



AGENDA

Code Enforcement, Adjustments and Appeals Board

City of St. Augustine, Florida

Alcazar Room

Tuesday, October 12, 2021 at 3:00 p.m.

Regular Agenda

- 1. Roll Call**
- 2. Swearing in of Staff**
- 3. General Public Comments for Items Not on the Agenda**
- 4. Approval of Minutes**
 - a. Regular Meeting Minutes from July 13, 2021.
- 5. Disclosure of Ex-Parte Communications**
- 6. Building Code Variances**

(None)
- 7. Review of Previously Heard Cases**
 - a. CE2021-0283 Gary Ray Parks Estate
[14 Poinciana Avenue](#)
City Code, Chapter 19, Section 19-4,
Certain growth and conditions prohibited.
- 8. Review of New Cases**
 - a. CE2021-0215 Carol Lee Corbitt
[14 Myrtle Avenue](#)
City Code, Chapter 19, Section 19-3, Unlawful conditions.
City Code, Chapter 19, Section 19-4,
Certain growth and conditions prohibited.
 - b. CE2021-0219 James A Philcox
[111 Zoratoa Avenue](#)
City Code, Chapter 19, Section 19-4,
Certain growth and conditions prohibited.
- 9. City Attorney Items**

(None)

10. Other Business

- a. Code Enforcement, Adjustments and Appeals Board vacancy to be advertised as required.

11. Review of Conflict Statements from Previous Meeting

12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
July 13, 2021

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, July 13, 2021, in the Alcazar Room at City Hall. The meeting was called to order by Stephen Simmons, Chairman, and the following were present:

1. ROLL CALL

Stephen Simmons, Chairman
Larry Weeks, Vice Chairman
Charles Pappas
CeCe Reigle
Karen Valachovic
Thomas Day
Brad Beach

Staff Present:

Denise May, Esq., Assistant City Attorney
David Birchim, Director, Planning & Building Department
Richard Schauland, Building Official
Barry Fox, Code Enforcement Manager
Curtis Boles, Code Enforcement Officer
Robert van Mierop, Code Enforcement Officer
Venice Jones, Code Enforcement Officer
Meredith Randolph, Administrative Coordinator,
Recording

The City staff was sworn in.

**3. GENERAL PUBLIC COMMENT
FOR ITEMS NOT ON THE AGENDA**

None.

**4. APPROVAL OF MINUTES
(May 11, 2021)**

MOTION

Mr. Weeks moved to approve the minutes. The motion was seconded by Mr. Day and approved by a unanimous voice vote.

5. DISCLOSURE OF EX-PARTE

COMMUNICATIONS

None.

6. VARIANCES/TREE REMOVAL

None.

**7. REVIEW OF PREVIOUSLY HEARD
CASES**

Item 7 (a) 2019-0332

**Richard and Beverly Sorrentino
26 Miruela Avenue**

**City Code, Chapter 25, Section 25-56
Tree Removal and replacement.**

***Mr. van Mierop reported the
following:***

- On November 19, 2019, the Board ordered the Respondent to plant two replacement Southern Red Cedars and imposed a fine of \$800.00.
- As of June 4, 2021, the fine had been paid and both replacement trees had been planted.

Mr. Fox presented Staff Comments and Findings:

- Based on the Respondent meeting the order requirements, staff found that the CEAAB can find the property in compliance and close the case.

Respondent was not present.

Public comment was opened. No one spoke.

MOTION

Mr. Pappas moved to find the property in compliance and close the case. The motion was seconded by Mr. Beach. Motion carried unanimously.

Item 7 (b) 2021-0027

**Carol Lee Corbitt
14 Myrtle Avenue
City Code, Chapter 19, Section 19-3,
Unlawful conditions.**

Mr. van Mierop reported the following:

- On April 13, 2021: The Board found that this property was in violation of the above City Code for a period of 14 days. A fine in

the amount of \$100.00 per day was imposed for a total of \$1,400.00. The Board asked that this case be revisited in 90 days at which time the fine may be retracted if the property remained in compliance.

- The above property was inspected on June 7, 2021, June 22, 2021, and June 23, 2021.
- During the June 7, 2021 and June 22, 2021 inspections, the front porch area appeared to be in compliance, with no visible unsheltered junk and debris.
- However, during the June 23, 2021 inspection, a neighbor pointed out that the contents of the front porches had been moved to the back porch and rear yard of the house. Photos were taken of the considerable junk and debris on the northeast corner of the house that was still unsheltered and exposed to the elements. The Respondent was not home during any of these inspections.
- An inspection on July 13, 2021 found the property remained out of compliance.

Mr. Simmons asked staff if there were photos of the backyard before June 23, 2021. Mr. van Mierop stated he was not aware that the backyard had debris before the June 23, 2021 inspection.

Mr. Beach wanted clarification from staff if the code references if debris could be in the backyard. Mrs. May read the code to clarify it references the property as a whole.

Public comment was opened. No one spoke.

Respondent was present.

Carol Corbitt, of 14 Myrtle Avenue, stated the Code Inspector told her the backyard was acceptable. Mr. Simmons mentioned that the testimony provided by Mr. van Mierop was that he was not aware of the backyard until recently, which Ms. Corbitt said he could see it if he looked. Additionally, she was not aware that the back porch would be a violation since it is not visible from the street. She stated that she did not move the contents from the front porch to the back porch. She stated she cleaned up the front porch and kept it clean, and the items on the back porch were laundry from the clothesline.

Mrs. Reigle asked the Respondent how long it would take her to clean up the back porch. Respondent said she can clean up the back porch but she had never been told it should be cleaned.

Mr. Day spoke to the Respondent and clarified that the code references the property as a whole and would be inclined to provide 10 days in order for the porch to be cleaned up.

Mr. Pappas asked staff if it was specifically told to the Respondent to clean the porch. Mr. van Mierop stated she was told to clean the property.

Mrs. May read City Code, Section 19-3 again for the Respondent. The

Respondent stated she understood the code.

Mrs. Reigle asked staff about the condition of the landscaping in the back yard. Mr. van Mierop stated the weeds and grass had grown to the top of the privacy fence and a new case had been opened for the violation.

Mr. Fox read the motion from the April 13, 2021 meeting for this case.

Mr. Fox presented Staff Comments and Findings:

- With the presented evidence, Staff found that the Board may retract the original fine, reduce the original fine, or order Staff to record a lien for the initial fine of \$1,400 (\$100 per day for 14 days).

The Board discussed their options to either retract the fine, reduce the fine, record a lien, or provide additional time for compliance.

Mrs. May clarified that there is a finding already for this case, which does not include the new violation.

MOTION

Mr. Pappas moved to order staff to record a lien for the initial fine of \$1,400, which was \$100 per day for 14 days of violation. The motion was seconded by Mr. Weeks. Motion carried unanimously.

8. REVIEW OF NEW CASES

Item 8 (a) 2021-0283
Gary Ray Parks
14 Poinciana Avenue
City Code, Chapter 19, Section 19-4,
Certain growth and conditions
prohibited.

Mr. Boles reported the following:

- On March 1, 2021, staff received a complaint and conducted an inspection of the above property. Staff identified that the property was overgrown with weeds and grass in excess of 12 inches. Staff posted the property with a door knocker giving the owner 30 days to bring the property into compliance.
- On April 2, 2021, the property was not in compliance and staff posted a "Notice and Order" giving the respondent 30 days to bring the property into compliance.
- On May 13, 2021, the property was not in compliance and staff sent an Official Notice of Violation giving the respondent 15 days to bring the property into compliance. The Notice of Violation was sent to both the address of record and physical address. Both were returned undeliverable.
- On June 10, 2021, after receiving the returned notices, staff posted an Official Notice of Violation at the property.
- On June 21, 2021, the property was not in compliance and staff sent an Official Notice of Hearing to the respondent at the address

of record and physical address. Both were returned undeliverable.

- On June 23, 2021, a Posting Affidavit of the July 13, 2021 meeting was posted at the property and at the City Clerk's office.
- Staff clarified that there was a meter at the property but there has not been an active water account since November 2016.
- As of July 13, 2021, property was still overgrown.

Mr. Simmons asked staff if FPL had been contacted to find out where the bill was sent. Mr. Boles did not contact FPL.

Mrs. Valachovic mentioned the taxes had not been paid for 2020 and the obituary for Mrs. Parks stated she was predeceased by the owner of the property. Staff could not determine if the owner was deceased.

Mr. Simmons and Mr. Pappas spoke about options to find compliance, to include abatement or a lien.

Public comment was opened. No one spoke.

Respondent was not present.

Mr. Boles stated the abatement of the property would include to cut the grass and secure the shed at the back of the property.

Mrs. Reigle questioned what the Board could do for the motion. Mrs. May stated

the Board can find the property in violation and impose a fine up to \$250 per day and may order staff to abate the issue; the fine would continue to accrue automatically until the case was closed for compliance or the fine retracted by the Board.

Mr. Simmons stated once the property is abated, the property would be in compliance and the fine would stop at that time. Mrs. May confirmed this statement and further stated the case could then be brought to the Board, closed for compliance with the accumulated fines and fees to abate.

Mr. Fox proposed different fine amount totals that could reflect a \$250 per day fine based on each date listed in the staff report, starting with March 1, 2021.

Mrs. May reiterated what the statutes allow for the Board's decision. She read from the staff comments to report: If the CEAAB imposes a fine, it shall consider the following factors:

- The gravity of the violation;
- Any actions taken by the violator to correct the violation; and
- Any previous violations committed by the violator.

Mr. Pappas questioned staff the original date of violation before the motion was made.

MOTION

Mr. Pappas moved to find the property in violation as of March 1, 2021 and imposed a fine of \$50 per

day since that date and that the City abate the property. The motion was seconded by Mr. Beach. Motion carried unanimously.

9. CITY ATTORNEY ITEMS

None.

10. OTHER BUSINESS

Item 10 (a)

Announcement of rescheduled August CEAAB meeting to August 17, 2021.

Mr. Simmons announced the new August CEAAB meeting date.

11. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

None.

12. ADJOURNMENT

Meeting was adjourned at 4:00 P.M.

Stephen Simmons, Chairman

Meredith Randolph, Administrative Coordinator

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: October 12, 2021

SUBJECT: Case Number: 2021-0283

RESPONDENT: Gary Ray Parks Estate

LOCATION: 14 Poinciana Avenue Parcel Number 149730 0000

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

BACKGROUND INFORMATION:

July 13, 2021: The Code Enforcement, Adjustments and Appeals Board found the Respondent in violation and issued an "Order Finding Violation" and imposed a fine of \$50 per day as of March 1, 2021 and the Board further authorized abatement to the City of St. Augustine.

