



AGENDA

Code Enforcement, Adjustments and Appeals Board

City of St. Augustine, Florida

Alcazar Room

Tuesday, March 8, 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 January 11, 2022.
- 5. Disclosure of Ex-Parte Communications**
- 6. Building Code Variances**

(None)
- 7. Review of New Cases**
 - a. CE2021-0227 Augustine Development Group LLC
215 Anastasia Blvd

City Code: Chapter 8, Section 8-608,
Alteration/ Construction without Permit
- 8. Review of Previously Heard Cases**
 - a. CE2021-0219 James A. Philcox
111 Zoratoa Ave

City Code: Chapter 19, Section 4 Certain
growth and conditions prohibited.
- 9. City Attorney Items**

(None)
- 10. Other Business**

(None)

11. 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
January 11, 2022

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, January 11, 2022, in the Alcazar Room at City Hall. The meeting was called to order by, Larry Weeks, Chairman, and the following were present:

1. **ROLL CALL**

Larry Weeks, Chairman
Cece Reigle
Karen Valachovic
Brad Beach
Marilyn Garrett

Thomas Day, Vice Chairman - Absent

Staff Present:

Richard Thibault, Assistant City Attorney
Amy Skinner, Director, Planning & Building Department
Richard Schauland, Building Official
Barry Fox, Code Enforcement Manager
Curtis Boles, Code Enforcement Officer
Robert van Mierop, Code Enforcement Officer
Laura Morse, Recording Secretary

Mr. Weeks introduced Marilyn Garrett, the newest Board member.

The City staff was sworn in.

2. **GENERAL PUBLIC COMMENTS
FOR ITEMS NOT ON AGENDA**

(None)

3. **APPROVAL OF MINUTES
(December 14, 2021)**

MOTION

Mr. Beach MOVED to approve the minutes. The motion was SECONDED Mrs. Valachovic and APPROVED BY UNANIMOUS VOICE VOTE.

4. **DISCLOSURE OF EX-PARTE
COMMUNICATIONS**

(None)

5. **VARIANCES/TREE REMOVAL**

(None)

6. **REVIEW OF PREVIOUSLY HEARD
CASES**

Item 6 (a) CE2021-0027

Carol Lee Corbitt
14 Myrtle Avenue

City Code, Chapter 19, Section 19-3

Unsheltered storage of junk and debris.

Mr. Fox introduced the case.

The respondent was not present.

There was no Board discussion.

Mr. Fox asked the Board to motion for the imposition of a lien in the previously stated fine amount of \$1,400.

MOTION

Mrs. Valachovic MOVED to approve an order imposing a lien in Case Number 2021-0027 in the amount of \$1,400. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

**AYES: Valachovic, Beach,
Garrett, Reigle, Weeks**

NAYES: None

MOTION APPROVED UNANIMOUSLY

Item 6 (b) CE2021-0215

**Carol Lee Corbitt
14 Myrtle Avenue**

**City Code, Chapter 19, Section 19-4
Certain growth prohibited.**

Mr. Fox introduced the case.

The respondent was not present.

Mr. van Mierop presented two photos which showed the debris cleared from the property since the previous hearing.

Public hearing was opened, and the Board heard from the following member of the public:

- B.J. Kalaidi of 8 Newcomb Street, was sworn in. She said the property was brought into compliance and a fine should not be imposed; however, she asked if interest was accrued when a fine was placed against a homesteaded property once it was recorded or was the fine the final amount required to remove the lien. She believed there should be a fine for fixing this part of the complaint.

Mr. Thibault stated the \$1,400 was the total amount and there was no interest accruing.

Public hearing was closed.

The Board discussed:

Mr. Weeks stated the Board should discuss whether a motion was needed to determine if the property was in compliance, and the next step would be the determination of a fine.

FIRST MOTION

Mr. Beach MOVED that Case CE2021-0215 was in compliance with the requirements of the City of St. Augustine and to find to close the case at this point. The motion was SECONDED by Ms. Reigle.

VOTE ON MOTION:

**AYES: Beach, Reigle, Garrett,
Valachovic, Weeks**

NAYES: None

MOTION APPROVED UNANIMOUSLY

The Board discussed:

Mr. Weeks indicated the City had previously worked with, and continued to work closely with the respondent, and had just imposed the \$1,400 lien. Mr. Weeks was inclined to adjust the fine until the owner came into compliance.

