



AGENDA

Code Enforcement, Adjustments and Appeals Board

City of St. Augustine, Florida

Alcazar Room

Tuesday, November 9, 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 October 12, 2021.
- 5. Disclosure of Ex-Parte Communications**
- 6. Building Code Variances**

(None)
- 7. Review of Previously Heard 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.
- 8. Review of New Cases**
 - a. CE2021-0231 Rosenblum Living Trust
Ronald Rosenblum
[12 Dupont Lane](#)
City Code, Chapter 25, Section 25-56, Tree removal and
replacement.
- 9. City Attorney Items**

(None)

10. Other Business

(None)

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
October 12, 2021

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, October 12, 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
Karen Valachovic
Thomas Day
Brad Beach

CeCe Reigle – Absent

Staff Present:

Richard Thibault, 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
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
(July 13, 2021)**

MOTION

Mr. Day moved to approve the minutes. The motion was seconded by Mrs. Valachovic. Motion carried 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) 2021-0283

Gary Ray Parks Estate
14 Poinciana Avenue
City Code, Chapter 19, Section 19-4,
Certain growth and conditions
prohibited.

Mr. Boles reported the following:

- On 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.

- On September 30, 2021, Mr. Boles visited the property to confirm abatement work had been completed.

Mr. Fox reported the following:

- Abatement was completed on September 30, 2021 and the cost of abatement was \$2,950.

Mr. Thibault advised the Board that the Order issued on July 13, 2021 was incorrect because a first violation should have provided a timeframe to correct the violation before a fine was imposed.

Mr. Fox reported that the Board could have started the fine on July 25, 2021 and provided an estimated fine and timeframe.

Respondent was not present.

Mr. Fox read into record an email statement from Anthony Pinizzotto, PA, which regarded the estate and requested the City waive any fines or penalties.

Mr. Beach stated a fine should not be incurred on a regular basis if the property is maintained.

Mr. Weeks stated there should be a fine for this property for the staff time, as well as abatement costs. Mrs. Valachovic and Mr. Day concurred.

Mr. Simmons stated he would reduce the fine, but the abatement cost should stay.

FIRST MOTION

Mr. Weeks moved to impose a fine for the abatement cost \$2,950 and reduce the previously imposed fine to \$1,000. The motion was seconded by Mrs. Valachovic. Motion carried unanimously.

SECOND MOTION

Mrs. Valachovic moved to close the case for compliance. The motion was seconded by Mr. Beach. Motion carried unanimously.

8. REVIEW OF NEW CASES

Item 8 (a) 2021-0215

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.

Mr. Fox reported on the following:

- Previous cases for this property that had been heard before the CEAAB included meetings on August 13, 2019 and July 13, 2021 where the Respondent was found in violation of Section 19-3.

Mr. van Mierop reported the following:

- On 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.
- On July 13, 2021, Staff contacted the Respondent and advised what needed to be done to bring this property into compliance. Specifically, Staff advised that she needed 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.
- On 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 days from the Respondent's receipt of the Notice of Violation by which time the above property should be in compliance.
- On 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 Staff went to the above property however the Respondent was not home.

- On August 11, 2021, Staff contacted the Respondent at her residence, however she stated that she had not received any mail from the City regarding the Code violations on her property.
- On August 25, 2021, the neighbor again allowed Staff access to her property so that Staff 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 had done nothing to clean up her property.
- On 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.
- On September 29, 2021, Respondent was home and Staff hand delivered the Notice of Violation.
- On October 11, 2021, the property was in compliance with regard to the unsheltered junk and debris. The weeds and grass were still overgrown and in violation.

Respondent was present.

Carol Corbitt, 14 Myrtle Avenue, spoke regarding the weeds and grass violation. She stated the pictures are bushes, and the grass was cut every other week. She stated the bushes and flowering

vines are meant to overgrow, and some of the overgrown bushes are her neighbor's bushes.

Carol Corbitt called Margaret Gardner of 15 Myrtle Avenue as a witness. Ms. Gardner stated the pictures are not weeds and are shrubbery. Ms. Gardner said at ground level the shrubbery are not overgrown.

Public comment was opened. No one spoke.

Mr. Fox clarified the two violations should be decided on separately.

Mr. Beach stated there had been an effort to clean the property of the junk and debris.

Mrs. Valachovic and Mr. Day wanted to know how the property looked at ground level. Mr. van Mierop stated the shrubbery was contained to the property but was not maintained.

Mr. Weeks questioned staff about safety, and Mr. van Mierop stated it may be difficult for first responders to access the property due to overgrowth.

Mr. Simmons spoke regarding the junk and debris.

Mr. Thibault advised the Board about the outstanding fines and lien on the property, and the timeframe the Board can use for the possible repeat violation fines.

The Respondent stated the property's shrubbery is trimmed every Sunday and the grass is cut every other week.

The Board discussed providing the Respondent time to correct the violations.

MOTION

Mr. Weeks moved to TABLE the case until the November 9, 2021 CEAAB meeting, at which time City Staff will provide proof the case is in compliance and if compliance is not met by November 9, 2021, the case will be heard at the December 14, 2021 CEAAB meeting. The motion was seconded by Mrs. Valachovic. Motion carried unanimously.

Item 8 (b) 2021-0219

**James A. Philcox
111 Zoratoa Avenue
City Code, Chapter 19, Section 19-4,
Certain growth and conditions
prohibited.**

Mr. van Mierop reported the following:

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

- On September 2, 2021, seven days after the above deadline for bringing this property into compliance, reinspection showed that the violations remained.
- On September 24, 2021, Staff 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. Staff advised that a Notice of Violation had been sent, and that this case is set to go before the Board on October 12, 2021.
- On September 27, 2021, Staff 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. Staff called him back and got a recording that he was not accepting calls.
- On 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.
- On September 28, 2021, the Respondent called and advised

that the violations would be corrected by the upcoming weekend.

- On 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.
- On 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.
- On October 11, 2021, inspection showed the weeds and grass had been mowed. The swimming pool was still in violation.

Respondent was not present.