July 27, 2021: The St Johns County Property Appraiser record for this property reflects Gary Ray Parks Estate as 100% owner. Anthony Pinizzotto, P.A. was appointed as personal representative of the estate.

September 8, 2021: A Purchase Order was ordered for abatement of the property, to include boarding up windows and doors and property maintenance. The Purchase Order totaled \$2,950.00.

September 28, 2021: I received an email from the contractor stating the work would be complete within the same day.

September 30, 2021: I visited the property to confirm abatement work had been completed.

October 1, 2021: An Official Notice of Hearing was sent via certified mail to the address of record, physical address, and Attorney Anthony Pinizzotto. An Official Notice of Hearing was posted at the above property and at the City of St. Augustine Clerk's Office.

Curtis Boles
Code Enforcement Officer

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

**ORDER FINDING VIOLATION AND
IMPOSING A FINE**
CEAAB CASE NUMBER: 2021-0283

IN THE MATTER OF:

GARY RAY PARKS
14 POINCIANA AVENUE
ST. AUGUSTINE, FL 32084
(Hereinafter referred to as Respondent)

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

City Code, Chapter 19, Section 19-4

VIOLATION SITE: **14 POINCIANA AVENUE**

LEGAL DESCRIPTION: **4-34 FORT MOOSA GARDENS LOT 14 BLK A**
OR2560/1284

PARCEL NUMBER: **149730-0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON **JULY 13, 2021** 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 13, 2021, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was not present at the July 13, 2021 Code Enforcement, Adjustments and Appeals Board meeting.

2. In response to a public complaint, the staff observed the following code violations on March 1, 2021:

Property overgrown with weeds and grass.

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

Chapter 19, Section 19-4

4. On May 13, 2021, the Planning and Building Department sent an **“Official Notice of Violation”** to formally advise the respondent of the violation, via certified mail. The notice gave the respondent fifteen (15) days to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On June 21, 2021, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of Hearing”** for July 13, 2021. **AND** a Posting Affidavit was placed at the property and with the City Clerk’s office on June 23, 2021 for the CEAAB Hearing for July 13, 2021.

6. On July 13, 2021, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" and imposed a fine of \$50 per day as of March 1, 2021, and the Board further authorized abatement to the City of St. Augustine.
7. In the event of a repeat 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 STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

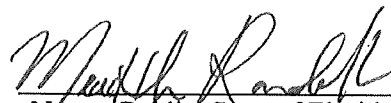
DONE AND ORDERED THIS 13TH DAY OF JULY, 2021 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

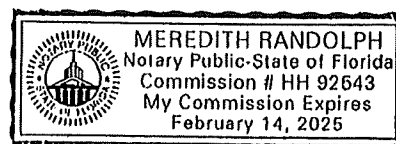

Stephen Simmons, Chairman
Code Enforcement, Adjustments & Appeals Board

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, Stephen Simmons, by means of [☒] physical presence or [☐] online notarization, 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 26th day of July, 2021.


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.



05/03/2021 13:57

CITY OF ST. AUGUSTINE

The Code Enforcement, Adjustments and Appeals Board heard testimony and examined evidence at noticed hearings in reference to **CEAAB Case Number 2021-0283**. Based upon the evidence, the CEAAB has adjudged and ordered a:

"WORK ORDER FOR ABATEMENT"

IN THE MATTER OF: Gary Ray Parks
14 Poinciana Avenue
St. Augutsine, FL. 32084

VIOLATION SITE: 14 Poinciana Avenue

LEGAL DESCRIPTION: 4-34 Fort Mose Moosa Gardens Lot 14 Blk A
OR2560/1284

PARCEL NUMBER: 149730-0000

WORK TO BE PERFORMED: Mow weeds and grass. Secure, any and all,
open doors and windows of the residence and out buildings.

CODE ENFORCEMENT OFFICER: Curtis Boles *Curtis Boles*

CODE ENFORCEMENT MANAGER: Barry E. Fox *Barry E. Fox*

DATE: 07/26/2021

TOTAL COSTS ASSOCIATED WITH THE ABATEMENT: \$2,950.00

GENERAL SERVICES COORDINATOR: Cory L. Sakund

DATE: 9/8/21

Please return this form with copies of all invoices associated with the abatement,
to Code Enforcement, when the work is complete.

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City of St. Augustine

P.O. BOX 210
ST. AUGUSTINE, FL 32085-0210
PHONE: (904) 825-1020
FAX: (904) 825-1051

PURCHASE ORDER NUMBER must appear on all
invoices, shipping papers & packages.

PURCHASE ORDER

20211439-00 FY 2021
Page Number: 1

1. PAYMENT will be made from ORIGINAL invoice ONLY.
Invoice in duplicate.
2. Please prepay all shipping charges.
Collect shipments will be refused.
3. Tax Exempt # 85-8012735961C-9

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Construction Debris Removal, Inc.
1535 State Road 207

St. Augustine, FL 32086

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On-Site Location

St. Augustine, FL
32084

Tel 904-471-9709
Fax 904-824-7287

Delivery Reference
Barry Fox 904-209-3351

DATE ORDERED	VENDOR NUMBER	DATE REQUIRED	FREIGHT METHOD/TERMS	DEPARTMENT/LOCATION
09/08/21	006858			Building & Code Enforcement
LN	DESCRIPTION/PART NO	QTY	COST EA	EXT. PRICE
001	ORIGINAL Per attached Proposal dated 09/01/2021. Contractor to provide all labor, materials, and equipment to perform the following at 14 Poinciana Avenue in St. Augustine: -Board up two (2) windows with a broken sash on the residence and the front opening and man door of the detached garage with plywood, and -Cut the severely overgrown yard, trim low hanging limbs, pick up small amount of litter directly around structure, haul and dispose of debris.	1.00 TTL	2950.00000	2,950.00
	00152410-53340			2,950.00
			PO Total	2,950.00

[Signature]
AUTHORIZED SIGNATURE

GENERAL TERMS AND CONDITIONS FOR CITY OF ST. AUGUSTINE PURCHASE ORDERS

1. This purchase order (Order) constitutes a binding contract under the terms and conditions contained herein when accepted by Seller, either by written acknowledgement or by commencement of shipment. No changes may be made in this Order without the authorization of the City of St. Augustine (COSA).
2. All rights and obligations of the parties to this Order will be governed by the provisions of the Uniform Commercial Code – Article 2, Sales; Chapter 672, Florida Statutes.
3. Materials will be properly packaged and marked with the purchase order number. Quantities specified herein are not to be exceeded unless otherwise authorized by COSA. COSA reserves the right to cancel this Order, or any part thereof, without obligation, if delivery is not made on the time(s)/date(s) specified.
4. Goods purchased under these terms must be delivered and received by the COSA receiving section.
5. Seller shall coordinate with City's project manager. All deliveries shall be made during normal business hours. Seller will be responsible for off loading deliveries unless special arrangements are made with the City. Seller is responsible to properly and appropriately place materials, items or products on site in an area approved by the City and protected from weather, damages and theft after delivery to the City.
6. All delivery tickets must be signed by the City's authorized representative. Delivery tickets must clearly describe materials, items or products shipped and delivered to the site and indicate materials, items or products that are back ordered. Signed delivery tickets must be attached to the Seller's invoicing.
7. Any and all additional materials or extra charges not included in this Order must be approved by the City in writing prior to ordering, fabrication and shipment.
8. Inspection of items will be made at the destination, unless otherwise specified, and before payment is due. COSA may reject any goods which are defective or not in conformance with specifications as to quality or performance. Title to property passes only after inspection and acceptance by COSA. Rejected goods will be returned to Seller at Seller's risk and expense. COSA has no further obligations with regard to rejected goods. In the absence of a separate agreement between the parties, full payment will be made within a reasonable time of delivery and inspection of goods. Invoices shall be provided to COSA within fifteen (15) days of delivery.
9. It is expressly agreed and understood that time is of the essence regarding this Order and the payment of the consideration herein expressed is executory and conditioned upon complete and timely performance by the Seller.
10. All prices must be F.O.B. the place of destination unless otherwise agreed. Where a specific purchase is negotiated F.O.B. the place of shipment, Seller will prepay shipping charges and include them on the invoice. C.O.D. shipments will be accepted and will be returned to Seller at Seller's risk and expense.
11. The sale price will be the lowest prevailing market price and under no circumstances higher than specified herein without the express authorization of COSA. Invoices shall be submitted in duplicate. Separate invoices are required for each Order.
12. In the event of a default or breach by the Seller, which results in a cost increase to COSA, COSA may procure articles or services from other sources and charge seller as liquidated damages any excess costs.
13. All materials, drawings or other items provided by COSA to Seller remain the property of COSA and will be returned to COSA upon demand. Unless otherwise agreed, all containers, reels or pallets shipped with goods by Seller remain the property of COSA.
14. The items covered by this Order will comply with all federal, state or local laws relative to same. Seller shall defend all actions or claims brought against COSA and hold and save COSA harmless from all losses, costs or damages related to actual or alleged infringement of letters of patent or copyrights, or claims arising from fatalities, injuries and/or property damage resulting from manufacturing or design deficiencies of delivered goods.
15. COSA is exempt from any sales, excise or federal transportation taxes and from the provisions of the Robinson Patman Act.
16. In accordance with Chapter 442, Florida Statutes, Seller will advise COSA if a product is a toxic substance and, in such case, will provide a Material Safety Data Sheet at the time of delivery.
17. Neither Seller nor COSA may assign any portion of this Order without the prior consent of the other.
18. This Order shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this contract.
19. This Order shall be governed under the laws of the State of Florida. Venue for any legal proceeding arising out of the interpretation or enforcement of this Order shall lie exclusively in a court of competent jurisdiction in St. Johns County, Florida.
20. The parties acknowledge that the terms and conditions of this Order and the contract documents incorporated in same as identified in this Order constitute the entire agreement of the parties and that those terms and conditions supersede all prior and contemporaneous representations, agreements, quotes whether written or oral.
21. Compliance with Public Record Act is required for all services. See attached requirements.
22. Liability and Workers' Compensation insurance is required for all services. See attached City of St. Augustine Insurance Requirements.
23. Contractor certifies compliance with F.S. 448.095 Employment Eligibility.

INSURANCE REQUIREMENTS

At a minimum, Contractor shall acquire and maintain until completion of the Work the insurance coverage listed below, which constitutes primary coverage. Contractor shall not commence the Work until the City receives and approves Certificates of Insurance documenting required coverage. Contractor's General Liability policy shall include Endorsement CG 20101185, or equivalent, naming the City of St. Augustine ("City") as Additional Insured. All required policies shall include: (1) endorsement that waives any right of subrogation against the City for any policy of insurance provided under this requirement or under any state or federal worker's compensation or employer's liability act; (2) endorsement to give the City no less than thirty (30) days notice in the event of cancellation or material change. Certificates of Insurance must be accompanied by copies of the requested endorsements.