Mr. Fox stated the first fine the Board established was \$25 per day for 24 days, totaling \$600. Mr. Fox noted the next establishment of fines began on December 15th and ran through the 19th, Officer / Inspector van Mierop inspected the property on Monday, December 20th, and the call was not received until Monday, December 27th; therefore, it was five more days at \$100 per day, for a total of \$1,100.

Mr. Weeks suggested adjusting the fine to a lesser amount. Mr. Weeks stated the applicant probably could not afford the fine, the City would be required to impose another lien, and the City did not have to pay to abate it; therefore, he requested Board discussion on a reduced fine.

Ms. Reigle stated the property had been in and out of compliance for nearly 20 years. Ms. Reigle was surprised the Board had only assessed \$25 per day, during the same meeting where another respondent was fined \$500 per day for a swimming pool with dirty water. Ms. Reigler was less inclined to discount the fine, since liens were typically not paid until the house was sold, which was most likely what would happen in this case.

Mr. Beach inquired about waiving the fines based on the respondent's effort taken and the property's current compliance.

Mr. Thibault advised the Board could impose the fine of up to \$1,100, reduce the fine, or remove it completely if the property was found in compliance, which the Board had found.

Ms. Reigle stated it was important to know the investment of City staff's time into the Case, which most likely was hundreds of hours.

Mr. Weeks indicated the investment of staff's time was discussed in the past and taken into consideration at times; however, there was no probable way to estimate a fixed cost to assign to the cases.

Mr. Fox advised there was no schedule for administrative costs at that time.

Mr. Thibault reminded the Board that the lien imposed in the case would last up to 20 years unless the property was sold. Mr. Thibault stated if the Board voted to impose the fine, they would return to impose a lien on the case.

Mr. Weeks stated this case would be seen again, it would be a repeat offense, and the fine would be up to \$500 per day.

Ms. Valachovic agreed that the property was in compliance and the \$1,400 lien would be paid in the next 20 years when the property sold. Ms. Valachovic said that bringing the case back to the Board with another lien was more time, paperwork, and effort on staff.

Mr. Fox stated this would be the second lien imposed against the property since there was a previous case against it. Mr. Fox indicated that staff expected the

property would be in a repeat offender status, which meant the fines would be much higher.

Ms. Garrett inquired about the property owner's attendance at the previous meeting and was told the owner did not think anything was wrong with her property.

Ms. Reigle questioned if the case was dismissed, could the Board make a condition that if this issue returned, a significantly greater fine could be imposed.

Mr. Thibault advised if this returned to the Board, it would be a new case, and a condition could not be placed on a potential new case. Mr. Thibault noted the Board had the full history for review, and it could impose higher fines at that point.

Mr. Fox stated that for a first-time offense the fine could be up to \$250; however, once the property returned for a violation of the same ordinance as found in a previous violation, it was considered a repeat offense and the fine would be up to \$500. Mr. Fox noted if a case returned with a different offense on the same property, it was considered a first-time offense for that ordinance violation.

Ms. Reigle asked if the fine could be tabled and allow six months to determine if the property owner returned as a repeat offender.

Mr. Thibault stated the statute was not set up to keep the case open and it needed to be closed for compliance with a fine imposed. Mr. Thibault stated if this

case was tabled, they would have to proceed towards an order of a lien.

Mr. Weeks stated they should keep the cases separate, and if this returned to the Board, they would handle at that time.

SECOND MOTION

Mr. Beach MOVED to waive the fine of \$1,100 in CE2021-0215 for 14 Myrtle Avenue property and close the case for compliance. The motion was SECONDED by Mrs. Valachovic.

VOTE ON MOTION:

AYES: Beach, Valachovic, Garrett, Weeks

NAYES: Reigle

MOTION APPROVED 4/1

Item 6 (c) CE2021-0213

Rosenblum Living Trust

Ronald Rosenblum

12 Dupont Lane

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

Mr. Fox introduced the case.

The respondent was not present.

Mr. van Mierop advised the two neighbors agreed to plant a 10-foot cedar tree, and the property owners were happy with the Board's decision.

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

There was no Board discussion.

MOTION

Mrs. Valachovic MOVED to close CE2021-0231 for compliance. The motion was SECONDED by Ms. Reigle.

VOTE ON MOTION:

AYES: Valachovic, Reigle, Beach, Garrett, Weeks

NAYES: None

MOTION APPROVED UNANIMOUSLY

Item 6 (d) CE2021-0283

Gary Ray Parks Estate

14 Poinciana Avenue

City Code, Chapter 19, Section 19-4

Certain growth and conditions prohibited.

