 12/3/2022

09/17/2020	09/17/2020	As of 9-17-2020 3PM, all previous reviews which referenced Mary Ann have been removed from Airbnb's website. The removed reviews are attached.	
09/17/2020	09/24/2020	Mary Ann Riley called on 9-17-2020 around 1:45 pm. She stated that she was unaware of what the certified letter was regarding an alleged transient rental. I asked directly: "do you have an Airbnb listing?" Mary Ann replied that she does not have an Airbnb listing under her name. I mentioned that the name of the Airbnb listing I found was "Seashells & Site Seeing" and that several reviews mention a person named "Mary Ann". She stated that she would have to speak with her roommate and that she would need to call me back at another time. ----Jennifer	
09/14/2020	09/24/2020	Notice to Appear sent by certified mail on 9-14-2020. See attached. While performing an inspection at a neighboring property, I was able to take a photo of the backyard at 213 8th St, which matches the photos of the backyard from Airbnb's site.	
09/02/2020	09/02/2020	Certified Mail sent 9-3-2020.	
09/02/2020	09/02/2020	Reviews specifically mention the owner Mary Ann. See reviews 1-3.	
09/02/2020	09/10/2020	Code Enforcement was able to locate the listing on Airbnb on 9-2-2020. <a href="https://www.airbnb.com/rooms/31806116?check_in=2020-09-14&amp;source_impression_id=p3_1599060564_6tQ%2FOec6xadFKm07&amp;guests=1&amp;adults=1&amp;check_out=2020-09-16">https://www.airbnb.com/rooms/31806116?check_in=2020-09-14&amp;source_impression_id=p3_1599060564_6tQ%2FOec6xadFKm07&amp;guests=1&amp;adults=1&amp;check_out=2020-09-16</a>	