Mr. Weeks questioned Staff about the furniture in the front yard of the property. Mr. van Mierop stated he had spoke with the Respondent about this issue.

Public comment was opened. No one spoke.

Mr. Simmons discussed the safety issues regarding the pool.

The Board discussed how the Respondent did not finish correcting the pool violation, and attempted to correct the violation the day before the meeting.

Mr. Thibault advised the Board that this case is not a repeat violation and would require a timeframe for compliance before a fine would be imposed. Mr. Thibault also read Chapter 19, Section 19-4 to the Board for clarification.

Meredith Randolph, Administrative
Coordinator

MOTION

Mr. Weeks moved to find the property in violation and give the Respondent 10 days to bring the property into compliance, with a penalty of \$250 per day if not in compliance after 10 days. The motion was seconded by Mrs. Valachovic. Motion carried unanimously.

9. CITY ATTORNEY ITEMS

Mr. Thibault introduced himself to the Board.

10. OTHER BUSINESS

Item 10 (a)

Announcement that the Code Enforcement, Adjustments and Appeals Board vacancy to be advertised as required.

11. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

12. ADJOURNMENT

Meeting was adjourned at 4:15 P.M.

Stephen Simmons, Chairman

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: November 9, 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:

On October 12, 2021, the CEAAB ordered this case tabled until the November 9, 2021 CEAAB meeting, at which time City staff would provide proof as to whether or not the case is in compliance. If the case is not in compliance by November 9, 2021, the CEAAB will hear the case at the December 14, 2021 CEAAB meeting. On October 19, 2021, an inspection showed that the unsheltered junk and debris has been removed, there is some organization to the items that are on the outside porch, and the property is in compliance as to this violation. Regarding the excessive weeds and grass, some of the weeds and grass have been moved away from the rear building, exposing a garage door and a structure that is in a state of disrepair. Much of the excessive growth of weeds and grass remains, and this property is not in compliance as of this date for that reason.

STAFF COMMENTS AND FINDINGS:

With the presented evidence, Staff finds that the Board may:

- Find the property in violation of Sec. 19-3 for the unsheltered storage of junk and debris, and Sec. 19-4 for the overgrown weeds and grass.
- Allow the respondent additional time to bring the property into compliance,
- Issue a fine up to \$500 per day as to violation of Sec. 19-3 for the unsheltered storage of junk and debris, due to this being a repeat violation, and issue a fine up to \$250.00 per day as to violation of Sec. 19-4, for the overgrown weeds and grass.

If the CEAAB imposes a fine, it shall consider the following factors:

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

162.04, Florida Statutes definition:

“Repeat violation” means a violation of a provision of a code or ordinance by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within 5 years prior to the violation, notwithstanding the violations occur at different locations.

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)

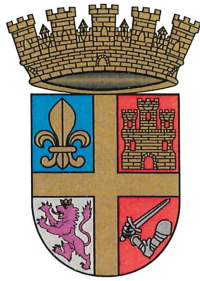




10/19/2021 14:25







CITY OF
ST. AUGUSTINE
— EST. 1565 —
NATION'S OLDEST CITY

**OFFICIAL NOTICE OF
CONFIRMATION OF ACTION
AND OFFICIAL NOTICE OF
CEAAB HEARING**

October 12, 2021

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

RE: **14 Myrtle Avenue
City Code, Chapter 19, Section 19-3, Unsheltered Storage of junk and debris.
City Code, Chapter 19, Section 19-4, Weeds and grass in excess of 12 inches.
CEAAB Case No. CE2021-0215**

Dear Ms. Corbitt:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on October 12, 2021 relative to your case.

The CEAAB ordered the case **“tabled until the November 9, 2021 CEAAB Meeting, at which time City staff will provide proof the case is in compliance. If the case is not in compliance by November 9, 2021, the CEAAB will hear the case at the December 14, 2021 CEAAB meeting.”** The CEAAB hearing was conducted in accordance with F.S. 162.07 and, as a part of the hearing, this “Official Notice” is being sent to you as required by State Law.

This will also serve as your **“Official Notice”** that **you or your Representative are advised to appear at the CEAAB Meeting on Tuesday, November 9, 2021 at 3:00 P.M.** in the Alcazar Room at City Hall, as you have been placed on the agenda for this meeting.

Please contact the Code Enforcement Division at 825-1066 if you have any questions concerning this correspondence.

Sincerely,

Barry E. Fox
Code Enforcement Manager

Certified Mail: **7019 2280 0000 6192 8331**

cc: John P. Regan, City Manager
Richard Thibault, Assistant City Attorney
CEAAB File

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, Barry Fox, 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 18, 2021, I received a copy of the attached Notice of Hearing for the hearing dated November 9, 2021.
3. That on October 18, 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 _____.

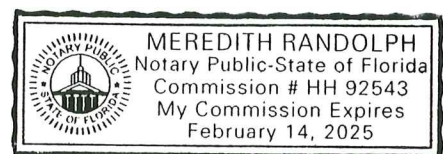
FURTHER, Affiant saith not.

Barry E. Fox
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th 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

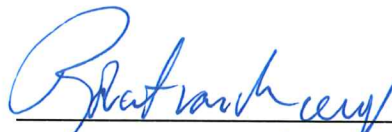
Respondent

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 October 27, 2021, I received a copy of the attached Notice of Hearing for the hearing dated November 9, 2021.
3. That on October 27, 2021, I
☒ Posted said Notice on the property located at
14 Myrtle Avenue, St. Augustine, FL 32084.
4. That on October 27, 2021, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

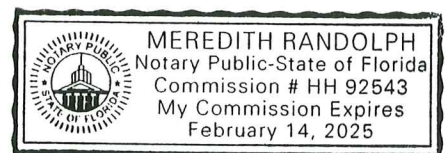
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF October, 2021.