Mr. Fox introduced the case.

The respondent was not present.

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

Mr. Fox advised Mr. Beach that staff was speaking with the families' estate attorney who worked with the family to resolve the issue. Mr. Fox stated that if the property was not cared for, this would return to the Board.

MOTION

Mrs. Valachovic MOVED in CE2021-0283 for the imposition of a lien for the outstanding fine amount of \$3,950. The motion was SECONDED by Mr. Beach.

VOTE ON MOTION:

AYES: Valachovic, Beach, Garrett, Reigle, Weeks

NAYES: None

MOTION APPROVED UNANIMOUSLY

7. REVIEW OF NEW CASES

(None)

8. CITY ATTORNEY ITEMS

(None)

9. OTHER BUSINESS

(None)

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

(None)

11. ADJOURNMENT

Meeting was adjourned at 3:29 P.M.¹

Larry Weeks, Chairperson

Meredith Randolph, Administrative Coordinator

¹ Transcribed by Laura Morse

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: March 8, 2022

SUBJECT: Case Number: 2021-0227

RESPONDENT: Augustine Development Group, LLC

LOCATION: 215 Anastasia Boulevard Parcel Number 219090 0000

VIOLATION: City Code, Chapter 8, Section 8-608 - Alteration/Construction Without Permit

BACKGROUND INFORMATION:

On July 20, 2021, I received information that the VOCO Hotel, located at 215 Anastasia Boulevard in St. Augustine, had made renovations to the second floor, consisting of a bar. The bar had electrical and plumbing work done, however no permits had been issued for the job. On August 3, 2021, I met with the Hotel's manager, Scott Russom, who verified that there had been several plumbers and electricians working on the bar, which as of that date was complete. On September 17, 2021, I spoke with the property owner, Bryan Greiner, and advised him that no permits were secured for any of the work done on the bar, and he advised that he would begin the permit process immediately. As of October 14, 2021, no permit applications had been submitted. On November 2, 2021, the property owner submitted a permit application which was incomplete and therefore it was voided. On January 4, 2022, a Notice of Violation was sent to the respondent by Certified Mail, and it was delivered on January 7, 2022. The Notice advised of the Violation, and it allowed 10 days from the receipt of the Notice, for this property to be brought into compliance. This would be achieved by either following the permit process to obtain valid building permits for the bar, or in the alternative, by the removal of the alterations that were built without permits. On January 14, 2022, a second permit application was submitted, however it was submitted improperly was voided. Most recently, on February 28, 2022, a third permit application was submitted, it was accepted, and it is currently being processed.

STAFF COMMENTS AND FINDINGS:

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

- Find the property in violation of Chapter 8, Section 8-608 - Alteration/Construction Without Permit.
- Allow the respondent additional time to bring the property into compliance,
- Issue a fine up to \$250.00 per day as to violation of Chapter 8, Section 8-608 - Alteration/Construction Without a Permit.

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. 8-608. Permit required.

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



08/03/2021 14:08



CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING



February 22, 2022

IN THE MATTER OF: Name: AUGUSTINE DEVELOPMENT GROUP LLC
 Address: 215 ANASTASIA BOULEVARD
 ST.AUGUSTINE, FL 32080
 Case #: CE2021-0227

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 8, Section 8-608.-Permit required

SITE OF VIOLATION: 215 ANASTASIA BOULEVARD

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 1 THRU 7 BLK 38
 ORD3859/472 & 3881/205 (RE-REC) &3896/1081(CD)

PARCEL NUMBER: 219090 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, March 8, 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 violations:

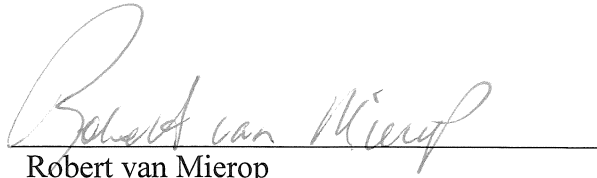
- Full bar, including plumbing and electrical, constructed without building permits.

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
CE2021-0227

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

A handwritten signature in cursive script, reading "Robert van Mierop", written in dark ink over a horizontal line.