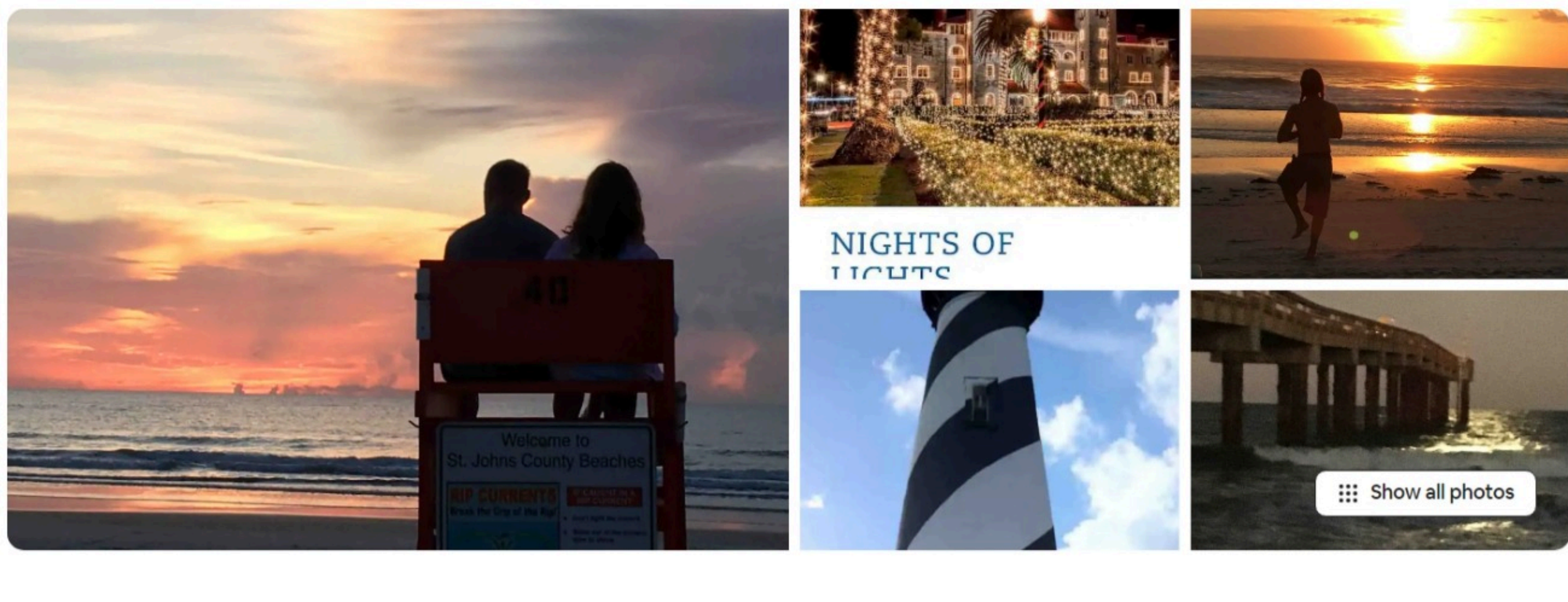
05/08/2023	05/08/2023	Signed certified receipt received.	
04/19/2023	04/19/2023	Copy of certified cease and desist letter in enclosed envelope given to Nancy residing at the residence. I advised Nancy to give the envelope to the owner of residence and provided my business card.	
04/18/2023	04/18/2023	Notice to cease and desist along with notice of Code Board Hearing for May 31st, 2023.	
04/14/2023	04/14/2023	While investigating possible illegal transient/short term rentals in the City of St. Augustine Beach, Code Enforcement Officer Gil Timmons found this previous violator operating a transient rental.	
10/30/2020	10/30/2020	Owner dropped off signed, notarized affidavit and paid \$200 fee. The case is closed as of 10-30-2020	
10/27/2020	10/27/2020	Called and left a voicemail regarding invoice and affidavit on 10/27/2020.	
10/13/2020	10/13/2020	10-13-2020 spoke with Ms. Riley via phone regarding the invoice and affidavit. She just returned from out a trip and will be by sometime next week. -JT	
10/08/2020	10/08/2020	Memo Invoice and affidavit were sent certified mail on 10-8-2020 #7018-0040-0000-4244-1027	
10/08/2020	10/08/2020	9-30-2020, the code enforcement board convened and decided to assess a fine for \$200 and have Ms. Riley sign an affidavit that she would no longer rent. See attached invoice, affidavit and memo.	
09/24/2020	09/24/2020	9-22 Ms. Riley called back and stated that rentals are her main source of income and asked if there were any exceptions we could make. I explained to her that any decisions would be left to the Code Board. She also stated that her roommate Nancy had closed off all booking on Airbnbs website.	



Location Location St. Augustine Beach Home

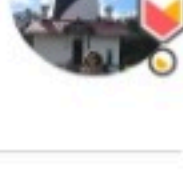
★ 4.77 · 104 reviews · 🏠 Superhost · St. Augustine, Florida, United States

📍 Share · ❤️ Save



Entire home hosted by Ann

4 guests · 2 bedrooms · 2 beds · 1 bath



Dedicated workspace

A room with wifi that's well-suited for working.



Ann is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.



Great location

90% of recent guests gave the location a 5-star rating.

\$164 night

★ 4.77 · 104 reviews

CHECK IN Add date	CHECK OUT Add date
GUESTS 1 guest	

Check availability

🚩 Report this listing

aircover

Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

Entire home with great location: near the beach, lighthouse, amphitheaters, places to eat beach food and the Ancient City Trolley for 1 or 2 days of hop on/hop off site seeing. Plus St. Augustine downtown and Alligator Farm are less than a 15 drive. The house 2 bright bedrooms, a bath, kitchen, dining and living areas along with a washer and dryer. Wi-fi, Hulu TV, beach chairs, towels umbrellas, games and books. There is a back yard to enjoy your morning coffee....