Notary Public, State of Florida

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





7019 2280 0000 6192 8331

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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

\$ _____

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

Postmark Here

OCT 18 2021

MPO

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

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 B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Carol Lee Corbitt 14 Myrtle Avenue St. Augustine, FL 32084	OCT 26 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
2. Article Number (Transfer from service label)	7019 2280 0000 6192 8331
PS Form 3811, July 2013 Domestic Return Receipt CE2021-0215 Notice of Action	



**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.

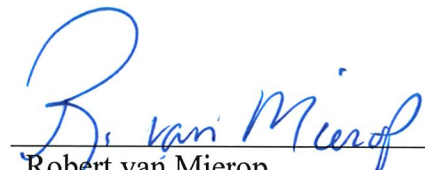
Notice of Violation
CE2021-0215

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

Postage

\$
 Total \$
 Sent \$
 Street
 City, S

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

Postmark
 Here
 JUL 15 2021

MPO

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

RECEIVED

SEP 01 2021

Planning / Building Dept.

.. 9306020836180382

CERTIFIED MAIL®



7019 2280 0000 6192 8072

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

C22

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 N/L

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FIRST-CLASS MAIL

07/15/2021

US POSTAGE \$006.96⁰⁰

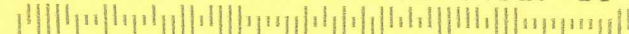


ZIP 32084
 011E11685528

NIXIE 322 DE 1 0008/29/21

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

BC: 32085021010 *0238-04917-29-21



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
------------	------	------

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

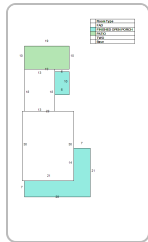
Land Information

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.

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[Last Data Upload: 7/7/2021, 12:59:45 AM](#)

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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: November 9, 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:

On October 12, 2021, the CEAAB found the above property in violation of Chapter 19, Section 19-4, as it relates to the untreated water that has been allowed to accumulate in the swimming pool. The CEAAB allowed the respondent ten (10) days to correct the violation. The CEAAB also stipulated that a fine in the amount of \$250.00 per day would be imposed for each day the violation continued. The property was found to be in compliance as to the excessive weeds and grass. On October 26, 2021, inspection showed that the pool was still only partially drained, and two to three feet of brown, muddy water remained in the pool.

STAFF COMMENTS AND FINDINGS:

With the presented evidence, Staff finds that the Board may:

- Find the property in violation of Sec. 19-4 for the untreated water in the swimming pool,
- Allow the respondent additional time to bring the property into compliance,
- Issue a fine up to \$250 per day that the property remains in violation, and
- Find that the property owner has been non-responsive, issue an order approving abatement to allow City Staff to bring the property into compliance.

If the CEAAB imposes a fine, it shall consider the following factors:

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

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)

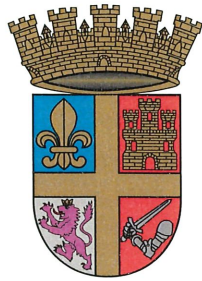


10/26/2021 11:13



10/11/2021 16:01





CITY OF
ST. AUGUSTINE
— EST. 1565 —
NATION'S OLDEST CITY

**OFFICIAL NOTICE OF
CONFIRMATION OF ACTION
AND OFFICIAL NOTICE OF
CEAAB HEARING**

October 12, 2021

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

RE: **111 Zoratoa Avenue
City Code, Chapter 19, Section 19-4, Untreated water
City Code, Chapter 19, Section 19-4, Overgrown weeds and grass
CEAAB Case No. CE2021-0219**

Dear Mr. Philcox:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on October 12, 2021 relative to your case.

The CEAAB found the case in “Violation”. The “Order Finding Violation” allowed the Respondent ten (10) days from the date of the “Order” to correct the violation, or the Board stipulated that a fine of \$250 per day would be imposed for each day the violation continued. A copy of the “Order Finding Violation” is attached. The CEAAB hearing was conducted in accordance with F.S. 162.07 and as a part of the hearing this “Official Notice” is being sent to you as required by State Law.

This will also serve as your “Official Notice” that you or your Representative are advised to appear at the CEAAB Meeting on Tuesday, November 9, 2021 at 3:00 P.M. in the Alcazar Room at City Hall, as you have been placed on the agenda for this meeting.

Please contact the Code Enforcement Division at 825-1066 if you have any questions concerning this correspondence.

Sincerely,

Barry E. Fox
Code Enforcement Manager

Certified Mail: **7019 2280 0000 6192 8362**
7019 2280 0000 6192 8355

cc: John P. Regan, City Manager
Richard Thibault, Assistant City Attorney
CEAAB File

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: 2021-0219

IN THE MATTER OF:

JAMES A PHILCOX
111 ZORATOA AVENUE
ST. AUGUSTINE, FL 32080
(Hereinafter referred to as Respondent)

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

City Code, Chapter 19, Section 19-4

VIOLATION SITE: **111 ZORATOA AVENUE**

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

PARCEL NUMBER: **2196600000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **OCTOBER 12, 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 October 12, 2021, in accordance with Chapter 162 F.S.

The respondent and/or authorized representative was not present.

2. In response to a public complaint, the staff observed the following code violations on July 28, 2021:

- **Overgrown weeds and grass in excess of twelve inches**
- **Untreated green water in the swimming pool**

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

City Code, Chapter 19, Section 19-4

4. On August 16, 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 until August 25, 2021 to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On September 27, 2021, the Planning and Building Department sent the respondent, via certified mail, an “**Official Notice of Hearing**” for October 12, 2021. AND a Posting Affidavit and the Official Notice of Hearing was placed at the property and with the City Clerk’s office on September 27, 2021 for the CEAAB Hearing for October 12, 2021.

6. **On October 12, 2021, the Code Enforcement, Adjustments and Appeals Board found the property in violation and issued an "Order Finding Violation" which allowed the Respondent ten (10) days from the date of the "Order" to correct the violation, or the Board stipulated that a fine of \$250 per day would be imposed for each day the violation continued.**
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, November 9, 2021** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA 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 12TH DAY OF OCTOBER, 2021 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

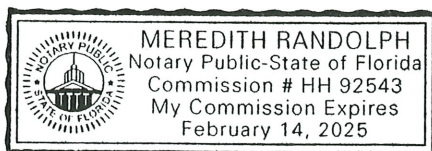


Stephen Simmons, Chairman
Code Enforcement, Adjustments & Appeals Board

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 15th day of
October, 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.

