



AGENDA

Code Enforcement, Adjustments and Appeals Board

City of St. Augustine, Florida

Alcazar Room

Tuesday, January 11, 2022 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 December 14, 2021.
- 5. Disclosure of Ex-Parte Communications**
- 6. Building Code Variances**

(None)
- 7. Review of Previously Heard Cases**
 - a. CE2021-0027 Carol Lee Corbitt
[14 Myrtle Avenue](#)
City Code, Chapter 19, Section 19-3, Unsheltered storage of junk and debris.
 - b. CE2021-0215 Carol Lee Corbitt
[14 Myrtle Avenue](#)
City Code, Chapter 19, Section 19-4, Certain growth and conditions prohibited.
 - c. CE2021-0231 Rosenblum Living Trust
Ronald Rosenblum
[12 Dupont Lane](#)
City Code, Chapter 25, Section 25-56, Tree removal and replacement.
 - d. CE2021-0283 Gary Ray Parks Estate
[14 Poinciana Ave](#)
City Code, Chapter 19, Section 19-4, Certain growth and conditions prohibited.

8. Review of New Cases

(None)

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
December 14, 2021

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, December 14, 2021, in the Alcazar Room at City Hall. The meeting was called to order by Larry Weeks, Acting Chairman, and the following were present:

1. ROLL CALL

Larry Weeks, Acting Chairman
Thomas Day
Karen Valachovic
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. ELECTION OF CHAIR AND VICE CHAIR

MOTION

Mr. Day moved to nominate Larry Weeks as chairman. The motion was seconded by Mrs. Valachovic. Motion carried.

MOTION

Mrs. Valachovic moved to nominate Thomas Day as vice chairman. The motion was seconded by Mr. Beach. Motion carried.

4. GENERAL PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None.

5. APPROVAL OF MINUTES (November 9, 2021)

MOTION

Mr. Beach moved to approve the minutes. The motion was seconded by Mr. Day. Motion carried.

6. DISCLOSURE OF EX-PARTE COMMUNICATIONS

None.

7. VARIANCES/TREE REMOVAL

None.

8. REVIEW OF PREVIOUSLY HEARD CASES

Item 8 (a) 2021-0215

**Carol Lee Corbitt
14 Myrtle Avenue
City Code, Chapter 19, Section 19-4,
Certain growth and conditions
prohibited.**

Mr. Fox introduced the case.

Mr. van Mierop read from the staff report.

Mr. Beach asked Mr. van Mierop if there are additional vantage points of the violation. Mr. van Mierop stated the photos reflected the only vantage point available since Respondent would not allow him on the property.

Mrs. Valachovic asked Mr. van Mierop if he had met with the Respondent to clarify the expectations from the City. Mr. van Mierop confirmed they met after the last hearing.

Mr. Day asked Mr. van Mierop if the growth shown in the photos started at ground level. Mrs. Valachovic wanted clarification on what was discussed at the meeting between the Respondent and Mr. van Mierop. Mr. van Mierop discussed the growth should be moved away from the building and trimmed down to four feet.

Respondent was present.

Carol Lee Corbitt, of 14 Myrtle Avenue, stated the work was completed before Mr. van Mierop went to the property. The Respondent stated the pictures are trees and not bushes or weeds. She said the roof was cleared.

Mrs. Valachovic asked the Respondent about the vegetation. The Respondent stated there are multiple trees and plants in the growth and clarified that the overgrowth on the roof was removed as requested.

Public comment was opened.

Charles Pappas, of 46 Macaris St, discussed the growth and the continued violations at the property.

The Board discussed that the growth that had been trimmed was not enough to meet the expectations of the City to come into compliance.

FIRST MOTION

Mrs. Valachovic moved to find the property in non-compliance from November 20, 2021 to December 14, 2021 at \$25 per day, with a total imposed fine of \$600 for 24 days of non-compliance. The motion was seconded by Mr. Beach. Motion carried.

SECOND MOTION

Mrs. Valachovic moved to find the property in non-compliance and

impose an increased fine of \$100 per day starting on December 15, 2021. The motion was seconded by Mr. Beach. Motion carried.

9. REVIEW OF NEW CASES

None.

10. CITY ATTORNEY ITEMS

Mr. Beach to be sworn in with Darlene before the next meeting.

11. OTHER BUSINESS

None.

**12. REVIEW OF CONFLICT
STATEMENTS FROM PREVIOUS
MEETING**

None.

13. ADJOURNMENT

Meeting was adjourned at 3:27 P.M.

Larry Weeks, Chairman

Meredith Randolph, Administrative
Coordinator

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: January 11, 2022

SUBJECT: Case Number: 2021-0027

RESPONDENT: Carol Lee Corbitt

LOCATION: 14 Myrtle Avenue Parcel Number 190940 0000

VIOLATION: Unsheltered storage of junk and debris,
Chapter 19, Section 19-3

BACKGROUND INFORMATION:

On July 13, 2021, the CEAAB found this case in violation and issued an “Order Imposing a Fine” and imposed a fine in the amount of \$1,400 for the violation of City Code, Chapter 19, Section 19-3, for 14 days of violation at \$100 a day. The fine has not been paid as of January 6, 2022. An Official Notice of Hearing for the January 11, 2022 meeting was sent to the Respondent regarding the imposition of a lien for an outstanding fine of \$1,400.

Robert van Mierop
Code Enforcement Officer



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

**OFFICIAL NOTICE OF
CONFIRMATION OF ACTION**

July 13, 2021

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

RE: **14 Myrtle Avenue
Unsheltered storage of junk and debris.
City Code, Chapter 19, Section 19-3
CEAAB Case No. 2021-0027**

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 July 13, 2021 relative to your case.

The CEAAB found the case in **violation** and issued an **“Order Imposing a Fine”** and imposed a fine in the amount of **\$1,400 for the violation of City Code, Chapter 19, Section 19-3, for 14 days of violation at \$100 a day.** A copy of the **“Order Imposing a Fine”** 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.