Robert van Mierop
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 8676
7019 2280 0000 6192 8638
7019 2280 0000 6192 8683
7019 2280 0000 6192 8645

cc: John P. Regan, City Manager
CEAAB File

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

AFFIDAVIT OF PRIMARY SERVICE

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

Augustine Development Group, LLC
215 Anastasia Boulevard
St. Augustine, FL 32080
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2021-0227

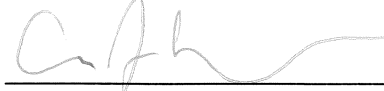
I, Robert van Mierop, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on February 23, 2022, I received a copy of the attached Notice of Hearing for the hearing dated March 8, 2022.
3. That on _____, 20__, I
☐ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on February 23, 2022, I
☒ Hand delivered said Notice to Scott Russom, Gen. Mgr., at 215 Anastasia Boulevard, St. Augustine, FL 32080.

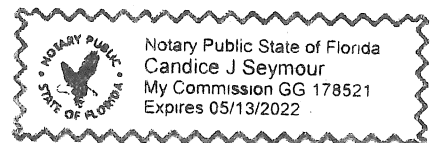
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24th DAY OF February, 20 22.


Notary Public, State of Florida

My Commission Expires: 13th day of May, 20 22.



AFFIDAVIT OF SECONDARY SERVICE

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

Augustine Development Group, LLC

215 Anastasia Boulevard

St. Augustine, FL 32080

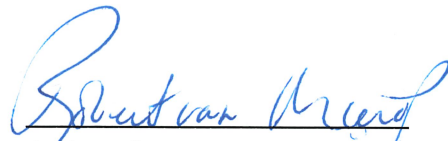
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2021-0227

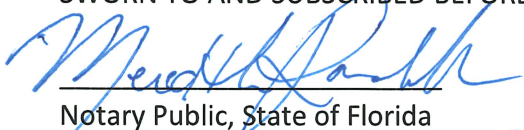
I, Robert van Mierop, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on February 24, 2022, I received a copy of the attached Notice of Hearing for the hearing dated March 8, 2022.
3. That on February 24, 2022, I
☒ Posted said Notice on the property located at
215 Anastasia Boulevard, St. Augustine, FL 32080.
4. That on February 24, 2022, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

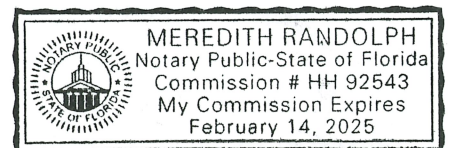
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24th DAY OF February, 20 22.


Notary Public, State of Florida

My Commission Expires: 14 day of February, 20 25.





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



CODE ENFORCEMENT DIVISION

January 5, 2022

IN THE MATTER OF: Name: AUGUSTINE DEVELOPMENT GROUP LLC
Address: 215 ANASTASIA BOULEVARD
ST. AUGUSTINE, FL 32080
Case #: CE2021-0227

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 8, Section 8-608. – Permit required.

SITE OF VIOLATION: 215 ANASTASIA BOULEVARD

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOTS 1 THRU 7 BLK 38 OR3859/472
& 3881/205 (RE-REC) &3896/1081(C/D)

PARCEL NUMBER: 219090 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on August 31, 2021, which revealed the following violations:

- Full bar, including plumbing and electrical, constructed without building permits.

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 10 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:

- Follow permit process to obtain valid building permits. In the alternative, remove the bar/alterations that were built without permits.

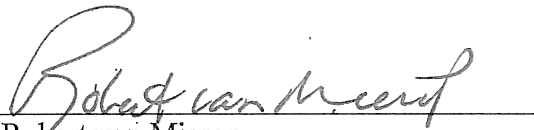
UPON COMPLIANCE, RESPONDENT SHALL PROVIDE NOTIFICATION TO THE CODE INSPECTOR AT THE CITY OF ST. AUGUSTINE, FLORIDA, PLANNING AND BUILDING DEPARTMENT WHO SHALL INSPECT THE PROPERTY TO DETERMINE THE ISSUE OF COMPLIANCE.

Notice of Violation
CE2021-0227

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 8560

7019 2280 0000 6192 8546

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.