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, Barry Fox, 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 18, 2021, I received a copy of the attached Notice of Hearing for the hearing dated November 9, 2021.
3. That on October 18, 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 _____.

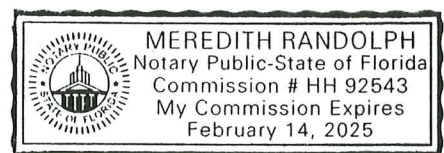
FURTHER, Affiant saith not.

Barry E. Fox
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th 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 October 27, 2021, I received a copy of the attached Notice of Hearing for the hearing dated November 9, 2021.
3. That on October 27, 2021, I
☒ Posted said Notice on the property located at
111 Zoratoa Avenue, St. Augustine, FL 32080.
4. That on October 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.

Robert van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF October, 2021.

Meredith Randolph
Notary Public, State of Florida

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





7019 2280 0000 6192 8355

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

Postmark Here
OCT 18 2021

To James A Philcox
111 Zoratoa Avenue
St. Augustine, FL 32080

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®

JACKSONVILLE FL 320

18 OCT 2021 PM 4 10/18/2021

US POSTAGE \$007.33

ZIP 32084
011E11685528

7019 2280 0000 6192 8355

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

VACANT

NIXIE 322 DE 1 0010/23/21
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32085021010 *1738-07914-18-43

VAC
32085-0210

7019 2280 0000 6192 8362

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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

\$

OCT 18 2021

Postmark
Here

MPO

Postage

\$

Total

\$

See

Str

City

James A Philcox

PO Box 840085

St. Augustine, FL 32080-0085

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

See Reverse for Instructions

Track Another Package +

Tracking Number: 70192280000061928362

Remove X

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Reminder to Schedule Redelivery of your item

Get Updates v

Text & Email Updates	v	Feedback
Tracking History	^	

Reminder to Schedule Redelivery of your item
This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

October 20, 2021, 9:14 am
Available for Pickup
SAINT AUGUSTINE, FL 32086

October 20, 2021, 7:02 am
Arrived at Post Office
SAINT AUGUSTINE, FL 32086

October 19, 2021, 3:05 pm
Departed USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

October 18, 2021, 10:07 pm
Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER

Meredith H. Randolph

From: Robert Vanmierop
Sent: Wednesday, October 13, 2021 8:08 AM
To: James Philcox
Cc: Meredith H. Randolph; Barry Fox
Subject: RE: landscaper

As per the posted Notices of Hearing, yesterday the Code Board met and they found the property at 111 Zoratoa in violation for the accumulation of water in the pool. Following my recommendation, the Board found that the property was not in violation as to the weeds and grass. You will be receiving a copy of the Board's Order.

It is not recommended that someone completely drain a swimming pool. Dry swimming pools have been known to pop up out of the ground, and I have seen that happen here in town. The pool must be properly maintained or in the alternative it should be removed.

Please call if you have any questions.

Robert van Mierop
Code Enforcement Officer
City of St. Augustine, Planning and Building Department
P.O. Box 210, St. Augustine, FL 32085
Office: 904-209-4333 Email: rvanmierop@citystaug.com
Web: www.CityStAug.com

From: James Philcox <philcoxjames@gmail.com>
Sent: Monday, October 11, 2021 7:22 PM
To: Robert Vanmierop <rvanmierop@citystaug.com>
Subject: Re: landscaper

hi Robert,

An update, I got the landscaper in over the weekend to cut back the back yard. I also rented a 3" pump last thursday & friday and pumped the pool down to about 4" in the deep end. I will have to use a sub-pump tomorrow morning to get it fully empty. I'm not sure if you'll have time to inspect tomorrow and drop me off the agenda? Will work on the outside furniture, that my brother stuck on my property, without notice or permission, this week. Please advise.

Regards,
James

On Oct 5, 2021, at 4:15 PM, James Philcox <philcoxjames@gmail.com> wrote:

The landscaper had a family emergency. I reserved a bladed week whacker from Taylor and will take a crack at it tomorrow.

Regards,
James



**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.

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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

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James Philcox
PO Box 840085
St. Augustine, FL 32080



Postmark
Here

Arrived Post Office
8/16/21

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

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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Stre