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

Sincerely,

Robert van Mierop
Code Enforcement Inspector

Certified Mail: **7019 2280 0000 6192 8164**

cc: John P. Regan, City Manager
Denise May, Assistant City Attorney
Darlene Galambos, City Clerk
CEAAB File

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

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: 2021-0027

IN THE MATTER OF:

CAROL LEE CORBITT
14 MYRTLE AVENUE
ST. AUGUSTINE, FL 32084
(Hereinafter referred to as Respondent)

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

City Code, Chapter 19, Section 19-3

VIOLATION SITE: **14 MYRTLE AVENUE**

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

PARCEL NUMBER: **190940 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON **APRIL 13, 2021** AND **JULY 13, 2021** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearings held on April 13, 2021 and July 13, 2021, in accordance with Chapter 162, F.S.

The respondent was present.

2. During a routine code enforcement inspection, the staff observed the following code violations on January 13, 2021:

Unsheltered storage of junk and debris on both sides of the fence in the driveway and covering the front porch.

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

Chapter 19, Section 19-3

4. On February 4, 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 February 10, 2021 to correct the violation, or stipulated that the board may impose a maximum fine of \$500 for each day the violation continued.
5. On March 9, 2021, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of CEAAB Hearing”** for April 13, 2021. AND a Posting Affidavit was placed at the property and with the City Clerk’s office on March 25, 2021 for the CEAAB Hearing for April 13, 2021.

6. On April 13, 2021, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation," and imposed a fine of \$1,400 for 14 days of violation at \$100 a day. The Board asked the City to wait to record the lien to give the Board the option to retract the fine when the case is revisited in 90 days. This "Order" also served as an **"Official Notice of Hearing"** for July 13, 2021, which was sent via certified Mail.
7. On June 28, 2021, a **Posting Affidavit** was placed at the property and the City Clerk's office for the CEAAB Hearing for July 13, 2021.
8. **On July 13, 2021, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Imposing a Fine" and imposed a fine of \$1,400 for 14 days of violation at \$100 a day.**
6. In the event of a future violation of this **"Order Imposing a Fine,"** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

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

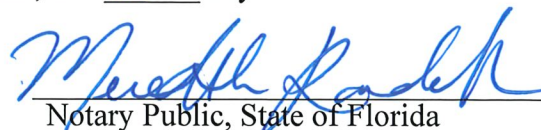


Stephen Simmons, Chairman
Code Enforcement, Adjustments & Appeals Board

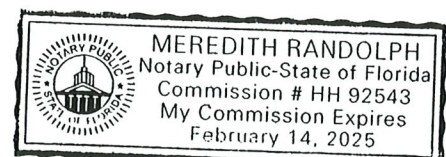
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Stephen Simmons, by means of ☒ physical presence or ☐ online notarization, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 26th day of July, 2021.



Notary Public, State of Florida



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

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

Mr. Fox presented Staff Comments and Findings:

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

Respondent was not present.

Public comment was opened. No one spoke.

MOTION

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

Item 7 (b) 2021-0027

Carol Lee Corbitt

14 Myrtle Avenue

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

Mr. van Mierop reported the following:

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

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

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

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

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

Public comment was opened. No one spoke.

Respondent was present.

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

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

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

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

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

Respondent stated she understood the code.

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

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

Mr. Fox presented Staff Comments and Findings:

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

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

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

MOTION

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

8. REVIEW OF NEW CASES



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

December 29, 2021

IN THE MATTER OF: Name: CAROL LEE CORBITT
Address: 14 MYRTLE AVENUE
ST. AUGUSTINE, FL 32084
Case #: CE2021-0027

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 19, Section 19-3

SITE OF VIOLATION: 14 MYRTLE AVENUE

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

PARCEL NUMBER: 190940 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, January 11, 2022, 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:

- Imposition of a lien for an outstanding fine of \$1,400.

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
CE2021-0027

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: **7019 2280 0000 6192 8591**

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.