Any deductibles or self-insured retentions above \$100,000 must be declared to and approved by the City. Approval will not be unreasonably withheld. Contractor is responsible for any deductible or self-insured retention. Insurance must be placed with insurers having an A.M. Best rating of A-V or greater. City receipt of insurance certificates providing less than the required coverage does not waive these insurance requirements.

- (a) **Workers' Compensation Insurance.** Workers' compensation and employer's liability coverage, including maritime workers compensation, if applicable, in not less than the minimum limits required by Florida law. If Contractor claims an exemption from workers' compensation coverage, Contractor must provide a copy of the Certificate of Exemption from the Florida Division of Workers' Compensation for all officers or members of an LLC claiming exemption who will be participating in the Work. In addition, Contractor must provide a completed City "Affidavit (Non-Construction)" for non-construction contracts. Contractor is solely responsible for compliance with any Federal workers' compensation laws such as, but not limited to, Jones Act and USL&H Act, including any benefits available to any workers performing work on this project.
- (b) **General Liability.** Commercial General Liability Insurance on an "Occurrence Basis," with limits of liability not less than \$1,000,000/\$2,000,000, for personal injury, bodily injury, and property damage. Coverage shall include: (1) contractual liability, (2) products and completed operations, (3) independent contractors, and (4) property in the care, control, or custody of the Contractor. Extensions shall be added or exclusions deleted to provide the necessary coverage.
- (c) **Automobile Liability.** Minimum limits of \$100,000/\$300,000/\$50,000

****If applicable, the following additional coverage may be required, depending upon the nature of the Work.**

- (**) **"Builder's Risk" Property Insurance.** Coverage amount shall be sufficient to insure the completed value of new project construction.
- (**) **Maritime Workers' Compensation** insurance may be required if the work involves maritime activities, such as underwater diving, or work adjacent to navigable waters.
- (**) **Watercraft Liability.** \$300,000 for bodily injury and property damage.
- (**) **Pollution/Environmental Impairment Liability Coverage.** Not less than \$500,000 per occurrence and/or aggregate combined single limit, personal injury, bodily injury, and property damage.
- (**) **Professional Liability.** (Per claim) Coverage amount shall have a minimum of \$500,000 in coverage or 10% above contract price whichever is greater and be valid for 6 months following completion of the contract, per Florida Statute 558.0035.

COMPLIANCE WITH PUBLIC RECORDS ACT

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

Telephone: (904) 825-1007
Email: recordsrequest@citystaug.com
Mailing Address: City of St. Augustine
Darlene Galambos, City Clerk
Public Records Custodian
P.O. Box 210
St. Augustine, Florida 32085-0210

Pursuant to Chapter 119, Florida Statutes, the Contractor shall comply with the provisions of the Florida Public Records Act, specifically to:

1. Keep and maintain public records required by the City to perform the Work.
2. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
4. Upon completion of the contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.
5. A request to inspect or copy public records relating to the City's contract for services must be made directly to the City. If the City does not possess the requested records, the City shall immediately notify the Contractor of the request, and the Contractor must provide the records to the City or allow the records to be inspected or copied within a reasonable time.
6. If the Contractor does not comply with the City's public records request for records, the City shall consider such noncompliance a material default of the terms of the contract and shall seek such remedies for such default as provided in the contract or at law.
7. A contractor who fails to provide the public records to the City within a reasonable time may be subject to penalties under F.S. 119.10.



Construction Debris Removal, Inc.



14 Poinciana Avenue

Board up (2) windows with a broken sash on the residence and the front opening and man door of the detached garage., with plywood.

All other windows and doors appear to be intact and locked.

Cut the severely overgrown yard, trim low hanging limbs, pick up small amount of litter directly around structure, haul and dispose of debris.

Total Cost: \$ 2,950.00

Includes Labor, Roll-off Containers and Dump Fees

- * Any additional insurance requirements, will incur an additional charge.
- * Well, septic, and/or drainfield, if present, will be identified and marked by property owner. CDR is not liable for any damage, during demolition, due to circumstances beyond our control.
- * Safety requirements, including, but not limited to signage, netting, barricades, guard rails, etc., shall be provided, by others.
- * Patch, prep and repair for new finishes, Excluded.
- * Capping pipe and other conduits, Excluded, unless specified.
- * Silt fencing is not included, unless specified.
- * Hazardous or illegal debris removal and disposal are not covered by this proposal, unless specified. This includes, but not limited to, asbestos, ACM, lead paint, fluorescent bulbs, ballasts and freon removal/recovery.
- * Price is based on weekday, daytime work with one mobilization.
- * The total cost is valid for 30 days and subject to adjustment for any price changes relating to dump fees, fuel and/or equipment rental. (Date of proposal 9/1/21).
- * This proposal is a quote only. The price and details are binding only upon acceptance by the general contractor/owner and Construction Debris Removal, Inc., whereas this proposal becomes a contract. Any contract resulting from this proposal shall include this proposal as an attachment.

Meredith H. Randolph

From: Curtis Boles
Sent: Tuesday, September 28, 2021 10:02 AM
To: Meredith H. Randolph
Subject: FW: P.O. #20211439

Add to 14 Poinciana Ave

Thanks,
C. Boles

From: Linda Keith <cdrdemo@bellsouth.net>
Sent: Tuesday, September 28, 2021 6:57 AM
To: Tim Rydecki <TRydecki@citystaug.com>
Cc: Corey Sakryd <CSakryd@citystaug.com>; Curtis Boles <cboles@citystaug.com>
Subject: Re: P.O. #20211439

Good morning,

All has been completed, except the man door to the right of the garage, as the framing could not hold the securement, so we will go by today with tap cons and secure the plywood into the concrete itself. (We didn't have any tap cons with us yesterday)

There was one additional window, that was recently broken that we framed up as well.

j

Have a great day,
Linda

On Wednesday, September 8, 2021, 02:39:46 PM EDT, Tim Rydecki <trydecki@citystaug.com> wrote:

Good afternoon,

Please process the attached P.O. #20211439 and coordinate with Curtis Boles in the St. Augustine Code Enforcement Division to schedule start of work 904-209-4332.

Please acknowledge receipt of this transmission via return email to my attention and let me know if you have any questions or require any additional information.

Thank you,

Tim Rydecki

Purchasing Division

Procurement Specialist I

E: trydecki@citystaug.com

Office: 904.825.1020

W: www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



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



9/30/21, 8:02 AM
St. Augustine
Curtis Boles



9/30/21, 8:07 AM
Saint Augustine
Curtis Boles



9/30/21, 8:06 AM
Saint Augustine
Curtis Boles



9/30/21, 8:04 AM
St. Augustine
Curtis Boles



9/30/21, 8:04 AM
St. Augustine
Curtis Boles



9/30/21, 8:03 AM
St. Augustine
Curtis Boles

Meredith H. Randolph

From: Anthony Pinizzotto <tony@pinlawoffice.com>
Sent: Tuesday, October 12, 2021 9:37 AM
To: Meredith H. Randolph
Cc: Barry Fox
Subject: Re: 14 Poinciana Avenue - Notice of Hearing for Abatement of Property

Follow Up Flag: Follow up
Flag Status: Flagged

Meredith and Barry,

I am not able to attend the hearing today. If you could have the following statement read into the record I would greatly appreciate it:

I was appointed as Personal Representative of the Estate of Gary Ray Parks on July 26, 2021. Mr. Parks passed away on May 17, 2013 and was survived by his mother, Mildred Parks. Ms. Parks was maintaining the property until she passed away on December 15, 2019. Unfortunately, Mildred Parks' heirs did not realize that she had an interest in the subject property. The Estate of Mildred Parks is being probated in Ohio. The attorney handling the estate of Mildred Parks has assured me that the property will be maintained until it is sold. I expect to be in a position to sell the property within a couple of months. I understand that the City undertook measures to maintain the property. I respectfully request the City to waive any fines or penalties. Thank you for your consideration.

Tony Pinizzotto

Anthony Pinizzotto, P.A.

415 Dunlawton Avenue, Suite 106

Port Orange, Florida 32127

Phone (386) 585-8027

Fax (386) 241-0567

tony@pinlawoffice.com

Notice of Confidentiality: This e-mail communication and the attachments hereto, if any, are intended solely for the information and use of the addressee(s) identified above and may contain information that is legally privileged and/or otherwise confidential. If a recipient of this e-mail communication is not an addressee (or an authorized representative of an addressee), such recipient is hereby advised that any review, disclosure, reproduction, re-transmission or other dissemination or use of this e-mail communication (or any information contained herein) is strictly prohibited. If you are not an addressee and have received this e-mail communication in error, please advise the sender of that circumstance either by reply e-mail or by telephone at (386) 585-8027, immediately delete this e-mail communication from any computer and destroy all physical copies of the same.

On Fri, Oct 1, 2021 at 4:21 PM Meredith H. Randolph <mrandolph@citystaug.com> wrote:

Good afternoon,

Our offices sent certified mail today to your office regarding a Notice of Hearing for 14 Poinciana Avenue, St Augustine, FL. This Notice is for our Code Enforcement, Adjustments and Appeals Board October 12, 2021 meeting.

This case was originally heard on July 13, 2021 and is returning to the Board on October 12, 2021.

I'm attaching the previous order, the Notice of Hearing and October 2021 Agenda via email as well, for your convenience.

Respectfully,

Meredith Randolph

Administrative Coordinator – Code Enforcement

E: mrandolph@citystaug.com | P: 904.825.1066 | W: www.CityStAug.com



City of St. Augustine
P.O. Box 210

St. Augustine, FL 32085



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CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING



October 1, 2021

IN THE MATTER OF: Name: GARY RAY PARKS ESTATE
 Address: 14 POINCIANA AVE
 ST. AUGUSTINE, FL 32084
 Case #: CE2021-0283

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 14 POINCIANA AVENUE

LEGAL DESCRIPTION: 4-34 FORT MOOSA GARDENS LOT 14 BLK A
 OR2560/1284 & 5327/1399(L/A)

PARCEL NUMBER: 149730 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, October 12, 2021, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

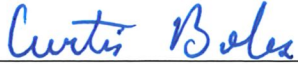
- Property is overgrown with weeds and grass in excess of 12 inches. In some locations in the yard, there is vegetation growing up to the top of windowsills.