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

6

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

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

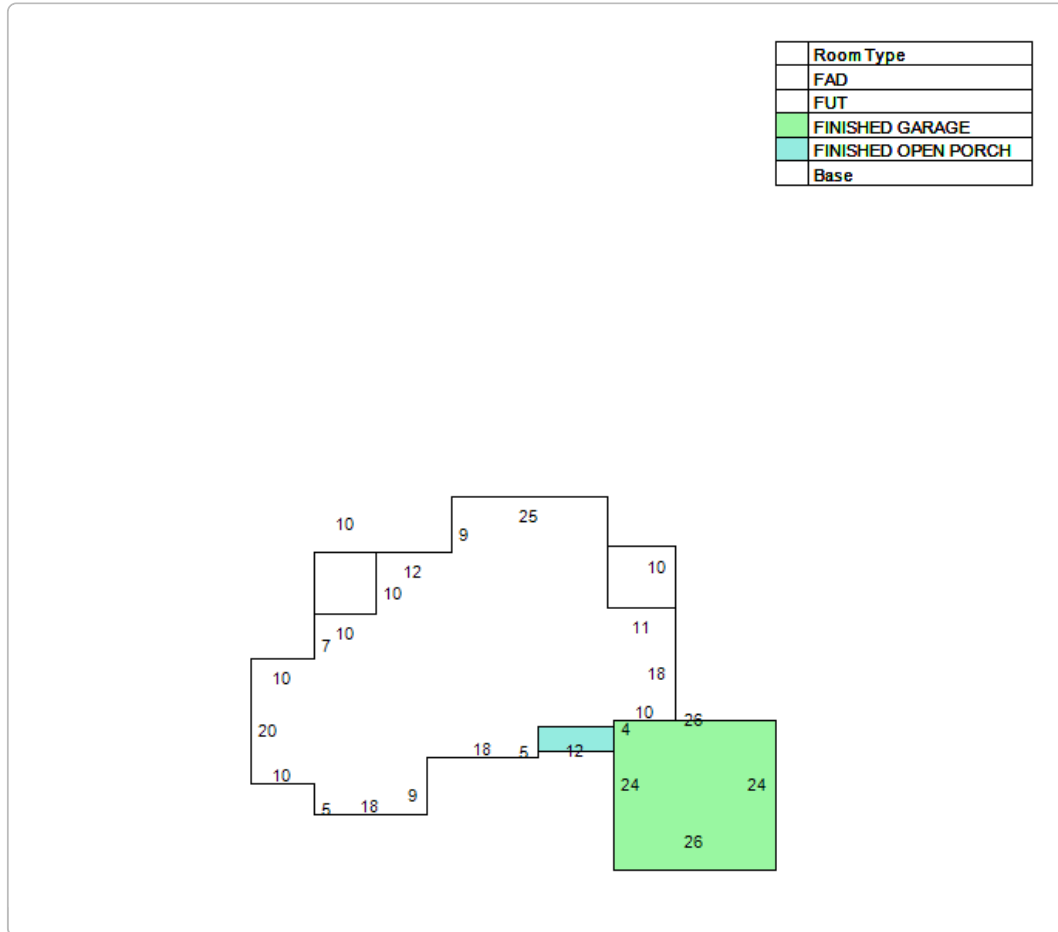
Land Information

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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Last Data Upload: 8/12/2021, 1:32:59 AM

Version 2.3.140

Developed by
 Schneider
 GEOSPATIAL

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		Physical Address			
PHILCOX JAMES A S		111 ZORATOA AVE			
PO BOX 840085					
SAINT AUGUSTINE FL 32080-0085					
Exempt Amount		Taxable Value			
\$0.00		\$216,477.00			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		452			
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					

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: November 9, 2021

SUBJECT: Case Number: 2021-0231

RESPONDENT: Rosenblum Living Trust
Ronald Rosenblum

LOCATION: 12 Dupont Lane, St. Augustine Parcel Number 1942100000

VIOLATION: Tree Removal Without a Permit
Chapter 25, Section 25-56 (a)

BACKGROUND INFORMATION:

On October 18, 2021, the Code Enforcement Office received a call from the property owner at 14 Dupont Lane advising that a tree had been removed from her property. She stated that the property owner at 12 Dupont Lane was responsible for the removal of the tree. On October 19, 2021, my investigation showed that a 28" d.b.h. Southern Magnolia tree had been cut down at 14 Dupont Lane. On October 22, 2021, the Property Manager of 12 Dupont Lane, Michelle Thrower, called and advised me that she made a mistake by hiring a tree company to remove the tree and that she will do whatever it takes to "make it right." On November 1, 2021 I spoke with Ron Rosenblum, the property owner of 12 Dupont Lane, and he stated that he had no intention of removing the tree.

STAFF COMMENTS AND FINDINGS:

With the presented evidence, Staff finds that the Board may:

- Find the property in violation of Sec. 25-56 (a), Tree removal without a permit,
- Issue a fine in an amount to be determined by the CEAAB, and
- Issue an Order mandating the planting of one or more replacement trees.

If the CEAAB imposes a fine, it shall consider the following factors:

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

Robert van Mierop
Code Enforcement Officer

Sec. 25-56. - Tree removal and replacement.

- (a) *Permits required.* It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (*juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (*juniperus silicicola*) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.
- (b) *Permit applications and application fees.*
- (1) Permits for removal or relocation of trees shall be obtained by making application for permit to the city planning and building division. The application shall indicate the number, species and diameter breast height (dbh.) of each tree to be removed or relocated and the reasons for the removal or relocation. Such applications for permits for removal or relocation of trees shall be accompanied by a fee of twenty dollars (\$20.00). Such fees are hereby declared to be necessary for the purpose of processing the application and making the necessary inspection for administration and enforcement of this section.
 - (2) Permits for removal or relocation of trees associated with a site plan for a development shall be obtained by making application for permit for the development to the city planning and building division. The application shall be accompanied by a site plan. When the permit for the development is issued it will include tree removal, relocation and replacement as indicated on the approved site plan for the development.
- (c) *Application review.* Upon receipt of a complete application, which may include a site plan for a development, the city planning and building division shall review such application which may include a field check of the site and referral of the application to other departments or agencies as necessary to determine any adverse effect upon the general public welfare, adjacent properties or city services and facilities.
- (1) The planning and building division may issue a tree removal permit for trees which are not considered preserved trees.
 - (2) To remove a preserved tree anywhere on site, approval shall first be given by the code enforcement, adjustments and appeals board, or by the planning and zoning board, if such approval is related to the review of a site plan.
 - (3) In determining whether or not a permit required by this section should be issued, the city planning and building division shall consider and base all decisions on the following:
 - a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a preserved tree.

f. Impact upon the urban and natural environment, including:

Ground and surface water stabilization.

Water quality and aquifer recharge.

Ecological impacts.

Noise pollution.

Air movement.

Air quality.

Wildlife habitat.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

(d) *Issuance of permit.* The planning and building division shall issue the removal permit unless, upon consideration of the criteria set forth above, the division finds any of the following will result:

- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
- (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
- (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
- (4) That the subject trees are preserved trees and removal must be reviewed by the code enforcement, adjustments and appeals board or the planning and zoning board.

(e) *Denial of permit.* If the planning and building division denies the removal permit it shall set forth with particularity its reasons for such denial in writing.

(f) *Appeals.* When a tree removal permit, including a permit for the removal of a preserved tree not involved with a site plan for new development, has been denied by the planning and building division, the property owner or agent may appeal this decision to the code enforcement, adjustments and appeals board. The code enforcement, adjustments and appeals board shall approve or deny the appeal and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. The board may require more stringent replacement requirements than is required by this chapter. The code enforcement, adjustments and appeals board shall not be empowered to relax the standards and requirements contained herein. If a preserved tree is approved by the board to be removed, a minimum of two (2) shade trees a minimum of ten (10) feet in height shall be used as replacement. The replacement of trees that have been removed after board approval shall be done within thirty (30) days after the tree has been removed.