CB

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

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

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total \$ _____

Sen \$ _____

Stre _____

City _____

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

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

ST. AUGUSTINE
 DEC 29 2021
 MPO

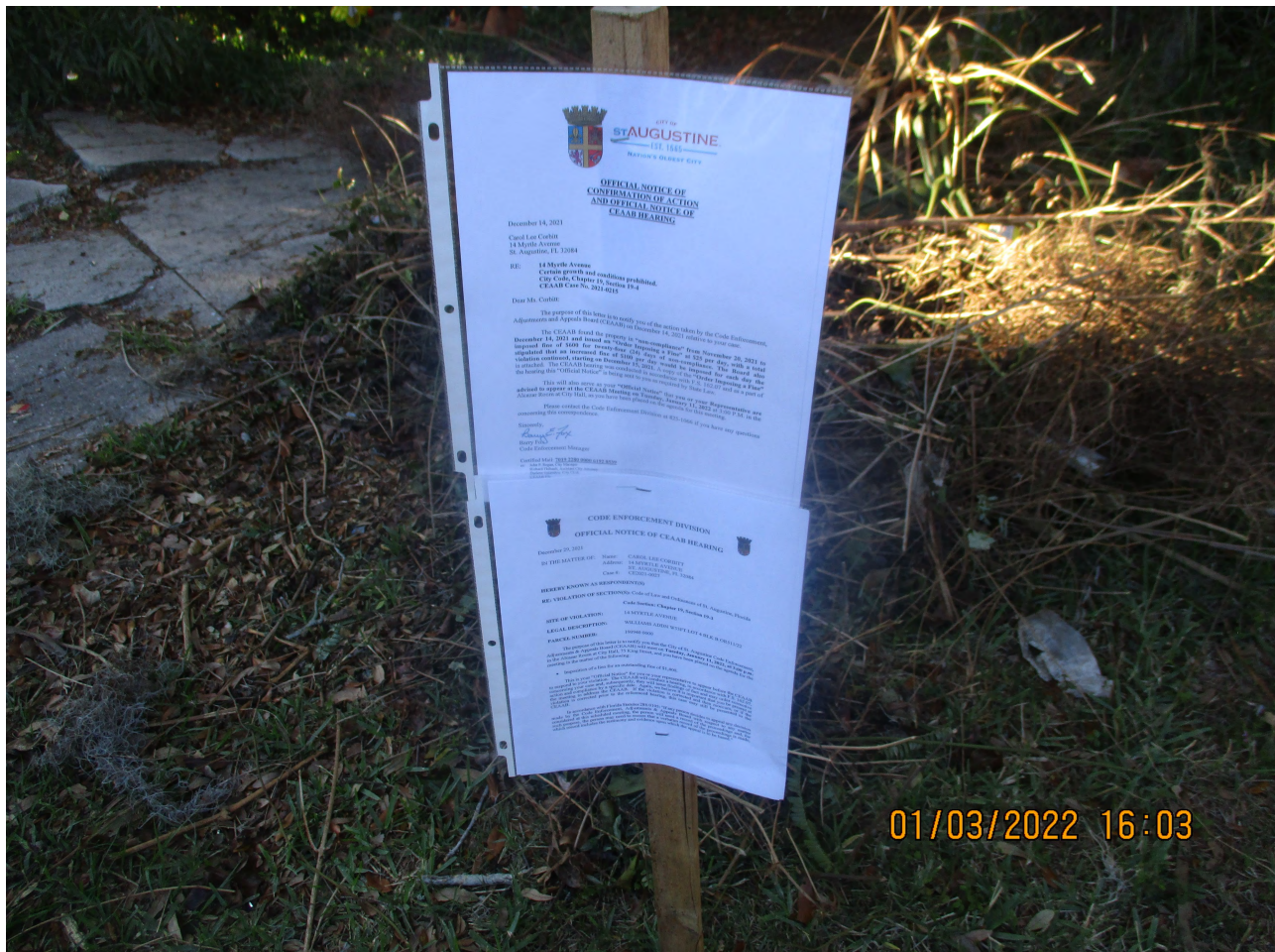
7019 2280 0000 6192 8591

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 Corbitt</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Carol Lee Corbitt 14 Myrtle Avenue St. Augustine, FL 32084		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7019 2280 0000 6192 8591		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: _____	
3. Service Type ☒ Certified Mail® ☐ Priority Mail Express™ ☐ Registered ☒ Return Receipt for Merchandise ☐ Insured Mail ☐ Collect on Delivery		4. Restricted Delivery? (Extra Fee) ☐ Yes	
PS Form 3811, July 2013		Domestic Return Receipt 14 Myrtle North 2021-007	

RECEIVED
 JAN 03 2022



01/03/2022 16:03



01/03/2022 16:03

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: January 11, 2022

SUBJECT: Case Number: 2021-0215

RESPONDENT: Carol Lee Corbitt

LOCATION: 14 Myrtle Avenue Parcel Number 190940 0000

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

BACKGROUND INFORMATION:

On December 20, 2021, an inspection of the above property showed that a considerable amount of work had been done on this property to cut or remove weeds, grass and overgrown vegetation, and this property is in compliance with respect to City Code Chapter 19, Section 19-4.

STAFF COMMENTS AND FINDINGS:

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

- Find the above property is in compliance and close this case.

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)





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

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

December 14, 2021

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

RE: **14 Myrtle Avenue**
Certain growth and conditions prohibited.
City Code, Chapter 19, Section 19-4
CEAAB Case No. 2021-0215

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 December 14, 2021 relative to your case.

The CEAAB found the property in **“non-compliance” from November 20, 2021 to December 14, 2021 and issued an “Order Imposing a Fine” at \$25 per day, with a total imposed fine of \$600 for twenty-four (24) days of non-compliance. The Board also stipulated that an increased fine of \$100 per day would be imposed for each day the violation continued, starting on December 15, 2021.** A copy of the **“Order Imposing a Fine”** 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, January 11, 2022 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 Fox
Code Enforcement Manager

Certified Mail: **7019 2280 0000 6192 8539**

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

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

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: 2021-0215

IN THE MATTER OF:

CAROL LEE CORBITT
14 MYRTLE AVENUE
ST. AUGUSTINE, FL 32084
(Hereinafter referred to as Respondent)

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

City Code, Chapter 19, Section 19-4

VIOLATION SITE: **14 MYRTLE AVENUE**

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

PARCEL NUMBER: **190940 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON **OCTOBER 12, 2021, NOVEMBER 9, 2021, AND DECEMBER 14, 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 hearings held on October 12, 2021, November 9, 2021 and December 14, 2021 in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was present at the December 14, 2021 Code Enforcement, Adjustments and Appeals Board meeting and testified under oath.

2. In response to a public complaint, the staff observed the following code violations on June 23, 2021:

Weeds and grass in excess of 12 inches.

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

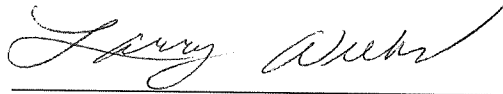
Chapter 19, Section 19-4

4. On July 15, 2021, the Planning and Building Department sent an **“Official Notice of Violation”** to formally advise the respondent of the violation, via certified mail. The notice gave the respondent fifteen (15) days to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On September 27, 2021, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of Hearing”** for October 12, 2021. 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 tabled the case until the November 9, 2021 CEAAB Meeting, at which time City staff would provide proof the case is in compliance. The CEAAB stipulated that if the case is not in compliance by November 9, 2021, the CEAAB will hear the case at the December 14, 2021 meeting.
7. On October 18, 2021, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of Hearing”** for November 9, 2021. **AND** the Official Notice was placed at the property and with the City Clerk’s office on October 27, 2021 for the CEAAB Hearing for November 9, 2021.
8. On November 9, 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 \$25 per day would be imposed for each day the violation continued.
9. On November 22, 2021, the Planning and Building Department sent the respondent, via certified mail, an **“Official Notice of Hearing”** for December 14, 2021. **AND** the Official Notice was placed at the property and with the City Clerk’s office on December 3, 2021 for the CEAAB Hearing for December 14, 2021.
10. **On December 14, 2021, the Code Enforcement, Adjustments and Appeals Board found the case in “non-compliance” from November 20, 2021 to December 14, 2021 and issued an “Order Imposing a Fine” at \$25 per day, with a total imposed fine of \$600 for twenty-four (24) days of non-compliance. The Board also stipulated that an increased fine of \$100 per day would be imposed for each day the violation continued, starting on December 15, 2021.**
11. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, January 11, 2022** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
12. In the event of a repeat violation of this **“Order Imposing a Fine,”** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose 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 14TH DAY OF DECEMBER, 2021 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