[Show more](#)

Where you'll sleep



Bedroom 1  
1 queen bed



Bedroom 2  
1 king bed

What this place offers



Beach access



Wifi



Free parking on premises



Free washer – In unit



Central air conditioning



Kitchen



Dedicated workspace



HDTV with Roku



Free dryer – In unit



Shared patio or balcony

Show all 43 amenities

Select check-in date

Add your travel dates for exact pricing

◀ April 2023

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

▶

May 2023

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Clear dates

★ 4.77 · 104 reviews

Cleanliness

4.8

Communication

4.9

Check-in

4.9

Accuracy

4.8

Location

4.9

Value

4.8



Kelli

April 2023

Such a great location ! We will be visiting again soon !



Chris

April 2023

The house was easy to get into and very clean. Great place to stay and would certainly come back.



Drew

March 2023

Ann's house was very cute in a quiet neighborhood with an easy walking distance to the beach. The king size bed was super comfortable and the house was decorated with a lot o...

[Show more](#)



Angel

March 2023

A beautiful little house nicely decorated ! Very clean with comfy beds! The only downside was a little difficult to find a the small side porch needed a hand rail! All in all it was well...

[Show more](#)



Dawn

February 2023

Wonderful experience! We really enjoyed our stay!



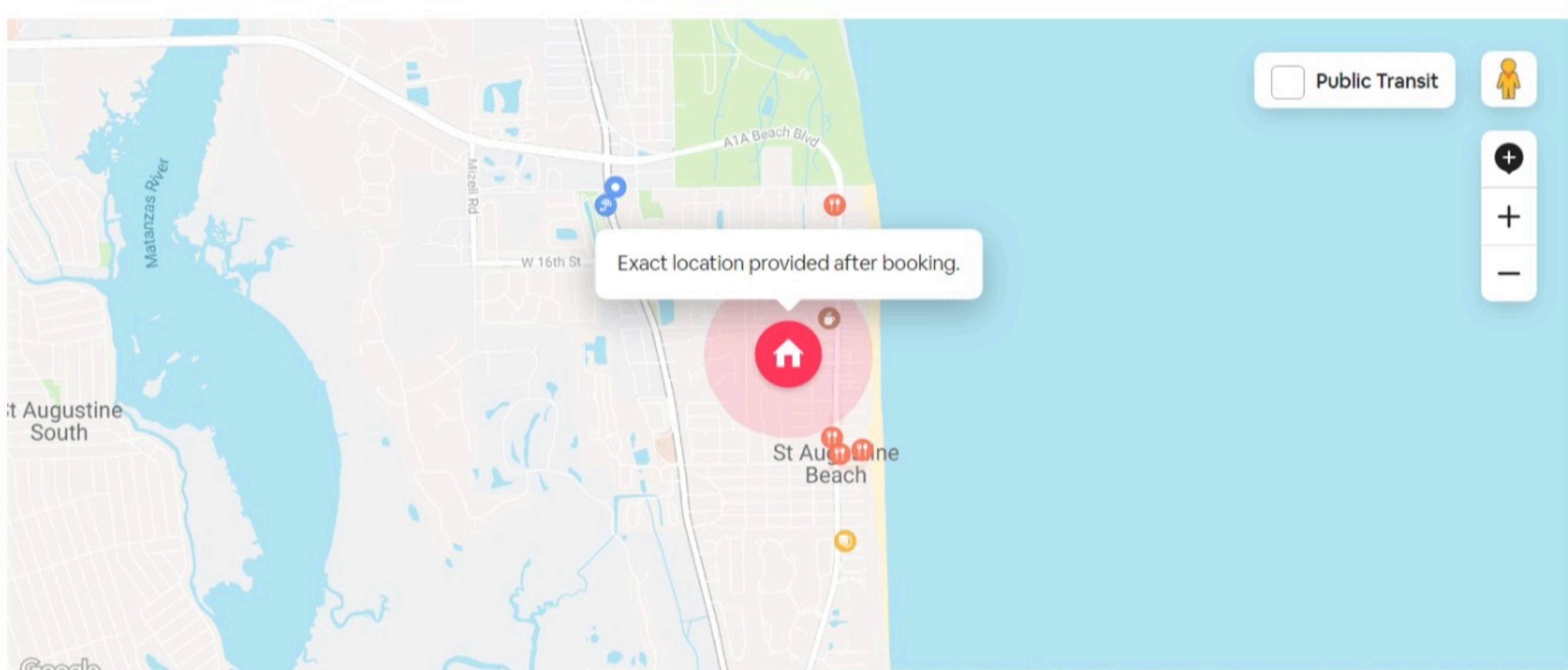
Rachael

February 2023

Beautiful home, thank you so much!