(g) *Relocation and replacement.* As condition to the granting of a permit, the property owner or agent will be required to relocate the tree being removed or required to replace the tree being removed with a tree somewhere within the site. Native vegetation shall be replaced with native vegetation. Shade trees must be replaced by shade trees. Understory and palm trees may be replaced by any type tree. Replacement shade trees shall be a minimum of ten (10) feet high and understory trees shall be a minimum of ten (10) feet high when

planted. Each Southern Red Cedar tree (*Juniperus silicicola*) removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be determined by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The property owner or agent shall also be required to replace the relocated or replacement tree should same die within three (3) years from date of planting.

(h) *Public lands.* No tree shall be removed from any public property or public right-of-way except in accordance with the provisions of this section.

(i) *"After the fact" tree removal permits.*

(1) The application fee shall be as follows:

- a. One hundred dollars (\$100.00) for each tree three (3) inches or more but less than seven (7) inches dbh.
- b. Two hundred dollars (\$200.00) for each tree seven (7) inches or more but less than twelve (12) inches dbh.
- c. Four hundred dollars (\$400.00) for each tree twelve (12) inches or more but less than twenty (20) inches dbh.
- d. Eight hundred dollars (\$800.00) for each tree twenty (20) inches or more dbh.

(2) The planning and building director may issue an "after the fact" tree removal permit for trees which are not considered preserved trees, but only after considering the above mentioned factors and the reason why a permit was not obtained prior to the removal.

(3) If the planning and building director denies the "after the fact" tree removal permit, he/she shall set forth with particularity the reasons for such denial in writing. When such permit is denied, said denial may be appealed as stated above to the adjustments and appeals board.

(4) No "after the fact" tree removal permits shall be issued for the removal of preserved trees. Any such action shall be subject to code enforcement proceedings wherein any explanation or reason for removal without a permit and evidence as to the tree's condition prior to removal may be presented as mitigation.

(j) In certain instances, it may be impossible or infeasible for a property owner to replace a tree or trees as required by subsection (g) of this section and section 11-28(d) of this Code. In such cases, the owner may instead pay a sum of money into the tree mitigation fund.

(1) The amount to be paid into the tree mitigation fund shall be determined by resolution, updated from time to time in order to reflect the actual cost for the city to purchase and plant an appropriate replacement tree offsite.

(2) Monies paid into the tree mitigation fund shall be used by the city to plant and maintain trees on the city right-of-way or on city or other public property within the city, with the location to be determined by the city manager or his or her designee, in order to promote street tree rehabilitation, maintain a diverse tree inventory, and support the tree canopy throughout the city.

(3) The city manager or his or her designee shall not issue a tree removal permit until the monies owed for tree mitigation are paid in full.

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 15-09, § 3, 3-19-15; Ord. No. 20-05, § 1, 2-10-20)

The 2021 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

[Chapter 162](#)
COUNTY OR MUNICIPAL CODE
ENFORCEMENT

[View Entire
Chapter](#)

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. [162.06\(4\)](#), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed \$250 per day for a first violation and shall not exceed \$500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

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

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed \$1,000 per day per violation for a first violation, \$5,000 per day per violation for a repeat violation, and up to \$15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.



10/19/2021 10:58



10/19/2021 11:05

OWNER'S AUTHORIZATION FOR AGENT

____Michelle Thrower_____ is/are hereby authorized TO
ACT ON BEHALF

OF, the owner(s) of those lands described within the attached application, and as described in

The attached deed or other such proof of ownership as may be required, in applying the City of
St. Augustine's:

- Historic Architectural Review Board
- Planning and Zoning Board
- Code Enforcement, Adjustments and Appeals Board
- Other:____Code-enforcement, Notice-of- Violation &
CEAAB-Hearing_____

For property located at: 12 Dupont Lane ST. Augustitine , FL

BY: _____

Signature of Owner

____Ronald A Rosenblum, Trustee_____
Print Name of Owner

____818-605-6621_____
Telephone

Sworn to and subscribed before me on this _____ day of _____, 20____.

RECEIVED

NOV 02 2021

Planning/Building Dept.

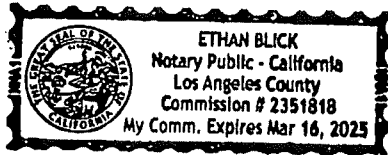
Notary Public: See attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 1st
day of November, 2021, by Ronald A. Rosenblum

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Ethan Blick

RECEIVED

NOV 02 2021

Planning/Building Dept.



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

October 22, 2021

IN THE MATTER OF: Name: ROSENBLUM LIVING TRUST
 RONALD ROSENBLUM
 Address: 12 DUPONT LANE
 ST. AUGUSTINE, FL 32084
 Case #: CE2021-0231

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 25, Section 25-56, Tree removal and replacement.

SITE OF VIOLATION: 12 DUPONT LANE

LEGAL DESCRIPTION: KINGSLAND ADDN CITY N54.6 OF S204.5FT O F
 LOT 37 OR5381/1135

PARCEL NUMBER: 1942100000

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, November 9, 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:

- Removal of a 28" d.b.h. Southern Magnolia tree without a permit.

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

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

Notice of Hearing
CE2021-0231

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 8416**
 7019 2280 0000 6192 8423

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 SECONDARY SERVICE

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

Ron Rosenblum
12 Dupont Lane
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: 2021-0231

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 October 22, 2021, I received a copy of the attached Notice of Hearing for the hearing dated November 9, 2021.
3. That on October 22, 2021, I
☒ Posted said Notice on the property located at
12 Dupont Lane, St. Augustine, FL 32084.
4. That on October 22, 2021, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

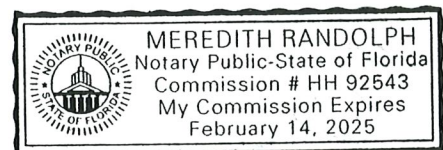
FURTHER, Affiant saith not.