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

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, the person will need a record of the proceedings and, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Notice of Hearing
CE2021-0283

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



Curtis Boles
Code Enforcement Officer

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

Certified Mail Number: 7019 2280 0000 6192 8317
7019 2280 0000 6192 8300
7019 2280 0000 6192 8324

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 PRIMARY SERVICE

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

Gary Ray Parks Estate
14 Poinciana Avenue
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2021-0283

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on October 01, 2021, I received a copy of the attached Notice of Hearing for the hearing dated October 12, 2021.
3. That on October 01, 2021, 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 _____.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF October, 2021.

Meredith Randolph
Notary Public, State of Florida

My Commission Expires: 14th day of February, 2025.



AFFIDAVIT OF SECONDARY SERVICE

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

Gary Ray Parks Estate
14 Poinciana Avenue
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2021-0283

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on October 01, 2021, I received a copy of the attached Notice of Hearing for the hearing dated October 12, 2021.
3. That on October 01, 2021, I
☒ Posted said Notice on the property located at
14 Poinciana Avenue, St. Augustine, FL 32084.
4. That on October 01, 2021, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

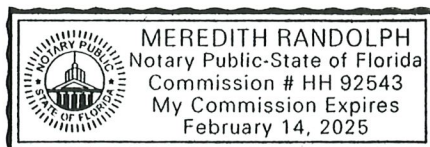
FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF October, 2021.

Meredith Randolph
Notary Public, State of Florida

My Commission Expires: 14th day of February, 2025.



POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON OCTOBER 12, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

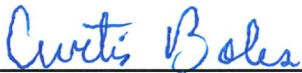
CASE NUMBER: CE2021-0283

PROPERTY LOCATION: 14 POINCIANA AVENUE

PROPERTY OWNER: GARY RAY PARKS ESTATE

VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4

POSTED AT PROPERTY: OCTOBER 1, 2021



**Curtis Boles
Code Enforcement Officer**

**NOTARY PUBLIC,
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF OCTOBER,
2021.**




SIGNATURE OF NOTARY

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON OCTOBER 12, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2021-0283

PROPERTY LOCATION: 14 POINCIANA AVENUE

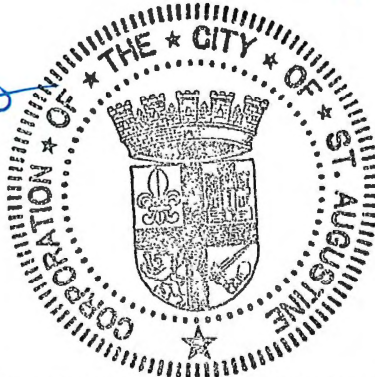
PROPERTY OWNER: GARY RAY PARKS ESTATE

VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4

POSTED AT CITY HALL: OCTOBER 1, 2021


Darlene Galambos
City Clerk

**NOTARY PUBLIC,
STATE OF FLORIDA**



SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF OCTOBER, 2021.




SIGNATURE OF NOTARY

7019 2280 0000 6192 8324

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Postmark Here
OCT 01 2021

Gary Ray Parks Estate
 5199 Westgate Dr
 Oxford, OH 45056

MPO

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 6192 8317

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OFFICIAL USE

Certified Mail Fee
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Postmark Here
OCT 01 2021

Anthony Pinizzotto, P.A.
 415 Dunlawton Avenue
 Suite 106
 Port Orange, Florida 32127-4453

MPO

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2280 0000 6192 8300

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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Postmark Here
OCT 01 2021

Gary Ray Parks Estate
 14 Poinciana Ave
 St Augustine, FL 32084

MPO

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2021 TRIM Notice

2021 TRIM Notice (PDF)

Sales Questionnaire Form

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

Sales Questionnaire

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	1497300000
Location Address	14 POINCIANA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Fort Moosa Gardens (705)
Tax Description*	4-34 FORT MOOSA GARDENS LOT 14 BLK A OR2560/1284 & 5327/1399(L/A) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Fort Moosa Gardens, Revised Plat Of
Sec/Twp/Rng	60-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Parks Gary Ray Estate 100% Pinizotto Anthony 0%
Mailing Address	5199 WESTGATE DR OXFORD, OH 45056-0000

Map



Valuation Information

	2021
Building Value	\$54,794
Extra Features Value	\$3,175
Total Land Value	\$45,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$103,469
Total Deferred	\$0
Assessed Value	\$103,469
Total Exemptions	\$0
Taxable Value	\$103,469

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$57,176	\$3,175	\$45,500	\$0	\$0	\$105,851	\$99,820	\$6,031	\$99,820
2020	\$53,218	\$3,175	\$34,352	\$0	\$0	\$90,745	\$90,745	\$0	\$90,745
2019	\$49,749	\$3,175	\$34,352	\$0	\$0	\$87,276	\$85,769	\$1,507	\$85,769
2018	\$51,700	\$3,175	\$31,168	\$0	\$0	\$86,043	\$77,972	\$8,071	\$77,972
2017	\$44,490	\$2,438	\$23,956	\$0	\$0	\$70,884	\$70,884	\$0	\$70,884
2016	\$46,108	\$2,438	\$23,956	\$0	\$0	\$72,502	\$72,502	\$0	\$72,502
2015	\$47,726	\$2,438	\$23,956	\$0	\$0	\$74,120	\$74,120	\$0	\$74,120
2014	\$45,680	\$2,438	\$23,956	\$0	\$0	\$72,074	\$72,074	\$0	\$72,074
2013	\$47,202	\$2,438	\$23,956	\$0	\$0	\$73,596	\$73,596	\$48,596	\$25,000
2012	\$47,964	\$2,438	\$23,956	\$0	\$0	\$74,358	\$74,358	\$49,358	\$25,000
2011	\$49,486	\$2,438	\$26,618	\$0	\$0	\$78,542	\$78,542	\$50,000	\$28,542
2010	\$50,248	\$2,438	\$29,575	\$0	\$0	\$82,261	\$82,261	\$50,000	\$32,261

Building Information

Building	1
Actual Area	1308
Conditioned Area	1162
Actual Year Built	1924
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Gable Hip

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Ceramic Tile	20%

Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1113	1113
FINISHED DECK	0	122
FRAME ADDITION	49	49
FINISHED OPEN PORCH	0	24
Total SqFt	1162	1308

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	252

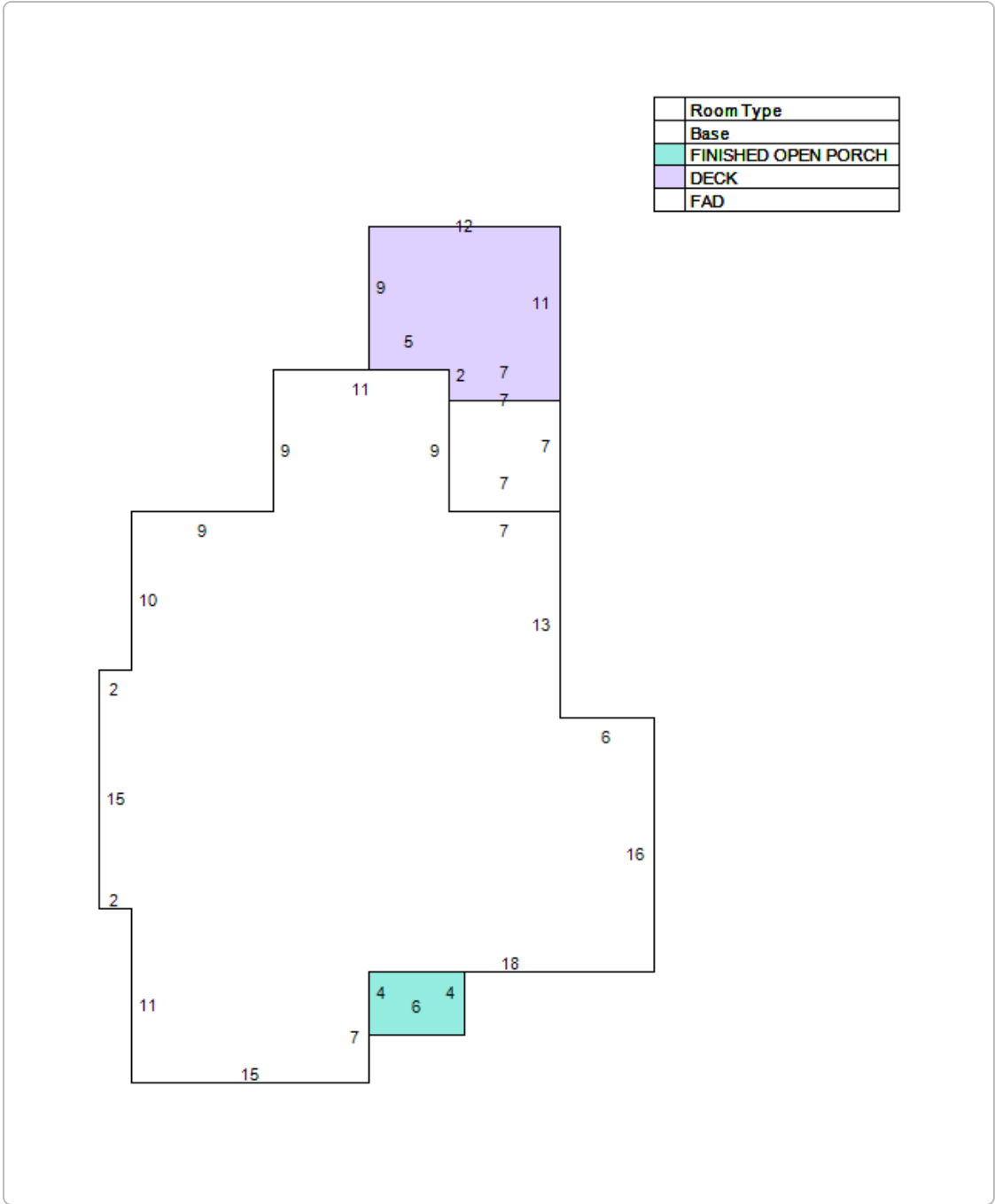
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	100	50	EF	\$45,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/27/2021	5/17/2013	\$0.00	LETTERS OF ADMN	5327	1399	U	I	PARKS GARY RAY (DEC'D)	PARKS GARY RAY ESTATE
	10/14/2005	\$100.00	WARRANTY DEED	2560	1284	U	I	PARKS MILDRED B	PARKS GARY RAY
	8/1/1997	\$65,000.00	WARRANTY DEED	1255	944	Q	I	BIJESSE ROBERT V,MARY E	PARKS MILDRED B
	12/22/1995	\$23,500.00	WARRANTY DEED	1146	980	U	I	COMEAU ROBERT F ETAL	BIJESSE ROBERT V,MARY E
	12/22/1995	\$23,500.00	WARRANTY DEED	1146	978	U	I	COMEAU HAROLD	COMEAU ROBERT F ETAL
	11/3/1995	\$0.00	ORDER DET HX REAL P	1138	1622	U	I	CANFIELD ALICE M ESTATE	COMEAU HAROLD
	12/17/1993	\$54,000.00	WARRANTY DEED	1027	501	Q	I	NEY WILLIAM I,JUDITH A	CANFIELD ALICE M ESTATE
	8/3/1992	\$49,900.00	WARRANTY DEED	952	1135	Q	I	COOK DAVID S,JANICE	NEY WILLIAM I,JUDITH A
	6/1/1988	\$0.00		790	1102	U	I		COOK DAVID S,JANICE
	6/1/1987	\$39,000.00		746	1514	Q	I		
	6/1/1987	\$42,500.00		746	1514	Q	I		
	1/1/1979	\$0.00		433	222	U	I		