Sent Copy on Feb. 16, 2022
Certified Mail Number:
7019 2280 0000 6192 8607
7019 2280 0000 6192 8621
7019 2280 0000 6192 8614

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	2190900000
Location Address	215 ANASTASIA BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Hotel (Midscale) Anastasia Blvd (COM) (590.07)
Tax Description*	3-99 DAVIS SHORES LOTS 1 THRU 7 BLK 38 OR3859/472 & 3881/205 (RE-REC) &3896/1081(C/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Hotels & Motels (3900)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.400
Homestead	N

Owner Information

Owner Name	Augustine Development Group LLC 100%
Mailing Address	10030 EW PAPPY RD SAINT JOHNS, FL 32259-0000

Map



Valuation Information

	2022
Building Value	\$3,030,292
Extra Features Value	\$69,849
Total Land Value	\$437,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$3,537,641
Total Deferred	\$133,386
Assessed Value	\$3,404,255
Total Exemptions	\$0
Taxable Value	\$3,404,255

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	\$1,856,588	\$70,908	\$437,500	\$0	\$0	\$2,364,996	\$2,364,996	\$0	\$2,364,996
2020	\$1,417,090	\$47,942	\$437,500	\$0	\$0	\$1,902,532	\$1,902,532	\$0	\$1,902,532
2019	\$0	\$0	\$350,000	\$0	\$0	\$350,000	\$308,000	\$42,000	\$308,000
2018	\$0	\$0	\$280,000	\$0	\$0	\$280,000	\$280,000	\$0	\$280,000
2017	\$0	\$0	\$262,500	\$0	\$0	\$262,500	\$262,500	\$0	\$262,500
2016	\$0	\$0	\$350,000	\$0	\$0	\$350,000	\$350,000	\$0	\$350,000
2015	\$0	\$0	\$350,000	\$0	\$0	\$350,000	\$350,000	\$0	\$350,000
2014	\$0	\$0	\$350,000	\$0	\$0	\$350,000	\$184,800	\$165,200	\$184,800
2013	\$0	\$0	\$168,000	\$0	\$0	\$168,000	\$168,000	\$0	\$168,000
2012	\$0	\$0	\$168,000	\$0	\$0	\$168,000	\$168,000	\$0	\$168,000
2011	\$0	\$0	\$188,125	\$0	\$0	\$188,125	\$188,125	\$0	\$188,125
2010	\$0	\$0	\$350,000	\$0	\$0	\$350,000	\$350,000	\$0	\$350,000

Building Information

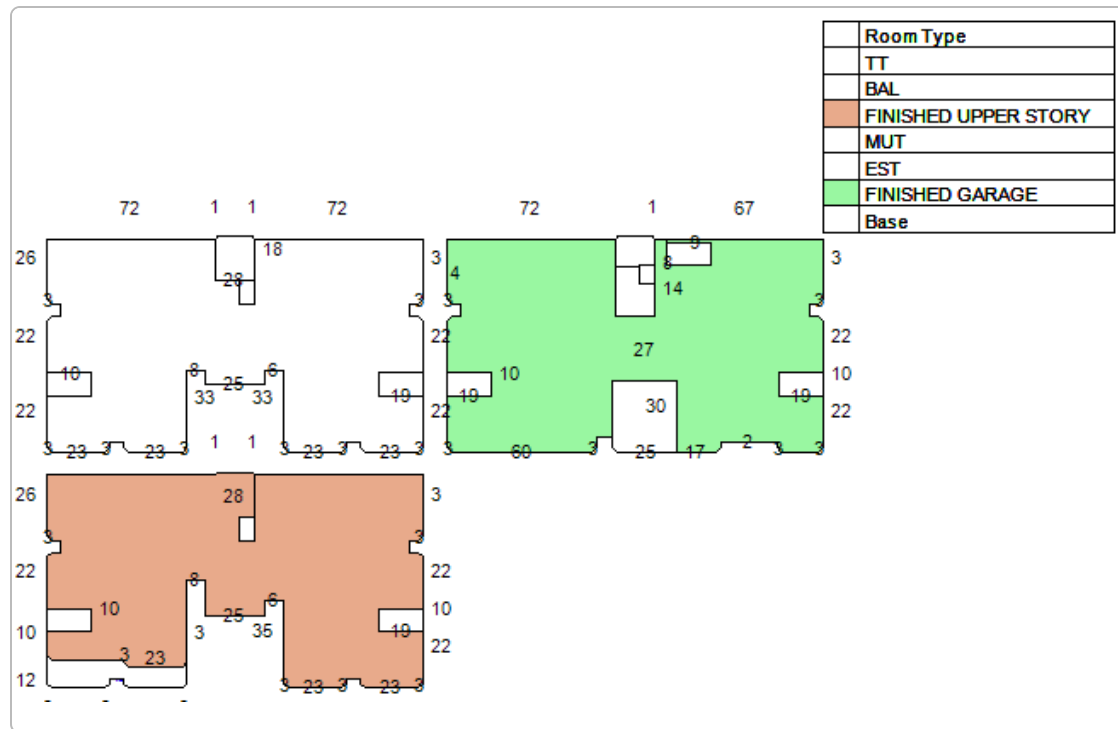
Building	1
Year Built	2019
Actual Area	40696
Conditioned Area	24846
Use	Hotel
Style	07
Class	N
Exterior Wall	Concrete Stucco