Show all 104 reviews

Where you'll be



St. Augustine, Florida, United States

Fantastic neighborhood with restaurants: Sunset Grill, Tides Oyster Company and Grill, Oceans 11, Little Margies, La Cocina International Restaurant, The Kookaburra (excellent coffee), Donut Shop, The Wednesday Farmers Market, The Pier, Salt Life and so much more within 10 minutes drive.

[Show more](#)



Hosted by Ann

Joined In October 2016

★ 263 Reviews



Identity verified



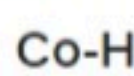
Superhost

Response rate: 100%

Response time: within an hour

Love being able to "share" my home.

Co-Hosts



Maryann

During your stay

The host will contact you regarding check in information through Airbnb. Once you book the host can be contacted by email, phone or text.

Ann is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Contact Host



To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 3:00 PM

Checkout before 12:00 PM

4 guests maximum

[Show more](#)

Safety & property

Nearby lake, river, other body of water

Carbon monoxide alarm

Smoke alarm

[Show more](#)

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates](#)

Explore other options in and around St. Augustine

Orlando

Kissimmee

Tampa

Sarasota

Charleston

West Palm Beach

Boca Raton

Naples

Fort Lauderdale

Hollywood

Miami Beach

Miami

Other types of stays on Airbnb

St. Augustine Beach vacation rentals

St. Augustine Beach monthly stays

Holiday houses

Beachfront rentals

Luxury rentals in United States

Airbnb · United States · Florida · St. Johns County · St. Augustine Beach

Support

Help Center

AirCover

Supporting people with disabilities

Cancellation options

Our COVID-19 Response

Report a neighborhood concern

Community

Airbnb.org: disaster relief housing

Combating discrimination

Hosting

Airbnb your home

AirCover for Hosts

Explore hosting resources

Visit our community forum

How to host responsibly

Airbnb-friendly apartments

Airbnb

Newsroom

Learn about new features

Letter from our founders

Careers

Investors

Gift cards



# Location Location St. Augustine Beach Home

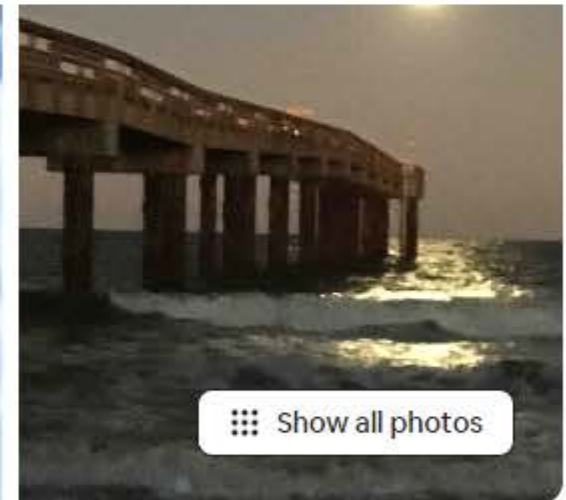
★ 4.77 · [104 reviews](#) · Superhost · [St. Augustine, Florida, United States](#)

[Share](#) [Save](#)



## NIGHTS OF LIGHTS

Celebrating 29 Years



[Show all photos](#)

## Entire home hosted by Ann

4 guests · 2 bedrooms · 2 beds · 1 bath



### Dedicated workspace

A room with wifi that's well-suited for working.