Sketch Information



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](#)

Developed by
 **Schneider**
GEOSPATIAL

Last Data Upload: 9/30/2021, 2:17:44 AM

Version 2.3.149

Dennis W. Hollingsworth Tax Collector

generated on 10/4/2021 3:53:07 PM EDT

Tax Record

Last Update: 10/4/2021 3:53:07 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
149730-0000		REAL ESTATE		2020	
Mailing Address		Physical Address			
PARKS GARY RAY		14 POINCIANA AVE			
5199 WESTGATE DR					
OXFORD OH 45056-0000					
Exempt Amount		Taxable Value			
\$0.00		\$90,745.00			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		452			
Legal Description					
60-07-30.11 Acres 4-34 FORT MOOSA GARDENS LOT 14 BLK A OR2560/1284					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	90,745	0	\$90,745	\$422.30
ROAD	0.8444	90,745	0	\$90,745	\$76.63
HEALTH	0.0160	90,745	0	\$90,745	\$1.45
SCHOOL					
SCHOOL-STATE LAW	3.7050	90,745	0	\$90,745	\$336.21
SCHOOL - LOCAL BOARD	2.2480	90,745	0	\$90,745	\$203.99
SJRWMD	0.2287	90,745	0	\$90,745	\$20.75
MOSQUITO	0.2050	90,745	0	\$90,745	\$18.60
CITY OF ST AUGUSTINE	7.5000	90,745	0	\$90,745	\$680.59
FL INLAND NAV DISTRICT	0.0320	90,745	0	\$90,745	\$2.90
PORT AUTHORITY	0.0598	90,745	0	\$90,745	\$5.43
Total Millage		19.4926	Total Taxes		\$1,768.85
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$80.06
Total Assessments					\$80.06
Taxes & Assessments					\$1,848.91

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Year	Amount
2020	98328		2595	2021	\$2,124.47
				Prior Years Total	\$2,124.47
If Paid By				Prior Years Due	
10/31/2021				\$2,124.47	

Please visit your local office for prior year payments.

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: October 12, 2021

SUBJECT: Case Number: 2021-0215

RESPONDENT: Carol Lee Corbitt

LOCATION: 14 Myrtle Avenue Parcel Number 190940 0000

VIOLATION: Unsheltered Storage of Junk and Debris
Chapter 19, Section 19-3
Certain growth and conditions prohibited (weeds and grass)
Chapter 19, Section 19-4

BACKGROUND INFORMATION:

June 23, 2021: A neighbor advised that a considerable amount of unsheltered junk and debris was located on the exterior of the house at the northeast corner. Investigation also revealed considerable weeds and grass over 12 inches, at some places covering a 6 foot tall privacy fence.

July 13, 2021: I contacted the Respondent and advised what needed to be done to bring this property into compliance. Specifically, I advised that she needs to clear the exterior of the house of unsheltered junk and debris, and mow weeds and grass to a level less than 12 inches. The Respondent stated that 15 days would be enough time for her to bring this property into compliance.

July 15, 2021: An Official Notice of Violation was prepared and sent via Certified Mail to the Respondent. The Notice of Violation included a deadline of Fifteen (15) days from the Respondent's receipt of the Notice of Violation by which time the above property should be in compliance.

July 29, 2021 and August 5, 2021: The mail receipt for the Notice of Violation had not been signed for by the Respondent. On both days I went to the above property however the Respondent was not home.

August 11, 2021: I contacted the Respondent at her residence, however she said not to approach her as she was feeling ill. She added that she had not received any mail from the City regarding the Code violations on her property.

August 25, 2021: The neighbor again allowed me access to her property so that I could see that there is still unsheltered junk and debris exposed to the elements at the northeast corner of the property. Weeds and grass were still well over 12 inches. Respondent was at her home and advised she's done nothing to clean up her property because she's been sick, and she said that in October she has to have surgery for another medical issue.

September 1, 2021: The Official Notice of Violation was returned to sender unclaimed.

September 27, 2021: An Official Notice of Hearing was prepared and sent via Certified Mail to the Respondent. The Official Notice of Hearing was posted at the above property and at the City of St. Augustine Clerk's Office.

September 29, 2021: Respondent was home and I hand delivered to her the Notice of Violation.

Robert van Mierop
Code Enforcement Officer

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)

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

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

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







CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

September 27, 2021

IN THE MATTER OF: Name: CAROL LEE CORBITT
Address: 14 MYRTLE AVENUE
ST. AUGUSTINE, FL 32084
Case #: CE2021-0215

HEREBY KNOWN AS RESPONDENT(S)

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

**Code Section: Chapter 19, Section 19-3
Chapter 19, Section 19-4**

SITE OF VIOLATION: 14 MYRTLE AVENUE

LEGAL DESCRIPTION: WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22

PARCEL NUMBER: 190940 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, October 12, 2021, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

- Unsheltered storage of junk and debris in Violation of Chapter 19, Section 3. The north and east facing porches are completely covered in unsheltered junk and debris that is exposed to the elements.
- Weeds and grass in excess of 12 inches, in Violation of Chapter 19, Section 4.

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

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, the person will need a record of the proceedings and, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Notice of Hearing
CE2021-0215

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



Robert van Mierop
Code Enforcement Officer

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

Certified Mail Number: **7019 2280 0000 6192 8287**

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 PRIMARY SERVICE

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

Carol Lee Corbitt
14 Myrtle Avenue
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2021-0215

I, Robert van Mierop, 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 September 27, 2021, I received a copy of the attached Notice of Hearing for the hearing dated October 12, 2021.
3. That on September 27, 2021, 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 _____.

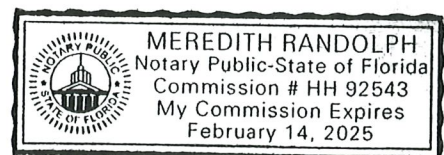
FURTHER, Affiant saith not.

Robert van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF October, 2021.

Meredith Randolph
Notary Public, State of Florida

My Commission Expires: 14th day of February, 2025.



AFFIDAVIT OF SECONDARY SERVICE

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

Carol Lee Corbitt

14 Myrtle Avenue

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2021-0215

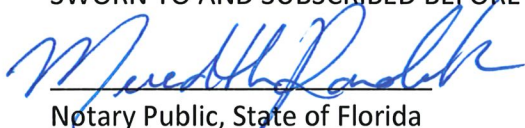
I, Robert van Mierop, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on September 27, 2021, I received a copy of the attached Notice of Hearing for the hearing dated October 12, 2021.
3. That on September 27, 2021, I
☒ Posted said Notice on the property located at
14 Myrtle Avenue, St. Augustine, FL 32084.
4. That on September 27, 2021, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

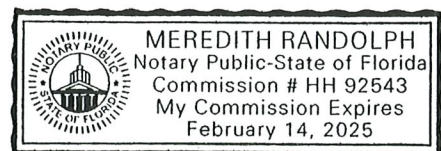

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF October, 2021.



Notary Public, State of Florida

My Commission Expires: 14th day of February, 2025.





POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON OCTOBER 12, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

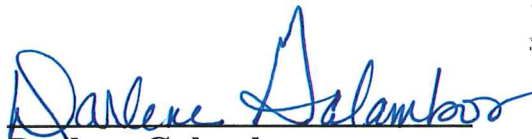
CASE NUMBER: CE2021-0215

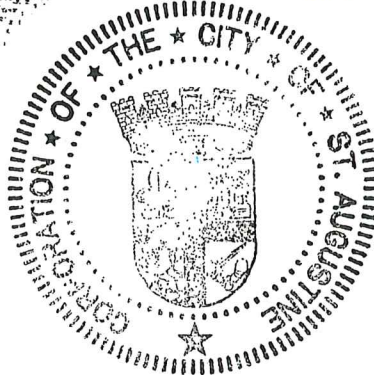
PROPERTY LOCATION: 14 MYRTLE AVENUE

PROPERTY OWNER: CAROL LEE CORBITT

VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-3
CHAPTER 19, SECTION 19-4

POSTED AT CITY HALL: SEPTEMBER 27, 2021


Darlene Galambos
City Clerk



**NOTARY PUBLIC,
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF SEPTEMBER,
2021.**




SIGNATURE OF NOTARY

POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON OCTOBER 12, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2021-0215

PROPERTY LOCATION: 14 MYRTLE AVENUE

PROPERTY OWNER: CAROL LEE CORBITT

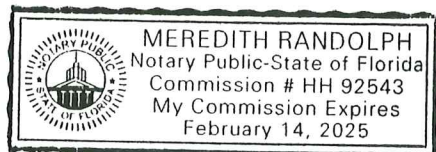
VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-3
CHAPTER 19, SECTION 19-4

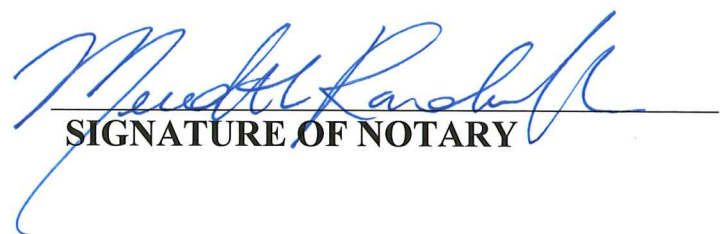
POSTED AT PROPERTY: SEPTEMBER 27, 2021


Robert van Mierop
Code Enforcement Officer

**NOTARY PUBLIC,
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF SEPTEMBER,
2021.**




SIGNATURE OF NOTARY

7019 2280 0000 6192 8287

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent \$

Street

City

Carol Lee Corbitt
 14 Myrtle Ave
 St. Augustine, FL 32084

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ST. AUGUSTINE
 SEP 27 2021
 MPO

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. - 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.		A. Signature X <i>Carol Lee Corbitt</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: CB Carol Lee Corbitt 14 Myrtle Ave St. Augustine, FL 32084		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☒ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery		4. Restricted Delivery? (Extra Fee) ☐ Yes	
PS Form 3811, July 2013		Domestic Return Receipt 14 Myrtle 2021-0215 - N04	



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



CODE ENFORCEMENT DIVISION

July 15, 2021

IN THE MATTER OF: Name: CAROL LEE CORBITT
Address: 14 MYRTLE AVENUE
ST. AUGUSTINE, FL 32084
Case #: CE2021-0215

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

**Code Section: City Code, Chapter 19, Section 19-3, Unlawful conditions
City Code, Chapter 19, Section 19-4, Certain growth and
conditions prohibited**

SITE OF VIOLATION: 14 MYRTLE AVENUE

LEGAL DESCRIPTION: WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22

PARCEL NUMBER: 190940 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on June 23, 2021 which revealed the following violations:

- Unsheltered storage of junk and debris in Violation of Chapter 19, Section 3. The north and east facing porches are completely covered in unsheltered junk and debris that is exposed to the elements.
- Weeds and grass in excess of 12 inches, in Violation of Chapter 19, Section 4.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, within 15 days of the receipt of this Notice of Violation or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

- Properly store unsheltered junk and debris. Mow and maintain weeds and grass.