Roof Cover	Roll Composite
Roof Structure	Flat
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
BASE AREA	12492
FINISHED GARAGE	12523
ENCLOSED STAIRWELL	190
MASONRY UTILITY	809
BASE AREA	308
MASONRY UTILITY	171

ENCLOSED STAIRWELL	190
FINISHED UPPER STORY	12046
BALCONY	614
ENCLOSED STAIRWELL	190
ENCLOSED STAIRWELL	190
ENCLOSED STAIRWELL	323
ENCLOSED STAIRWELL	214
ENCLOSED STAIRWELL	190
MASONRY UTILITY	56
ENCLOSED STAIRWELL	190
Total SqFt	40696

Sketch Information



Extra Feature Information

Code Description	Status	Value
Elevator - Commercial (4+)		22325
Kool Deck (Commercial)		3470
Pool (Concrete)		40455
Concrete Paving		2841
Curb		758

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hotels	175	100	17500	SF	\$437,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/15/2019	5/14/2019	\$0.00	OTHER INSTRUMENT	4724	1549	U	V	FGC INC	AUGUSTINE DEVELOPMENT GROUP LLC
4/29/2019	4/25/2019	\$0.00	LIS PENDENS	4715	855	U	V	FGC INC	AUGUSTINE DEVELOPMENT GROUP LLC
6/26/2014	6/25/2014	\$100.00	CORRECTIVE DEED	3896	1081	U	V	ANASTASIA PLAZA LEASING LLC	AUGUSTINE DEVELOPMENT GROUP LLC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/19/2014	3/17/2014	\$0.00	WARRANTY DEED	3881	205	U	V	ANASTASIA PLAZA LEASING LLC	AUGUSTINE DEVELOPMENT GROUP LLC
3/24/2014	3/17/2014	\$562,500.00	WARRANTY DEED	3859	472	U	V	ANASTASIA PLAZA LEASING LLC	AUGUSTINE DEVELOPMENT LLC
1/5/2012	12/23/2011	\$225,000.00	WARRANTY DEED	3512	490	U	V	BRANCH BANKING & TRUST COMPANY	ANASTASIA PLAZA LEASING LLC
	7/19/2010	\$100.00	CERTIFICATE OF TITLE	3335	409	U	V	LIONS GATE LLC	BRANCH BANKING & TRUST COMPANY
	2/19/2010	\$0.00	LIS PENDENS	3288	628	U	V	BRANCH BANKING & TRUST CO	LIONS GATE LLC
	9/1/2005	\$800,000.00	WARRANTY DEED	2530	90	U	V	ANASTASIA VENTURES LLC	LIONS GATE LLC
	9/5/2003	\$445,000.00	WARRANTY DEED	2042	1635	Q	V	WAY CHRISTOPHER K & VAN RENSBURG ANDRE J	ANASTASIA VENTURES LLC
	9/3/2003	\$100.00	WARRANTY DEED	2042	1631	U	V	CANAN PATRICK T & MC LEOD ROBERT L II	WAY CHRISTOPHER K
	2/28/2003	\$240,000.00	WARRANTY DEED	1906	1497	U	V	CANAN PATRICK T & MC LEOD ROBERT L II	WAY CHRISTOPHER K
	4/12/2002	\$172,500.00	WARRANTY DEED	1747	156	U	V	JONES GREGORY W & BONNIE L	CANAN PATRICK T & MC LEOD ROBERT L II (T/C)
	4/11/2002	\$100.00	WARRANTY DEED	1747	155	U	V	PATEL ENT OF CENTRAL FLORIDA	JONES GREGORY W.BONNIE L
	6/17/1999	\$150,000.00	WARRANTY DEED	1418	1489	Q	V	PATEL ENT OF CENTRAL FLORIDA BY SOLE SURV DIR	JONES GREGORY W.BONNIE L
	3/26/1998	\$100.00	CORRECTIVE DEED	1317	1436	U	V	GOSAI DHARMIGIR MANIGIR & SUMITRA DHARMIGIR	PATEL BHASKER C
	8/19/1996	\$100.00	QUIT CLAIM DEED	1194	546	U	I	PATEL BHARTIBEN P & PRAVIN B	PATEL ENTERPRISES OF CENTRAL FLORIDA INC
	8/25/1995	\$85,000.00	WARRANTY DEED	1133	356	U	I	PATEL MALTIBEN K,KAUSHIKBHAI B	PATEL BHARTIBEN P
	8/4/1995	\$7,000.00	QUIT CLAIM DEED	1122	514	U	I	PATEL MALTIBEN,KAUSHIKBHAI	PATEL MALTIBEN K,KAUSHIKBHAI B
	2/18/1993	\$100.00	QUIT CLAIM DEED	1004	302	U	I	PATEL MALTIBEN,KAUSHIKBHAI	PATEL MALTIBEN,KAUSHIKBHAI
	11/1/1989	\$0.00		839	1010	U	I		PATEL MALTIBEN,KAUSHIKBHAI
	11/1/1989	\$0.00		839	169	U	I		
	8/1/1989	\$0.00		829	1539	U	I		
	11/1/1985	\$190,000.00		689	1024	Q	I		
	2/1/1982	\$198,000.00		528	22	U	I		