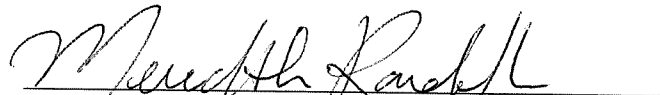


Larry Weeks, Chairman
Code Enforcement, Adjustments & Appeals Board

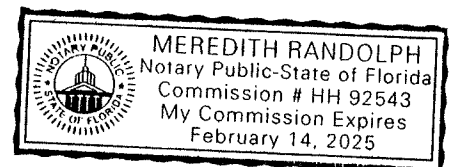
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Larry Weeks, 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 28th day of
December, 20 21.


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.



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

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

OFFICIAL USE

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

Postage \$
 Total \$

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

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

7019 2280 0000 6192 8539

DEC 28 2021
 MPO

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:

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

2. Article Number (Transfer from service label) 7019 2280 0000 6192 8539

COMPLETE THIS SECTION ON DELIVERY

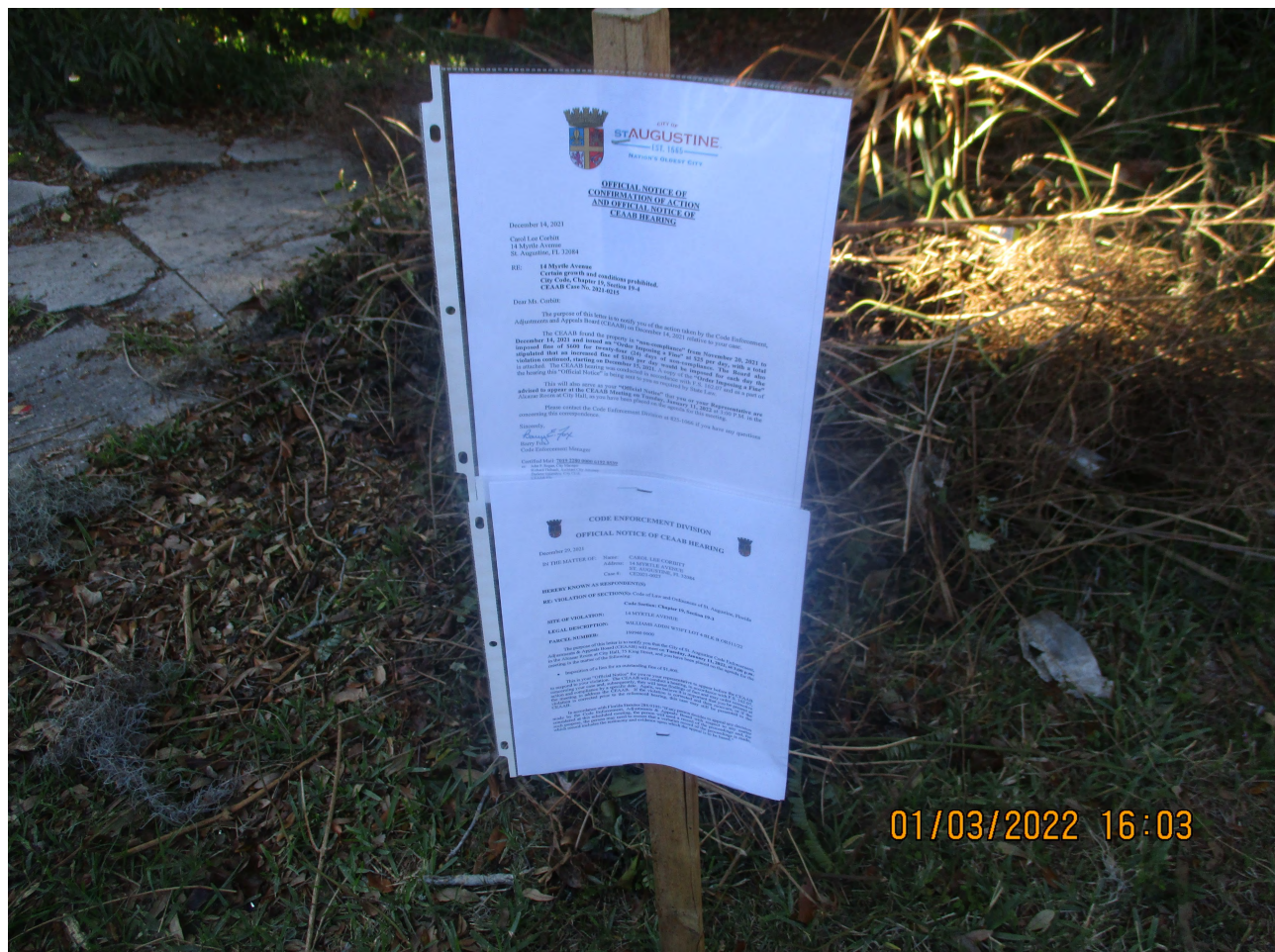
A. Signature ☒ Agent ☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☒ No
 YES, enter delivery address below:

3. Service Type
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

PS Form 3811, July 2013 Domestic Return Receipt 14 Myrtle Ave - order Dec 2021

JAN 03 2022
 RECEIVED
 Planning/Building Dept.