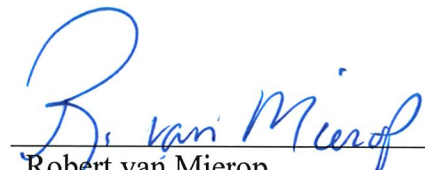
Notice of Violation
CE2021-0215

UPON COMPLIANCE, RESPONDENT SHALL PROVIDE NOTIFICATION TO THE CODE INSPECTOR AT THE CITY OF ST. AUGUSTINE, FLORIDA, PLANNING AND BUILDING DEPARTMENT WHO SHALL INSPECT THE PROPERTY TO DETERMINE THE ISSUE OF COMPLIANCE.

IF RESPONDENT HAS **NOT** ABATED or CORRECTED the violation(s) by taking the above steps on or before the compliance date, they will be placed on the agenda for the next meeting of the Code Enforcement, Adjustments and Appeals Board which shall convene in the Alcazar Room to hear evidence on the issue of compliance.

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.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. 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.


Robert van Mierop
Code Enforcement Officer

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

Certified Mail Number: 7019 2280 0000 6192 8072

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.

7019 2280 0000 6192 8072

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B

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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

JUL 15 2021

MPO

Postage

\$
Total
\$
Sent
Street
City, S

Carol Lee Corbitt
 14 Myrtle Avenue
 St. Augustine, FL 32084

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

CITY OF ST. AUGUSTINE

PO BOX 210
 ST. AUGUSTINE, FLORIDA 32085-0210

ADDRESS SERVICE REQUESTED

CERTIFIED MAIL®



7019 2280 0000 6192 8072

Hasler

FIRST-CLASS MAIL

07/15/2021

US POSTAGE \$006.96⁰⁰



ZIP 32084
 011E11685528

RECEIVED

SEP 01 2021

Planning / Building Dept.

Carol Lee Corbitt
 14 Myrtle Avenue
 St. Augustine, FL 32084

C22

7/17

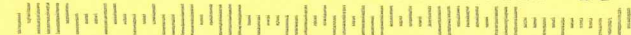
B

N/L

NIXIE 322 DE 1 0008/29/21

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

BC: 32085021010 *0238-04917-29-21



.. 9306020836180382

UNC

32085>0210

Sales Questionnaire Form

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

Sales Questionnaire

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	1909400000
Location Address	14 MYRTLE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.150
Homestead	Y

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

Map



Valuation Information

	2021
Building Value	\$77,639
Extra Features Value	\$3,903
Total Land Value	\$111,300
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$192,842
Total Deferred	\$142,362
Assessed Value	\$50,480
Total Exemptions	\$25,480
Taxable Value	\$25,000

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$82,707	\$3,903	\$84,800	\$0	\$0	\$171,410	\$49,783	\$146,627	\$24,783
2019	\$69,944	\$3,903	\$84,800	\$0	\$0	\$158,647	\$48,664	\$134,983	\$23,664
2018	\$73,356	\$3,903	\$82,680	\$0	\$0	\$159,939	\$47,757	\$137,182	\$22,757
2017	\$69,340	\$3,985	\$65,985	\$0	\$0	\$139,310	\$46,775	\$117,535	\$21,775
2016	\$62,021	\$3,985	\$59,890	\$0	\$0	\$125,896	\$45,813	\$105,083	\$20,813
2015	\$56,794	\$3,985	\$59,890	\$0	\$0	\$120,669	\$45,495	\$100,174	\$20,495
2014	\$52,022	\$3,985	\$54,325	\$0	\$0	\$110,332	\$45,134	\$90,198	\$20,134
2013	\$44,902	\$3,985	\$53,662	\$0	\$0	\$102,549	\$44,467	\$83,082	\$19,467
2012	\$46,662	\$3,985	\$53,662	\$0	\$0	\$104,309	\$43,724	\$85,585	\$18,724
2011	\$48,423	\$3,985	\$59,625	\$0	\$0	\$112,033	\$42,450	\$94,583	\$17,450
2010	\$50,184	\$3,985	\$66,250	\$0	\$0	\$120,419	\$41,823	\$103,596	\$16,823

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$480

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1498	Roof Cover	Cement Fiber Shingle
Conditioned Area	1614	Interior Flooring	Carpet, Pine Wood
Actual Year Built	1900	Interior Wall	Plaster
Use	Single Family Residence	Heating Type	Convection
Style	01	Air Conditioning	None
Class	N	Bedrooms	0
Exterior Wall	Wood	Baths	
Roof Structure	Gable Hip		

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Cement Fiber Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Convection	100%
Air Conditioning	None	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	234	234
2 STORY	1320	660
PATIO	0	190
FINISHED OPEN PORCH	0	294
FINISHED OPEN PORCH	0	60
FRAME ADDITION	60	60

Total SqFt	1614	1498
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Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Low)	0	0	0	0	880
Residential Fence	0	0	0	0	30

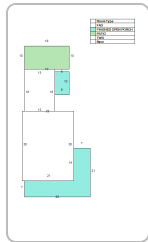
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	53	127	53	FF	\$111,300

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/1/1981	\$36,000.00		511	22	U	I		CORBITT CAROL LEE

Sketch 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: 7/7/2021, 12:59:45 AM](#)

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.128

Dennis W. Hollingsworth Tax Collector

generated on 10/4/2021 11:17:00 AM EDT

Tax Record

Last Update: 10/4/2021 11:17:00 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
190940-0000		REAL ESTATE		2020	
Mailing Address		Physical Address			
CORBITT CAROL LEE		14 MYRTLE AVE			
14 MYRTLE AVE					
SAINT AUGUSTINE FL 32084-2830					
Exempt Amount		Taxable Value			
\$25,000.00		\$24,783.00			
Exemption Detail		Millage Code		Escrow Code	
HX 25000		452			
Legal Description					
07-07-30.15 Acres WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	49,783	25,000	\$24,783	\$115.33
ROAD	0.8444	49,783	25,000	\$24,783	\$20.93
HEALTH	0.0160	49,783	25,000	\$24,783	\$0.40
SCHOOL					
SCHOOL-STATE LAW	3.7050	49,783	25,000	\$24,783	\$91.82
SCHOOL - LOCAL BOARD	2.2480	49,783	25,000	\$24,783	\$55.71
SJRWMD	0.2287	49,783	25,000	\$24,783	\$5.67
MOSQUITO	0.2050	49,783	25,000	\$24,783	\$5.08
CITY OF ST AUGUSTINE	7.5000	49,783	25,000	\$24,783	\$185.87
FL INLAND NAV DISTRICT	0.0320	49,783	25,000	\$24,783	\$0.79
PORT AUTHORITY	0.0598	49,783	25,000	\$24,783	\$1.48
Total Millage		19.4926	Total Taxes		\$483.08
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$65.73
Total Assessments					\$65.73
Taxes & Assessments					\$548.81
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
3/26/2021	PAYMENT	1124724.0001	2020	\$548.81

Prior Year Taxes Due
NO DELINQUENT TAXES

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: October 12, 2021

SUBJECT: Case Number: 2021-0219

RESPONDENT: James A. Philcox

LOCATION: 111 Zoratoa Avenue Parcel Number 219660 0000

VIOLATION: Certain growth and conditions prohibited (untreated water)
Chapter 19, Section 19-4
Certain growth and conditions prohibited (weeds and grass)
Chapter 19, Section 19-4

BACKGROUND INFORMATION:

July 28, 2021: A neighbor of the above property pointed out that the swimming pool in backyard was full of dark green water. I saw the poor condition of the water which appeared to be untreated, and it had a stagnant smell. I also noticed that the weeds and grass in the back yard had grown to nearly four feet in most of the yard.

August 16, 2021: After several unsuccessful attempts to contact the Respondent an Official Notice of Violation was prepared and sent via Certified Mail to the Respondent. The Notice of Violation included a deadline of August 25, 2021, by which time the above property should be in compliance.

September 2, 2021: Seven days after the above deadline for bringing this property into compliance, reinspection showed that the violations remain.

September 24, 2021: I contacted the Respondent by phone and advised him of the condition of the property. He advised that he would have a professional cover installed on the pool and he could get the weeds and grass mowed, however he could not give a time frame. I advised that a Notice of Violation had been sent, and that this case is set to go before the Board on October 12, 2021.

September 27, 2021: I received a voicemail message from the Respondent advising that he picked up the Notice of Violation from the PO Box, and he added that he didn't understand the dates. (The date for bringing this property into compliance had passed.) I called him back and got a recording that he is not accepting calls.

September 27, 2021: An Official Notice of Hearing was sent to the Respondent via certified mail. The Notice of Hearing was posted at the above property and at the City of St. Augustine Clerk's Office.

September 28, 2021: The Respondent called and advised that the violations would be corrected by the upcoming weekend.

September 29, 2021: The Respondent called and advised via voicemail message that he would not be able to have any of the violations corrected until Tuesday, October 5, 2021.

October 7, 2021: Inspection showed that the pool has been only partially drained and it is not covered. There is still what appears to be two to three feet of brown, muddy water in the pool. The weeds and grass in the backyard have not been cut since this case was opened.