Robert van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF October, 2021.

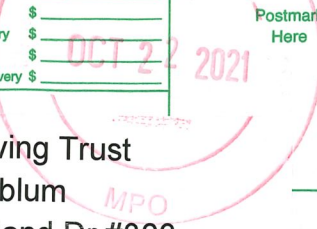
Meredith Randolph
Notary Public, State of Florida

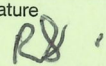
My Commission Expires: 14th day of February, 2025.





7019 2280 0000 6192 8423

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here 
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 \$ _____	
Rosenblum Living Trust Ronald Rosenblum 23371 Mullholland Dr #303 Woodland Hills, CA 91364	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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  ☒ Agent ☐ Addressee	
1. Article Addressed to: Rosenblum Living Trust Ronald Rosenblum 23371 Mullholland Dr #303 Woodland Hills, CA 91364		B. Received by (Printed Name) R. Rosenblum	C. Date of Delivery 10/25
2. Article Number (Transfer from service label) 7019 2280 0000 6192 8423		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2013		OCT 29 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	
Domestic Return Receipt 12 Dupont Ln - NOH			

7019 2280 0000 6192 8416

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\$

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

Rosenblum Living Trust
 Ronald Rosenblum
 12 Dupont Lane
 St. Augustine, FL 32084

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

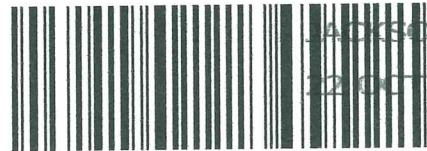
See Reverse for Instructions

CITY OF ST. AUGUSTINE

PO BOX 210
 ST. AUGUSTINE, FLORIDA 32085-0210

ADDRESS SERVICE REQUESTED

CERTIFIED MAIL®



7019 2280 0000 6192 8416

Rosenblum Living Trust
 Ronald Rosenblum
 12 Dupont Lane
 St. Augustine, FL 32084

JACKSONVILLE FL 320
 12 OCT 2021 PM 2 L

Hasler

FIRST-CLASS MAIL

10/22/2021

US POSTAGE \$007.33⁰⁰



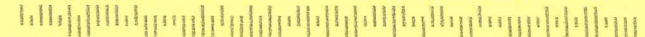
ZIP 32084
 011E11685528

NIXIE 322 FE 1 0010/26/21

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

32084-220812
 52085-0210

BC: 32085021010 *1538-01588-22-45





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



CODE ENFORCEMENT DIVISION

October 21, 2021

IN THE MATTER OF: Name: ROSENBLUM LIVING TRUST
 RONALD ROSENBLUM
 Address: 12 DUPONT LANE
 ST. AUGUSTINE, FL 32084
 Case #: CE2021-0231

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 25, Section 25-56, Tree removal and replacement.

SITE OF VIOLATION: 12 DUPONT LANE

LEGAL DESCRIPTION: KINGSLAND ADDN CITY N54.6 OF S204.5FT O F LOT 37
 OR5381/1135

PARCEL NUMBER: 1942100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on October 19, 2021, which revealed the following violations:

- A Southern Magnolia tree, measured at 28 inches in diameter, had been removed without a tree removal permit.

In accordance with the Laws and Ordinances of the City of St. Augustine, and Florida Statutes, Section 162.09, if a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing a fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

F.S. 162.09 (2)(a) A fine imposed pursuant to this section shall not exceed \$250 per day for the first violation and shall not exceed \$500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000 per violation.

Notice of Violation
CE2021-0231

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 8409
7019 2280 0000 6192 8393

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.

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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 \$

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OCT 21 2021

USPS

Rosenblum Living Trust
Ronald Rosenblum
12 Dupont Lane
St. Augustine, FL 32084

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

See Reverse for Instructions

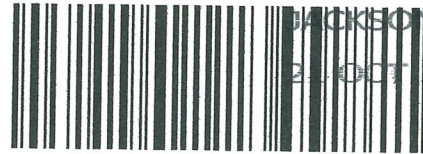
7019 2280 0000 6192 8409

CITY OF ST. AUGUSTINE

PO BOX 210
ST. AUGUSTINE, FLORIDA 32085-0210

ADDRESS SERVICE REQUESTED

CERTIFIED MAIL®



7019 2280 0000 6192 8409

JACKSONVILLE FL 320

21 OCT 2021 PM 4 L

Hasler

10/21/2021

US POSTAGE \$007.33⁰⁰

FIRST-CLASS MAIL



ZIP 32084
011E11685528

Rosenblum Living Trust
Ronald Rosenblum
12 Dupont Lane
St. Augustine, FL 32084

IA

NIXIE

322 DE 1

0010/25/21

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32085021010

*1738-03242-21-42

32084-03242-21-42

IA

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 <u>RB</u> ☒ Agent ☐ Addressee	
1. Article Addressed to: Rosenblum Living Trust Ronald Rosenblum 23371 Mullholland Dr #303 Woodland Hills, CA 91364		B. Received by (Printed Name) <u>RB 419</u> C. Date of Delivery <u>10/25</u> D. Is delivery address different from item 1? ☐ Yes ☒ No, enter delivery address below:	
2. Article Number (Transfer from service label)		7019 2280 0000 6192 8393	
PS Form 3811, July 2013		Domestic Return Receipt <u>12 Dupont Ln - NOV</u>	

7019 2280 0000 6192 8393

U.S. Postal Service™
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OFFICIAL USE

OCT 21 2021

Postmark Here

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 \$ _____	

To: **Rosenblum Living Trust**
Se: **Ronald Rosenblum**
Str: **23371 Mullholland Dr #303**
City: **Woodland Hills, CA 91364**