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 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
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Williams Addition
Sec/Twp/Rng 7-7-30
District City of St Augustine (District 452)
Millage Rate 19.3368
Acreage 0.150
Homestead Y

Owner Information

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

Exemption Information

Exemption Type	Status	Amount
Homestead		\$25,000
Homestead Band		\$1,187

Map



Valuation Information

	2022
Building Value	\$91,673
Extra Features Value	\$3,903
Total Land Value	\$111,300
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$206,876
Total Deferred	\$155,689
Assessed Value	\$51,187
Total Exemptions	\$26,187
Taxable Value	\$25,000

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

Historical Assessment Information

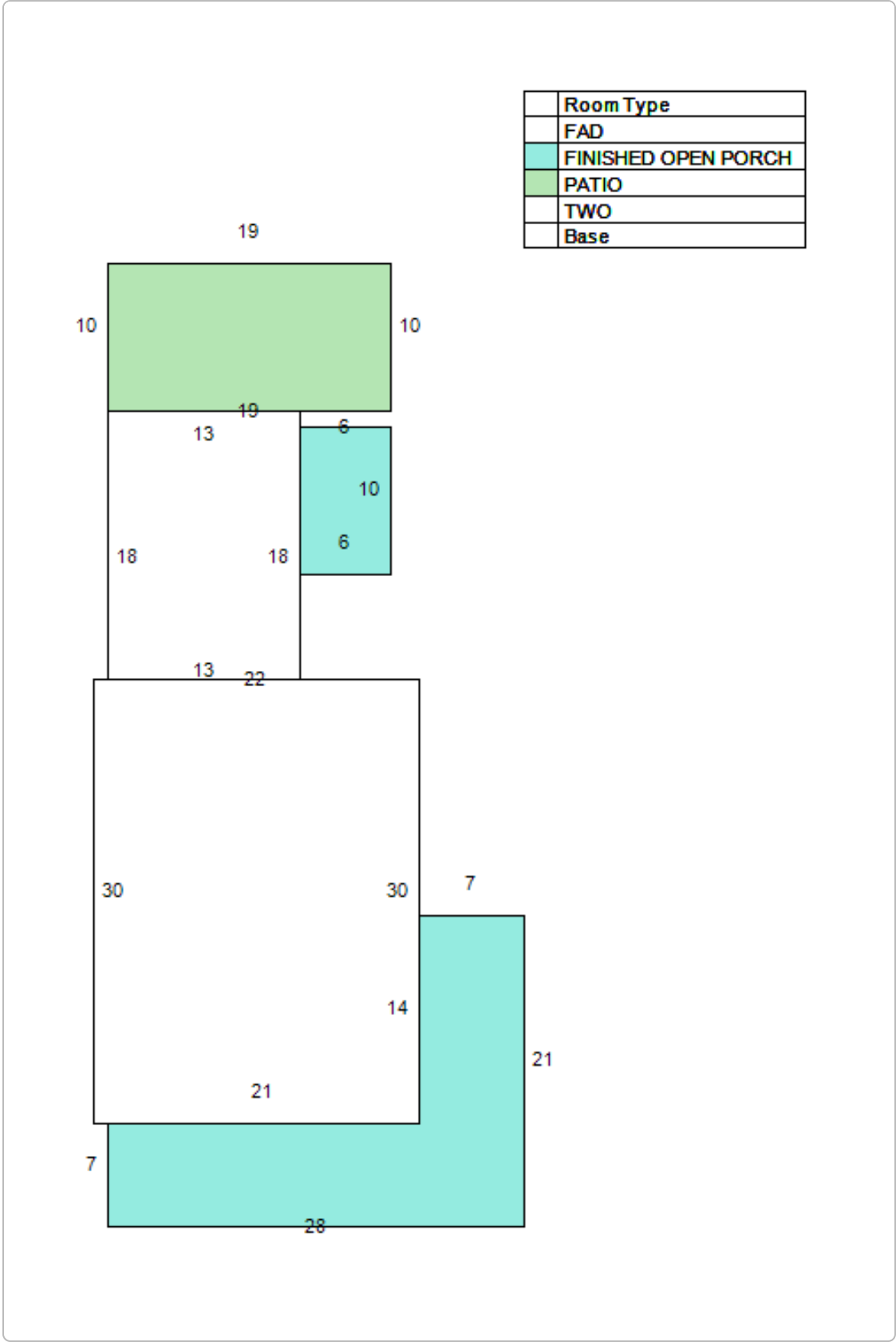
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$77,639	\$3,903	\$111,300	\$0	\$0	\$192,842	\$50,480	\$167,842	\$25,000
2020	\$82,707	\$3,903	\$84,800	\$0	\$0	\$171,410	\$49,783	\$146,627	\$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

Building Information

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

Description	Square Footage
BASE AREA	234
2 STORY	660
PATIO	190
FINISHED OPEN PORCH	294
FINISHED OPEN PORCH	60
FRAME ADDITION	60

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage Unfinished (Low)		3903

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

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: 1/4/2022, 1:44:53 AM](#)