Robert van Mierop
Code Enforcement Officer

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

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

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







CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

September 27, 2021

IN THE MATTER OF: Name: JAMES A PHILCOX
 Address: 111 ZORATOA AVENUE
 ST. AUGUSTINE, FL 32080
 Case #: CE2021-0219

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 111 ZORATOA AVENUE

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495
 & 3932/788(F/J)

PARCEL NUMBER: 219660 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, October 12, 2021, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

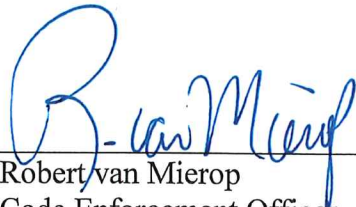
- There is considerable growth of weeds and grass in excess of twelve inches around the swimming pool in Violation of Chapter 19, Section 19-4.
- The swimming pool is full of untreated, green water in Violation of Chapter 19, Section 19-4.

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

In accordance with Florida Statutes 286.0105: "If any person decides to appeal any decision made by the Code Enforcement, Adjustments & Appeals Board with respect to any matter considered at this scheduled meeting, the person will need a record of the proceedings and, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Notice of Hearing
CE2021-0219

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



Robert van Mierop
Code Enforcement Officer

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

Certified Mail Number: **7019 2280 0000 6192 8263**
7019 2280 0000 6192 8270

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 PRIMARY SERVICE

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

James A. Philcox

111 Zoratoa Avenue

St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2021-0219

I, Robert van Mierop, 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 September 27, 2021, I received a copy of the attached Notice of Hearing for the hearing dated October 12, 2021.
3. That on September 27, 2021, 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 _____.

FURTHER, Affiant saith not.

Robert Van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF October, 2021.

Meredith Randolph
Notary Public, State of Florida

My Commission Expires: 14th day of February, 2025.



AFFIDAVIT OF SECONDARY SERVICE

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

James A. Philcox

111 Zoratoa Avenue

St. Augustine, FL 32080

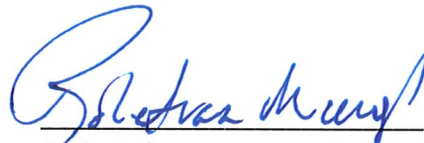
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2021-0219

I, Robert van Mierop, 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 September 27, 2021, I received a copy of the attached Notice of Hearing for the hearing dated October 12, 2021.
3. That on September 27, 2021, I
☒ Posted said Notice on the property located at
111 Zoratoa Avenue, St. Augustine, FL 32080.
4. That on September 27, 2021, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

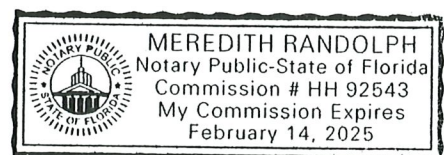
FURTHER, Affiant saith not.

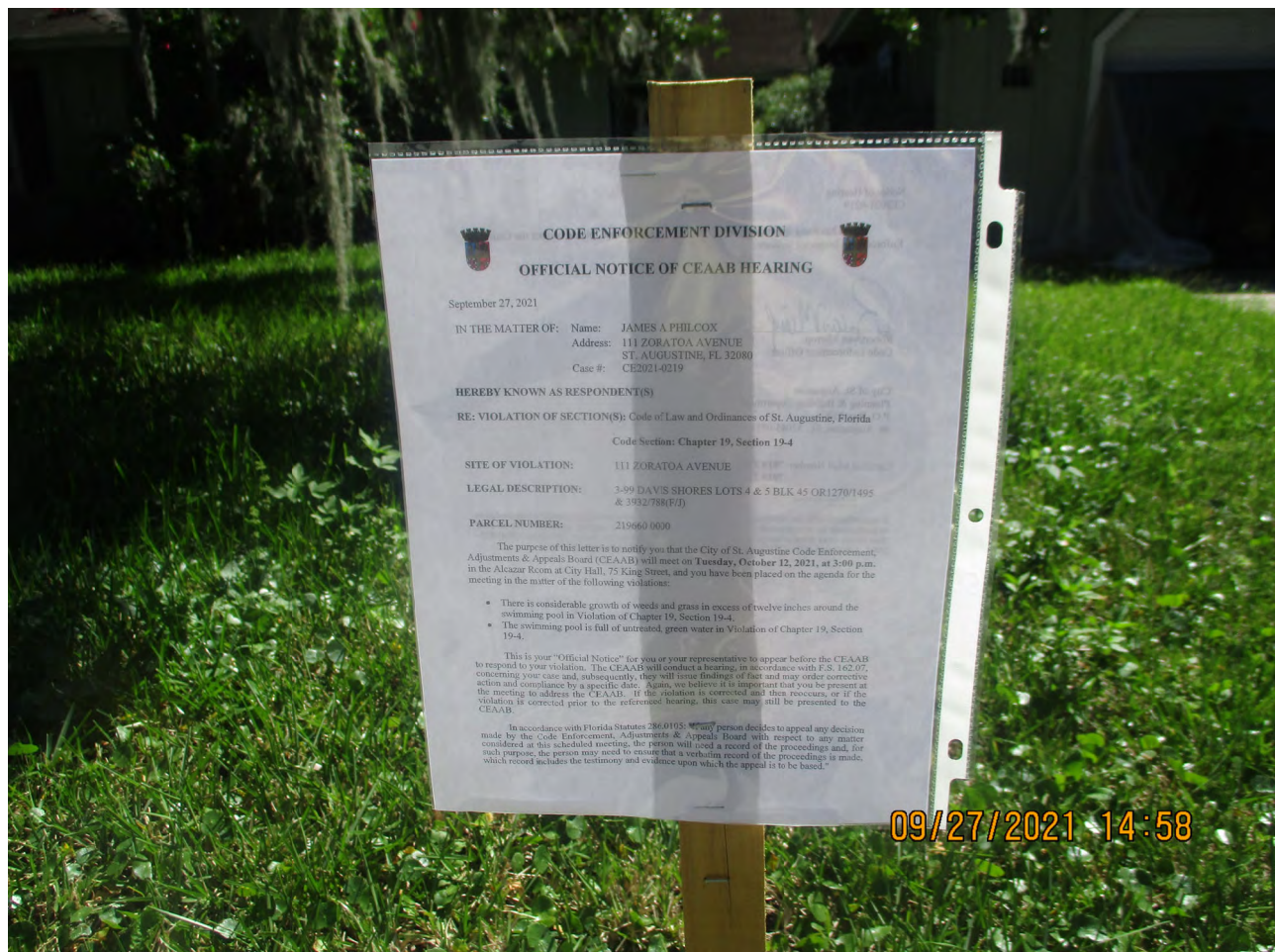

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF October, 2021.


Notary Public, State of Florida

My Commission Expires: 14th day of February, 2025.





POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON OCTOBER 12, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET

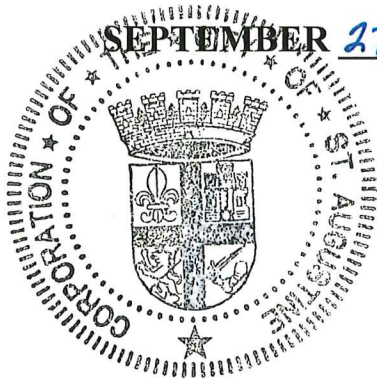
REGARDING THE FOLLOWING:

CASE NUMBER: CE2021-0219
PROPERTY LOCATION: 111 ZORATOA AVENUE
PROPERTY OWNER: JAMES A PHILCOX
VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4

POSTED AT CITY HALL:

SEPTEMBER 27, 2021

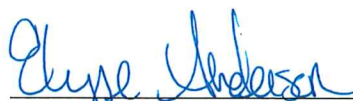

Darlene Galambos
City Clerk



NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF SEPTEMBER,
2021.




SIGNATURE OF NOTARY

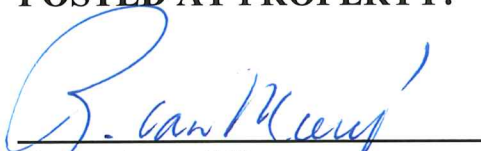
POSTING AFFIDAVIT

**OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON OCTOBER 12, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2021-0219
PROPERTY LOCATION: 111 ZORATOA AVENUE
PROPERTY OWNER: JAMES A PHILCOX
VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4

POSTED AT PROPERTY: SEPTEMBER 27, 2021


Robert van Mierop
Code Enforcement Officer

**NOTARY PUBLIC,
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF SEPTEMBER,
2021.**




SIGNATURE OF NOTARY

7019 2280 0000 6192 8270

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total \$

James A Philcox
 111 Zoratoa Ave
 St. Augustine, FL 32080

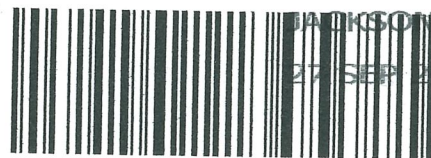
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ST. AUGUSTINE
 SEP 27 2021
 MPO

CITY OF ST. AUGUSTINE
 PO BOX 210
 ST. AUGUSTINE, FLORIDA 32085-0210

ADDRESS SERVICE REQUESTED

CERTIFIED MAIL®



7019 2280 0000 6192 8270

James A Philcox
 111 Zoratoa Ave
 St. Augustine, FL 32080

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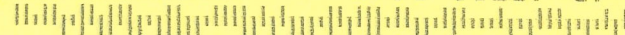
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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Adult Signature Required \$
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Postage

\$

Total

\$

Sent

Street

City,

James A Philcox

PO Box 840085

St. Augustine, FL 32080



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 2280 0000 6192 8270

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total

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Sent

Street

City,

James A Philcox

111 Zoratoa Ave

St. Augustine, FL 32080



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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



CODE ENFORCEMENT DIVISION

August 16, 2021

IN THE MATTER OF: Name: JAMES A PHILCOX
Address: 111 ZORATOA AVENUE
ST. AUGUSTINE, FL 32080
Case #: CE2021-0219

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

SITE OF VIOLATION: 111 ZORATOA AVENUE

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495 & 3932/788(F/J)

PARCEL NUMBER: 219660 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on July 28, 2021 which revealed the following violations:

- There is considerable growth of weeds and grass in excess of twelve inches around the swimming pool.
- The swimming pool is full of untreated, green water.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, no later than August 25, 2021, or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

- Properly treat the water and or cover swimming pool.
- Mow weeds and grass to a height of less than twelve inches.

UPON COMPLIANCE, RESPONDENT SHALL PROVIDE NOTIFICATION TO THE CODE INSPECTOR AT THE CITY OF ST. AUGUSTINE, FLORIDA, PLANNING AND

Notice of Violation
CE2021-0219

BUILDING DEPARTMENT WHO SHALL INSPECT THE PROPERTY TO DETERMINE THE ISSUE OF COMPLIANCE.