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

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID	1942100000
Location Address	12 DUPONT LN SAINT AUGUSTINE 32084-0000
Neighborhood	Kingsland Addition (604)
Tax Description*	KINGSLAND ADDN CITY N54.6 OF S204.5FT O F LOT 37 OR5381/1135 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Rosenblum Living Trust D: 9-27-2021 100%
	Rosenblum Ronald Trustee 100%
Mailing Address	23371 MULLHOLLAND DR #303 WOODLAND HILLS, CA 91364-0000

Map



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	\$106,763	\$0	\$90,712	\$0	\$0	\$197,475	\$192,677	\$4,798	\$192,677
2020	\$100,089	\$0	\$75,072	\$0	\$0	\$175,161	\$175,161	\$0	\$175,161
2019	\$95,244	\$0	\$75,072	\$0	\$0	\$170,316	\$170,316	\$0	\$170,316
2018	\$97,360	\$0	\$65,688	\$0	\$0	\$163,048	\$160,417	\$2,631	\$160,417
2017	\$100,123	\$398	\$65,688	\$0	\$0	\$166,209	\$145,834	\$20,375	\$145,834
2016	\$94,562	\$398	\$56,773	\$0	\$0	\$151,733	\$132,576	\$19,157	\$132,576
2015	\$71,514	\$398	\$51,612	\$0	\$0	\$123,524	\$120,524	\$3,000	\$120,524
2014	\$62,249	\$398	\$46,920	\$0	\$0	\$109,567	\$109,567	\$0	\$109,567
2013	\$64,955	\$398	\$46,920	\$0	\$0	\$112,273	\$108,897	\$3,376	\$108,897
2012	\$59,327	\$398	\$39,272	\$0	\$0	\$98,997	\$98,997	\$0	\$98,997
2011	\$61,749	\$398	\$43,636	\$0	\$0	\$105,783	\$105,783	\$0	\$105,783
2010	\$55,801	\$398	\$48,484	\$0	\$0	\$104,683	\$104,683	\$0	\$104,683

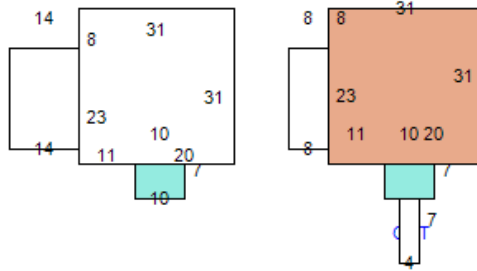
Building Information

Building	1	Roof Cover	Metal
Year Built	1946	Roof Structure	Gable Hip
Actual Area	2554	Interior Flooring	Pine Wood, Sheet Vinyl
Conditioned Area	1922	Interior Wall	Drywall
Use	Duplex	Heating Type	Forced Air
Style	01	Air Conditioning	None
Class	N	Bedrooms	3
Exterior Wall	Cement Fiber, Concrete Block	Baths	2

Description	Conditioned Area	Actual Area
FRAME UTILITY	0	280
BASE AREA	961	961
FINISHED OPEN PORCH	0	70
FINISHED UPPER STORY	961	961
HALF SCREEN PORCH	0	160
FINISHED OPEN PORCH	0	70
OUTSIDE STAIRS	0	52
Total SqFt	1922	2554

Sketch Information

Room Type
OST
HSP
FINISHED UPPER STORY
FINISHED OPEN PORCH
Base
FUT



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	46	55	46	EF	\$90,712

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/29/2021	9/29/2021	\$726,500.00	WARRANTY DEED	5381	1135	Q	I	AJLONI AMINE TRUSTEE	ROSENBLUM LIVING TRUST D: 9-27-2021
	1/12/2005	\$100.00	QUIT CLAIM DEED	2365	1174	U	I	AJLONI SAM & AMINE	AJLONI AMINE TRUSTEE
	12/1/1988	\$33,800.00		804	1846	Q	I		AJLONI SAM,AMINE
	10/1/1988	\$0.00		808	677	U	I		
	1/1/1985	\$0.00		663	1980	U	I		
	7/1/1984	\$0.00		651	1163	U	I		

No data available for the following modules: Exemption Information, Extra Feature 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: 10/20/2021, 12:28:50 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.153

Dennis W. Hollingsworth Tax Collector

generated on 10/29/2021 10:45:13 AM EDT

Tax Record

Last Update: 10/29/2021 10:45:11 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	
194210-0000		REAL ESTATE		2021	
Mailing Address		Physical Address			
AJLONI AMINE REV TRUST		12 DUPONT LN			
PO BOX 4128					
SAINT AUGUSTINE FL 32085-4128					
Exempt Amount		Taxable Value			
\$0.00		\$192,677.00			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		452			
Legal Description					
18-07-30.06 Acres KINGSLAND ADDN CITY N54.6 OF S204.5FT O F LOT 37 OR804/1846 & 808/677(Q/C) & 834/9 &10 &2365/1174(Q/C)					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	192,677	0	\$192,677	\$896.66
ROAD	0.8444	192,677	0	\$192,677	\$162.70
HEALTH	0.0160	192,677	0	\$192,677	\$3.08
SCHOOL					
SCHOOL-STATE LAW	3.5640	197,475	0	\$197,475	\$703.80
SCHOOL - LOCAL BOARD	2.2480	197,475	0	\$197,475	\$443.92
SJRWMD	0.2189	192,677	0	\$192,677	\$42.18
MOSQUITO	0.2000	192,677	0	\$192,677	\$38.54
CITY OF ST AUGUSTINE	7.5000	192,677	0	\$192,677	\$1,445.08
FL INLAND NAV DISTRICT	0.0320	192,677	0	\$192,677	\$6.17
PORT AUTHORITY	0.0598	192,677	0	\$192,677	\$11.52
Total Millage		19.3368	Total Taxes		\$3,753.65
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$166.32
Total Assessments				\$166.32	
Taxes & Assessments				\$3,919.97	
If Paid By		Amount Due			
11/30/2021		\$3,763.17			
12/31/2021		\$3,802.37			
1/31/2022		\$3,841.57			
2/28/2022		\$3,880.77			
3/31/2022		\$3,919.97			
Prior Year Taxes Due					
NO DELINQUENT TAXES					