Developed by



Version 2.3.168

Dennis W. Hollingsworth Tax Collector

generated on 1/4/2022 4:56:43 PM EST

Tax Record

Last Update: 1/4/2022 4:56:43 PM EST

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	2021
Mailing Address CORBITT CAROL LEE 14 MYRTLE AVE SAINT AUGUSTINE FL 32084-2830		
Physical Address 14 MYRTLE AVE		
Exempt Amount	Taxable Value	
\$25,480.00	\$25,000.00	
Exemption Detail HB 480 HX 25000	Millage Code 452	Escrow Code
Legal Description 07-07-30.15 Acres WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
COUNTY		
GENERAL	4.6537	50,480
ROAD	0.8444	50,480
HEALTH	0.0160	50,480
SCHOOL		
SCHOOL-STATE LAW	3.5640	50,480
SCHOOL - LOCAL BOARD	2.2480	50,480
SJRWMD	0.2189	50,480
MOSQUITO	0.2000	50,480
CITY OF ST AUGUSTINE	7.5000	50,480
FL INLAND NAV DISTRICT	0.0320	50,480
PORT AUTHORITY	0.0598	50,480
		Exemption Amount
		25,480
		Taxable Value
		25,000
		Taxes Levied
		\$116.34
		\$21.11
		\$0.40
		\$90.81
		\$57.28
		\$5.47
		\$5.00
		\$187.50
		\$0.80
		\$1.50
Total Millage		19.3368
Total Taxes		\$486.21
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
4105	C OF S A FIRE ASSESS FEE	\$65.73
Total Assessments		\$65.73
Taxes & Assessments		\$551.94
If Paid By		Amount Due
11/30/2021		\$529.86
12/31/2021		\$535.38
1/31/2022		\$540.90
2/28/2022		\$546.42
3/31/2022		\$551.94
Prior Year Taxes Due		
NO DELINQUENT TAXES		

Click Here To Pay Now

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: January 11, 2022

SUBJECT: Case Number: 2021-0231

RESPONDENT: Rosenblum Living Trust
Ronald Rosenblum

LOCATION: 12 Dupont Lane Parcel Number 194210 0000

VIOLATION: Removal of 28" d.b.h. Southern Magnolia tree without a permit,
Chapter 25, Section 25-56

BACKGROUND INFORMATION:

On November 9, 2021, the CEAAB found this case in violation and issued an "Order Finding Violation" and imposed a fine of \$1,000 for the removal of a 28" d.b.h. Southern Magnolia tree without a permit. The \$1,000 fine was paid in full on December 9, 2021 by the Respondent.

Robert van Mierop
Code Enforcement Officer



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

**OFFICIAL NOTICE OF
CONFIRMATION OF ACTION**

November 9, 2021

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

**RE: 12 Dupont Lane
Removal of 28" d.b.h. Southern Magnolia tree without a permit
City Code, Chapter 25, Section 25-56
CEAAB Case No. CE2021-0231**

Dear Mr. Rosenblum:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on November 9, 2021 relative to your case.

The CEAAB found the case **in violation** and issued an **"Order Finding Violation" and imposed a fine of \$1,000 for the removal of a 28" d.b.h. Southern Magnolia tree without a permit.** A copy of the **"Order Finding Violation and Imposing a Fine"** 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.

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

Sincerely,

Robert van Mierop
Code Enforcement Inspector

Certified Mail: 7019 2280 0000 6192 8461
7019 2280 0000 6192 8454

Attachment

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

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

**ORDER FINDING VIOLATION
AND IMPOSING A FINE**

CEAAB CASE NUMBER: CE2021-0231

IN THE MATTER OF:

**ROSENBLUM LIVING TRUST
RONALD ROSENBLUM
12 DUPONT LANE
ST AUGUSTINE, FL 32084**
(Hereinafter referred to as Respondent)

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

City Code, Chapter 25, Section 25-56

VIOLATION SITE: **12 DUPONT LANE**

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

PARCEL NUMBER: **194210 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **NOVEMBER 9, 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 November 9, 2021 in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was present at the November 9, 2021 Code Enforcement, Adjustments and Appeals Board meeting and testified under oath.

2. In response to a public complaint, the staff observed the following code violations on October 18, 2021:

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

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

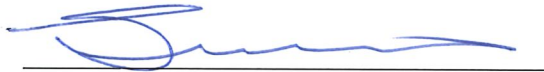
Chapter 25, Section 25-56. Tree removal and replacement.

4. On October 21, 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 advised the respondent that the Code Enforcement, Adjustment and Appeals Board may impose a maximum fine of \$5,000 per violation.

5. On October 22, 2021, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of CEAAB Hearing"** for November 9, 2021. **AND** the Notice of Hearing was placed at the property and with the City Clerk's office on October 22, 2021 for the CEAAB Hearing for November 9, 2021.
6. **On November 9, 2021, the Code Enforcement, Adjustments and Appeals Board found the Respondent in violation and imposed a fine of \$1,000 for the removal of a tree without a permit.**

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 SECTIONS 162.08 AND 162.09, 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 9TH DAY OF NOVEMBER, 2021 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

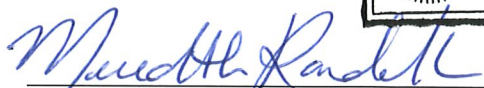


Stephen Simmons, Chairman
Code Enforcement, Adjustments and Appeals Board

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 22nd day of November, 20 21.



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.

8. REVIEW OF NEW CASES

Item 8 (a) 2021-0231

Rosenblum Living Trust

Ronald Rosenblum

12 Dupont Lane

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

Mr. Fox introduced the case and read the City code section for the violation, and the Florida Statute regarding fines for irreparable and irreversible damage.

Mr. van Mierop reported the following:

- 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, 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 staff that she made a mistake by hiring a tree company to remove the tree and that she would do whatever it takes to "make it right."
- On November 1, 2021, staff spoke with Ron Rosenblum, the property owner of 12 Dupont

Lane, and he stated that he had no intention of removing the tree.

Respondent was not present, but an authorized agent was present.

Michelle Thrower, of 141 Ashby Landing Way, spoke as an authorized agent on behalf of the property owner. Mrs. Thrower stated she hired the landscape company to clean the property. She stated the tree was dying and a "junk tree" and assumed the neighbors at 14 Dupont Lane would appreciate the removal of the tree. Mrs. Thrower said the property owner was not aware of the removal, and that no arborist wrote a report for the tree. Mrs. Thrower provided estimates to the Board for a replacement tree to be placed on 14 Dupont Lane.

Brian Sundstrom, landscaper, of 234 [unintelligible], spoke as a witness. Mr. Sundstrom stated he called the permitting office and was advised the tree should be measured at 4 feet from the ground. He stated the Southern Magnolia tree was under eighteen inches. He said a young woman at the City permitting office told him he was in compliance to remove the tree.