IF RESPONDENT HAS **NOT** ABATED or CORRECTED the violation(s) by taking the above steps on or before the compliance date, they will be placed on the agenda for the next meeting of the Code Enforcement, Adjustments and Appeals Board which shall convene in the Alcazar Room to hear evidence on the issue of compliance.

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.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. 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.



Robert van Mierop
Code Enforcement Officer

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

Certified Mail Number: 7019 2280 0000 6192 8218
7019 2280 0000 6192 8201

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.

7019 2280 0000 6192 8201

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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James Philcox
PO Box 840085
St. Augustine, FL 32080

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

James Philcox
PO Box 840085
St. Augustine, FL 32080

2. Article Number

(Transfer from service label)

7019 2280 0000 6192 8201

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

James Philcox

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

RECEIVED
SEP 27 2021

Planning/Building Dept

3. Service Type

- ☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

111 Zoratoa-NN

7019 2280 0000 6192 8218

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

B

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

AUG 16 2021

Postmark Here

Not to Sender
8-19-21

MPO

Postage

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Total

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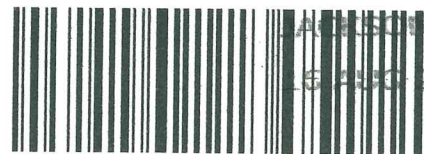
City

James Philcox
 111 Zoratoa Ave
 St. Augustine, FL 32080

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

CERTIFIED MAIL®



LAKEVILLE FL 320

16 AUG 2021 PM 3 L

7019 2280 0000 6192 8218

James Philcox
 111 Zoratoa Ave
 St. Augustine, FL 32080

Hasler

FIRST-CLASS MAIL

08/16/2021

US POSTAGE \$006.96



ZIP 32084
 011E11685528

CITY OF ST. AUGUSTINE

PO BOX 210

ST. AUGUSTINE, FLORIDA 32085-0210

ADDRESS SERVICE REQUESTED

RECEIVED

SEP 15 2021

Planning/Building Dept.

[Handwritten signature]

NAME
 NOTICE

[Handwritten signature]
 8/19
 9-7-21

NIXIE 322 DE 1 0009/12/21

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 32085021010 *1638-06387-16-43

32080-457011
 320850210



Sales Questionnaire Form

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

[Sales Questionnaire](#)

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	2196600000
Location Address	111 ZORATOA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495 & 3932/788(F/J) <i>*The Description above is not to be used on legal documents.</i>
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	19.4926
Acreage	0.220
Homestead	N

Owner Information

Owner Name	Philcox James A S 100%
Mailing Address	PO BOX 840085 SAINT AUGUSTINE, FL 32080-0085

Map



Valuation Information

	2021
Building Value	\$87,587
Extra Features Value	\$3,518
Total Land Value	\$195,750
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$286,855
Total Deferred	\$48,730
Assessed Value	\$238,125
Total Exemptions	\$0
Taxable Value	\$238,125

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$37,421	\$5,056	\$174,000	\$0	\$0	\$216,477	\$216,477	\$0	\$216,477
2019	\$33,071	\$5,034	\$156,600	\$0	\$0	\$194,705	\$160,779	\$83,926	\$110,779
2018	\$67,209	\$13,652	\$156,600	\$0	\$0	\$237,461	\$183,790	\$103,671	\$133,790
2017	\$69,342	\$12,404	\$141,375	\$0	\$0	\$223,121	\$180,010	\$93,111	\$130,010
2016	\$140,424	\$11,791	\$141,375	\$0	\$0	\$293,590	\$231,725	\$111,865	\$181,725
2015	\$144,679	\$11,791	\$108,750	\$0	\$0	\$265,220	\$230,114	\$85,106	\$180,114
2014	\$138,171	\$11,791	\$91,350	\$0	\$0	\$241,312	\$228,288	\$63,024	\$178,288
2013	\$142,176	\$11,791	\$73,950	\$0	\$0	\$227,917	\$224,914	\$53,003	\$174,914
2012	\$144,178	\$11,791	\$65,185	\$0	\$0	\$221,154	\$221,154	\$50,000	\$171,154
2011	\$148,183	\$11,791	\$72,428	\$0	\$0	\$232,402	\$225,828	\$56,574	\$175,828
2010	\$150,186	\$11,791	\$80,475	\$0	\$0	\$242,452	\$222,491	\$69,961	\$172,491

Building Information

Building 1
Actual Area 3064
Conditioned Area 2282
Actual Year Built 1922
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood
Roof Structure Gable Hip

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Carpet, Sheet Vinyl
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	50%
Interior Flooring	Carpet	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	11 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
BASE AREA	2182	2182
FINISHED OPEN PORCH	0	48
FINISHED GARAGE	0	624
FRAME UTILITY	0	110
FRAME ADDITION	100	100
Total SqFt	2282	3064

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	420
Kool Deck	0	0	0	0	568
Residential Fence	0	0	0	0	1
Deck (Unattached)	0	0	0	0	279

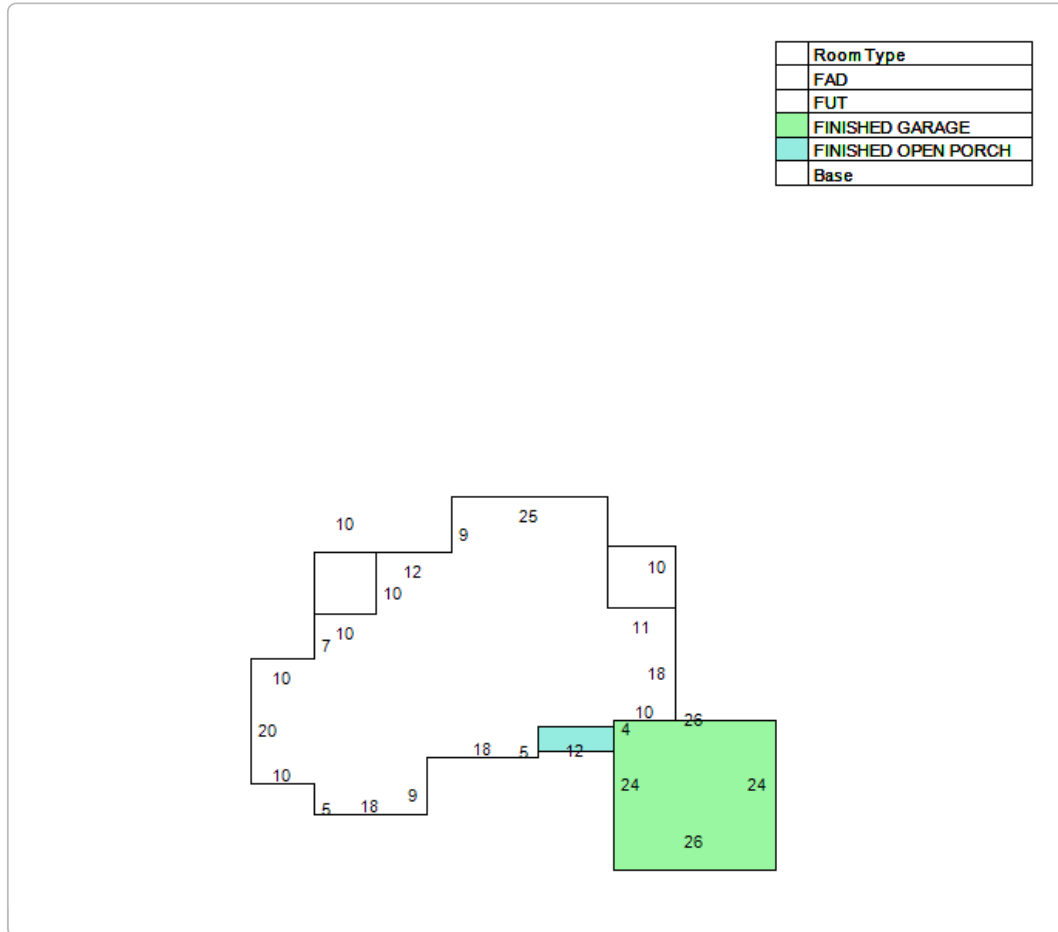
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	90	100	EF	\$195,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/19/2014	9/16/2014	\$0.00	FINAL JUDGMENT	3932	788	U	I	PHILCOX JAMES A S	PHILCOX JAMES A S
	10/13/1997	\$180,000.00	WARRANTY DEED	1270	1495	Q	I	KLINGE KRISTIAN W,KRISTINA K	PHILCOX JAMES A S
	2/14/1992	\$165,000.00	WARRANTY DEED	926	1280	Q	I	BATTELL RAY L,MINERVA	KLINGE KRISTIAN W,KRISTINA K
	8/1/1987	\$0.00		758	488	U	I		BATTELL RAY L,MINERVA

Sketch Information



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.

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Version 2.3.140

Dennis W. Hollingsworth Tax Collector

generated on 10/4/2021 10:53:26 AM EDT

Tax Record

Last Update: 10/4/2021 10:53:26 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
219660-0000		REAL ESTATE		2020	
Mailing Address PHILCOX JAMES A S PO BOX 840085 SAINT AUGUSTINE FL 32080-0085		Physical Address 111 ZORATOA AVE			
Exempt Amount		Taxable Value			
\$0.00		\$216,477.00			
Exemption Detail NO EXEMPTIONS		Millage Code 452		Escrow Code	
Legal Description 17-07-30.22 Acres 3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495 & 3932/788(F/J)					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	216,477	0	\$216,477	\$1,007.42
ROAD	0.8444	216,477	0	\$216,477	\$182.79
HEALTH	0.0160	216,477	0	\$216,477	\$3.46
SCHOOL					
SCHOOL-STATE LAW	3.7050	216,477	0	\$216,477	\$802.05
SCHOOL - LOCAL BOARD	2.2480	216,477	0	\$216,477	\$486.64
SJRWMD	0.2287	216,477	0	\$216,477	\$49.51
MOSQUITO	0.2050	216,477	0	\$216,477	\$44.38
CITY OF ST AUGUSTINE	7.5000	216,477	0	\$216,477	\$1,623.58
FL INLAND NAV DISTRICT	0.0320	216,477	0	\$216,477	\$6.93
PORT AUTHORITY	0.0598	216,477	0	\$216,477	\$12.95
Total Millage		19.4926	Total Taxes		\$4,219.71
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$207.80
Total Assessments				\$207.80	
Taxes & Assessments				\$4,427.51	
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
5/27/2021	PAYMENT	1145101.0001	2020	\$4,562.09	
Prior Year Taxes Due					
NO DELINQUENT TAXES					