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by
 Schneider
 GEOSPATIAL

Last Data Upload: 2/24/2022, 12:14:22 AM

Version 2.3.177

Dennis W. Hollingsworth Tax Collector

generated on 2/24/2022 8:20:29 AM EST

Tax Record

Last Update: 2/24/2022 8:20:29 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

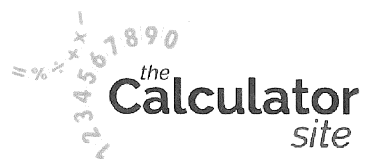
The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type		Tax Year	
219090-0000		REAL ESTATE		2021	
Mailing Address AUGUSTINE DEVELOPMENT GROUP LLC 10030 EW PAPPY RD SAINT JOHNS FL 32259-0000		Physical Address 215 ANASTASIA BLVD			
Exempt Amount		Taxable Value			
\$0.00		\$2,364,996.00			
Exemption Detail NO EXEMPTIONS		Millage Code 452		Escrow Code	
Legal Description 17-07-30.40 Acres 3-99 DAVIS SHORES LOTS 1 THRU 7 BLK 38 OR3859/472 & 3881/205 (RE-REC) &3896/1081(C/D)					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	2,364,996	0	\$2,364,996	\$11,005.98
ROAD	0.8444	2,364,996	0	\$2,364,996	\$1,997.00
HEALTH	0.0160	2,364,996	0	\$2,364,996	\$37.84
SCHOOL					
SCHOOL-STATE LAW	3.5640	2,364,996	0	\$2,364,996	\$8,428.85
SCHOOL - LOCAL BOARD	2.2480	2,364,996	0	\$2,364,996	\$5,316.51
SJRWMD	0.2189	2,364,996	0	\$2,364,996	\$517.70
MOSQUITO	0.2000	2,364,996	0	\$2,364,996	\$473.00
CITY OF ST AUGUSTINE	7.5000	2,364,996	0	\$2,364,996	\$17,737.47
FL INLAND NAV DISTRICT	0.0320	2,364,996	0	\$2,364,996	\$75.68
PORT AUTHORITY	0.0598	2,364,996	0	\$2,364,996	\$141.43
Total Millage		19.3368	Total Taxes		\$45,731.46
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$5,038.31
		Total Assessments		\$5,038.31	
Taxes & Assessments				\$50,769.77	
		If Paid By		Amount Due	
		11/30/2021		\$48,738.98	
		12/31/2021		\$49,246.68	

1/31/2022	\$49,754.37
2/28/2022	\$50,262.07
3/31/2022	\$50,769.77

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)



Days & Time Between Dates Calculator

[Difference Between Dates](#)[Add To A Date](#)[Countdown](#)

Start Date:

10/23/2021

[today](#)

End Date:

02/09/2022

[today](#)

Start Time: (optional)

12:00 / ⌚

End Time: (optional)

12:00 / ⌚

Include weekends?



Include end day?