David Birchim, Planning and Building Director, clarified for the Board the City Code regarding diameter at breast height and significant tree removal. Mr. Birchim clarified that significant tree removal is heard by the Planning and

Zoning Board, and that Staff would have advised Planning and Zoning Board approval was needed if the tree was larger than eighteen inches in diameter at breast height. He further stated a tree three inches in diameter and larger requires a tree removal permit.

Public comment was opened.

Steve Bear, of 14 Dupont Lane, discussed the tree removal on his property. Mr. Bear stated he had been taking care of the tree for many years and attempted to nurse it back after it received damage from Hurricane Irma. He also stated the tree was removed at 9:30 on a Sunday morning.

The witness, Mr. Sundstrom stated that Meredith Randolph was the person he spoke to at the City. Ms. Randolph provided testimony of the sequence of events.

- The residents at 14 Dupont Lane left several voicemails for Code Enforcement on Sunday regarding the removed tree.
- A Code Enforcement Officer was sent to the property to confirm any violations on Monday.
- Mr. Sundstrom called on Monday and was advised tree trimming does not require a permit as long as it follows code. He was also advised that the tree removed without a permit was possibly a significant tree that could require going before the Code Enforcement, Adjustments and Appeals Board.

Mrs. Reigle clarified that based on testimony, the call from Mr. Sundstrom came on Monday, the day after the tree was removed.

Public comment was opened again.

Charles Pappas, of 46 Macaris Street, suggested that the Board use the Tree Mitigation Fund to replace the tree someplace in the City.

The Board discussed how it cannot be determined the tree was significant. The Board also discussed the possible penalties that could be imposed and tree replacement options. It was determined the tree replacement would be handled as a civil matter between the property owners at 12 and 14 Dupont Lane.

MOTION

Mrs. Reigle moved to find the Respondent in violation and imposed a fine of \$1,000 for the removal of a tree without a permit. The motion was seconded by Mr. Day.

VOTE ON MOTION:

YES: Reigle, Day, Beach, Weeks, Simmons

NO: Valachovic

MOTION CARRIED.

9. CITY ATTORNEY ITEMS

None.

City of St Augustine
Planning & Building Dept.
75 King St
St Augustine, FL 32084
904-825-1065

PLANNING AND BUILDING

Date: 12/09/2021 02:00:52 PM

CREDIT CARD SALE

MASTERCARD
CARD NUMBER: *****3961 K

TOTAL AMOUNT: \$1,000.00

APPROVAL CD: 77764Z
RECORD #: 000
CLERK ID: ACannon

Customer Copy

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street
St. Augustine FL 32084

DATE: 12/09/21 CUSTOMER#: 000000000
TIME: 15:38
CLERK: 1596plan

RECPT#: 2257436 PREV BAL:
TP/YR: MS/2022 AMT PAID: 1000.00
BILL: ADJSTMNT:
EFF DT: 12/08/21 BAL DUE:
MISCELLANEOUS PAYMENT

-----TOTALS-----

PRINCIPAL PAID: 1000.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 1000.00
AMT APPLIED: 1000.00
CHANGE: .00

PAID BY: RONALD ROSENBLUM
PAYMENT METH: CREDIT CARD
PAYMENT REF: 3961

VA

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: January 11, 2022

SUBJECT: Case Number: 2021-0283

RESPONDENT: Gary Ray Parks Estate

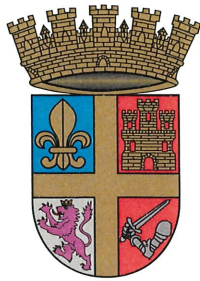
LOCATION: 14 Poinciana Avenue Parcel Number 149730 0000

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

BACKGROUND INFORMATION:

On October 12, 2021, the CEAAB issued an “Order Imposing a Fine” and closed the case for compliance. The “Order Imposing a Fine” stipulated a fine for the abatement cost of \$2,950 and reduced the previously imposed fine to \$1,000, for a total imposed fine of \$3,950. The Order stated the Respondent had 30 days from the date of the Order to pay the fine in full. The fine has not been paid as of January 6, 2022. An Official Notice of Hearing for the January 11, 2022 meeting was sent to the Respondent regarding the imposition of a lien for an outstanding fine of \$3,950.

Curtis Boles
Code Enforcement Officer



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

**OFFICIAL NOTICE OF
CONFIRMATION OF ACTION**

October 12, 2021

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

RE: **14 Poinciana Avenue**
 Certain growth and conditions prohibited.
 City Code, Chapter 19, Section 19-4
 CEAAB Case No. CE2021-0283

To Whom It May Concern:

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 issued an **“Order Imposing a Fine”** and **closed the case for compliance**. The **“Order Imposing a Fine”** stipulated a fine for the abatement cost of \$2,950 and reduced the previously imposed fine to \$1,000, for a total imposed fine of \$3,950. Copies of the **“Order Imposing a Fine”** and the **“Order Closing Case for Compliance”** are 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.

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 8348**
 7019 2280 0000 6192 8379
 7019 2280 0000 6192 8386

Attachment

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 IMPOSING A FINE
CEAAB CASE NUMBER: 2021-0283

IN THE MATTER OF:

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

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

City Code, Chapter 19, Section 19-4

VIOLATION SITE: **14 POINCIANA AVENUE**

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

PARCEL NUMBER: **1497300000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON **JULY 13, 2021 AND 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 hearings held on July 13, 2021 and 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 March 1, 2021:

Property overgrown with weeds and grass.

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

Chapter 19, Section 19-4

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

6. On July 13, 2021, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an **"Order Finding Violation"** and imposed a fine of \$50 per day as of March 1, 2021, and the Board further authorized abatement to the City of St. Augustine.
7. On October 1, 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 was placed at the property and with the City Clerk's office on October 1, 2021 for the CEAAB Hearing for October 12, 2021.
8. **On October 12, 2021, the Code Enforcement, Adjustments and Appeals Board found the case in "compliance" after abatement was completed and issued an "Order Imposing a Fine" in the total amount of \$3,950, to include the \$2,950 abatement cost and the reduction of the fine from the July 13, 2021 meeting to \$1,000. The Respondent has 30 days from the date of this Order to pay the fine in full in the amount of \$3,950.**
9. In the event of a repeat violation of this **"Order Imposing a Fine,"** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose 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.