### Ann is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for

33

\$164 night

★ 4.77 · [104 reviews](#)

CHECK-IN  
Add date

CHECKOUT  
Add date

GUESTS  
1 guest



# LIGHTS

Celebrating 29 Years

Every evening from  
November 19, 2022 to  
January 31, 2023





★ 4.77 · 104 reviews



 **Kelli**  
April 2023

Such a great location ! We will be visiting again soon !

 **Chris**  
April 2023

The house was easy to get into and very clean. Great place to stay and would certainly come back.

 **Drew**  
March 2023

Ann's house was very cute in a quiet neighborhood with an easy walking distance to the beach. The king size bed was super comfortable and the house was decorated with a lot o...

Show more >

 **Angel**  
March 2023

A beautiful little house nicely decorated ! Very clean with comfy beds! The only downside was a little difficult to find a the small side porch needed a hand rail! All in all it was well...

Show more >

 **Dawn**  
February 2023

Wonderful experience! We really enjoyed our stay!

 **Rachael**  
February 2023

Beautiful home, thank you so much!

Show all 104 reviews









**City of St. Augustine Beach Building and Zoning Department**

**TO:** Riley Mary Ann. 213 8<sup>th</sup> Street, Saint Augustine, FL 32080-6350

**FROM:** Code Enforcement Department, City of St. Augustine Beach

**SUBJECT:** Cease and Desist and Notice to Appear / Certified Mail: **7016 2140 0000 0274 7195**

**DATE:** April 18<sup>th</sup>, 2023

This document is a notice to cease and desist all renting operations as well as a notice to appear before the St. Augustine Beach Code Enforcement Board relative to your failure staying within compliance. Relative to observations from your listing on VRBO it is apparent that there are violation(s) of **Sec. 3.08.00. -Transient Lodging establishments within medium density land use districts.** As well as violation(s) of **Sec. 7-32. -Enforcement, penalties, and legal proceedings.**

This correspondence, which will serve as your **"Official Notice"** and **requests your appearance** before the Code Enforcement Board to answer any allegations against you.

**Date and Time of Code Enforcement Board Meeting:**

**Time of Hearing: 2:00 PM**

**Location of Hearing: 2200 A1A South  
Saint Augustine Beach, FL 32080**

**Wednesday May 31<sup>st</sup>, 2023**

Our goal is to enforce the codes and ordinances of the City and to protect the health, safety, and welfare of the citizens of St. Augustine Beach and accordingly, your cooperation regarding this matter is greatly appreciated. Please contact me Monday – Friday from 8:00 a.m. to 5:00 p.m. at (904) 471-8758 if you have any questions regarding this correspondence.

Sincerely,  
Code Enforcement Department  
[Codeenforcement@cityofsab.org](mailto:Codeenforcement@cityofsab.org)

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Riley, Mary Ann**  
**213 8<sup>th</sup> Street #A**  
**St. Augustine, FL. 32080**



9590 9402 5043 9092 4670 03

2. Article Number (Transfer from service label)

**7016 2140 0000 0274 7195**

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

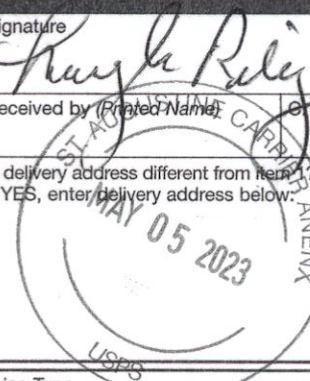
**X** *Mary Ann Riley*

B. Received by (Printed Name)

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:

3. Service Type

- |  |                                   |
|--|-----------------------------------|
| <input checked="" type="checkbox"/> Adult Signature                    | <input type="checkbox"/> Priority |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Regist   |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Regist   |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Deliver  |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Return   |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Merch    |
| <input type="checkbox"/> Insured Mail                                  | <input type="checkbox"/> Signat   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | <input type="checkbox"/> Signat   |
|  | <input type="checkbox"/> Restrict |



Domestic