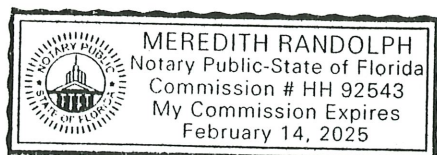


Stephen Simmons, Chairman
Code Enforcement, Adjustments & Appeals Board

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.

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

**ORDER CLOSING CASE
FOR COMPLIANCE
CEAAB CASE NUMBER: 2021-0283**

IN THE MATTER OF:

**GARY RAY PARKS ESTATE
14 POINCIANA AVENUE
ST. AUGUSTINE, FL 32084**

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

City Code, Chapter 19, Section 19-4

VIOLATION SITE: **14 POINCIANA AVENUE**

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

PARCEL NUMBER: **1497300000**

ORDER

THIS MATTER having come to be heard before the Code Enforcement, Adjustments and Appeals Board of the City of St. Augustine on October 12, 2021.

And the Board, being fully advised in the premises, hereby finds:

- That the property referenced herein has been brought into compliance with the Code of the City of St. Augustine, Florida.

THEREFORE, it is hereby ordered that the case is closed for compliance.

DONE AND ORDERED this **12TH DAY OF OCTOBER, 2021** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

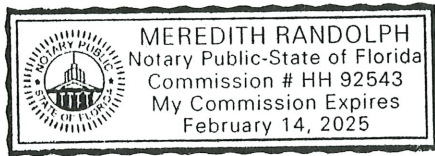


Stephen Simmons, Chairman
Code Enforcement, Adjustments & Appeals Board

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

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.



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

December 29, 2021

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

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 14 POINCIANA AVENUE

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

PARCEL NUMBER: 149730 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, January 11, 2022, 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:

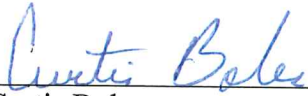
- Imposition of a lien for an outstanding fine of \$3,950.

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

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

Notice of Hearing
CE2021-0283

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



Curtis Boles
Code Enforcement Inspector

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

Certified Mail Number: 7019 2280 0000 6192 8584
7019 2280 0000 6192 8577
7019 2280 0000 6192 8553

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 8553

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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City

Gary Ray Parks Estate

14 Poinciana Avenue

St. Augustine, FL 32084

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

See Reverse for Instructions

7019 2280 0000 6192 8577

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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St

City

Anthony Pinizzotto MPO

415 Dunlawton Avenue, Suite 106

Port Orange, FL 32127-4453

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

See Reverse for Instructions

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City

Gary Ray Parks Estate

5199 Westgate Dr

Oxford, OH 45056

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

See Reverse for Instructions

Track Another Package +

Tracking Number: 70192280000061928577

Remove X

Your item was delivered to an individual at the address at 10:40 am on January 3, 2022 in PORT ORANGE, FL 32127.

 **Delivered, Left with Individual**

January 3, 2022 at 10:40 am
PORT ORANGE, FL 32127

Feedback

Get Updates 

Text & Email Updates		
Tracking History		
January 3, 2022, 10:40 am Delivered, Left with Individual PORT ORANGE, FL 32127 Your item was delivered to an individual at the address at 10:40 am on January 3, 2022 in PORT ORANGE, FL 32127.		
December 31, 2021, 10:16 am Delivery Attempted - No Access to Delivery Location PORT ORANGE, FL 32127		

Track Another Package +

Tracking Number: 70192280000061928584

Remove X

Your item arrived at our COLUMBUS OH DISTRIBUTION CENTER destination facility on January 4, 2022 at 12:27 pm. The item is currently in transit to the destination.

Arrived at USPS Regional Destination Facility

January 4, 2022 at 12:27 pm
COLUMBUS OH DISTRIBUTION CENTER

Get Updates v

Text & Email Updates

Tracking History

January 4, 2022, 12:27 pm

Arrived at USPS Regional Destination Facility
COLUMBUS OH DISTRIBUTION CENTER

Your item arrived at our COLUMBUS OH DISTRIBUTION CENTER destination facility on January 4, 2022 at 12:27 pm. The item is currently in transit to the destination.

January 3, 2022, 8:14 am

Moved, Left no Address
OXFORD, OH 45056

January 3, 2022, 7:32 am

Out for Delivery
OXFORD, OH 45056

January 3, 2022, 7:21 am

Arrived at Post Office
OXFORD, OH 45056

Track Another Package +

Tracking Number: 70192280000061928553

Remove X

Your item was returned to the sender on December 30, 2021 at 12:46 pm in SAINT AUGUSTINE, FL 32084 because the address was vacant or the business was no longer operating at the location and no further information was available.

Vacant

December 30, 2021 at 12:46 pm
SAINT AUGUSTINE, FL 32084

Feedback

Get Updates v

Text & Email Updates	v
Tracking History	^
December 30, 2021, 12:46 pm Vacant SAINT AUGUSTINE, FL 32084 Your item was returned to the sender on December 30, 2021 at 12:46 pm in SAINT AUGUSTINE, FL 32084 because the address was vacant or the business was no longer operating at the location and no further information was available.	
December 30, 2021, 8:18 am Arrived at Post Office SAINT AUGUSTINE, FL 32084	

1/3/22, 2:50 PM
Saint Augustine
Curtis Boles

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING

December 29, 2021

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

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 14 POINCIANA AVENUE

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

PARCEL NUMBER: 149730 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, January 11, 2022, 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:

- Imposition of a lien for an outstanding fine of \$3,950.

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.

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1/3/22, 2:50 PM
St. Augustine
Curtis Boles