A small icon of a calculator.[Calculate](#)

Days between dates

From:	Saturday 23 October 2021
To:	Wednesday 09 February 2022

	109 days	Copy
OR:	3 months, 2 weeks, 3 days	Copy
OR:	15 weeks, 4 days	Copy
OR:	2616 hours	Copy

[« change dates](#) | [feedback](#)

Disclaimer: Whilst every effort has been made in building this calculator, we are not to be held liable for any damages or monetary losses arising out of or in connection with the use of it. This tool is here purely as a service to you, please use it at your own risk. [Full disclaimer](#). Do not use calculations for anything where loss of life, money, property, etc could result from inaccurate calculations.

Calculate days between two dates

If you want to know how many hours or days there are between one date and another, our online calculator is here to help you.

Sent: Tuesday, November 2, 2021 3:54 PM

To: Ann Cannon <acannon@citystaug.com>; Shelley Clayton <sclayton@citystaug.com>

Subject: Online Form Submittal: Building Permit Application

Building Permit Application

Projects that require civil plan review

The Planning and Building Department will not accept building permit applications until Public Works has approved the civil plans. If an application is submitted prior to Public Works approval, the permit will be denied, and the applicant will have to re-submit after civil approval.

Email Address: Bg@gen-tie.com

Owner/Builder Permit: No, I am the state license contractor pulling the permit

Contractor Business Name: Harrigan Properties

Address: 10030 EW Pappy Rd

City: St Johns

State: FL

Zip Code: 32259

Phone Number: 9043478331

State License #: CBC1257643

Property Owner: Augustine Development Group LLC

Address: 215

City: St Augustine

State: FL

Zip Code: 32080

Phone Number: 9043478331

(Section B) (b)(6)

Job Site Address: Anastasia Blvd

Parcel ID #: 2190900000

Zoning: CM

Square Feet of Affected Area: 350

Current Use of Building: Hotel

Proposed Use of Building: Hotel

Type of Permit: Renovation

Product Approval Numbers: N/A

Proposed Work (be specific): Install Quartz counter top and foot rails glass racks coffee station and shelving

Job Cost: 15000

Level of Alteration: (C) Level 1 Alteration

(Section B) (b)(6)

Bonding Company Name & Address: Neilson Bonding

Architect/Engineers Name & Address: The Blume Group

Mortgage Lenders Name & Address: Ameris Bank

(Section B) (b)(6)

ePlans Submittal Requirements:

Beginning May 1, 2020, all ePlans submitted to the Planning and Building department shall be digitally signed and sealed in accordance with F.S. 471.025 for engineers and F.S. 481.221 for architects. Please make sure that all digitally signed and sealed ePlans do not have restrictions placed on them as this will allow for the placement of an approval stamp from City Staff.

ALL documents submitted must be in pdf format. Contractors will be responsible to print and place onsite all approved documents required for inspections.

Site Plan:	<i>Field not completed.</i>
Architectural Plans:	<i>Field not completed.</i>
Structural Plans:	<i>Field not completed.</i>
Mechanical Plans:	<i>Field not completed.</i>
Electrical Plans:	<i>Field not completed.</i>
Plumbing Plans:	<i>Field not completed.</i>
Product Approval List:	<i>Field not completed.</i>
Energy Calculations:	<i>Field not completed.</i>
Truss Plan Layout:	<i>Field not completed.</i>
Truss Plans:	<i>Field not completed.</i>
Misc.:	<i>Field not completed.</i>
NOC (Recorded):	<i>Field not completed.</i>

Application is hereby made to obtain a permit to construct as indicated. I certify that no work has commenced prior to the issuance of a permit and all work will be performed in compliance with all codes and ordinances regulating construction. I understand that a separate permit must be obtained for all applicable trades listed. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of St. Johns County and there may be additional permits required from other local, state or federal governmental agencies. It is the owner or contractor's responsibility to comply with the provisions of Florida statute 4693 and to notify the department of environmental protection if asbestos is to be removed. No excavations shall commence on any street, alley, right-of-way or utility easement without first obtaining information regarding the location of buried gas or electrical utility lines. Such information may be requested by phone, letter, and fax or in person by contacting the utility notification center in this area. A 48-hour notice is required for underground line location services.

Warning to Owner: *Failure to record a notice of commencement may result in you paying twice for improvements to your property. If you intend to obtain financing, you should consult with your lender or legal advisor before recording your notice of commencement. This permit is void if work is not commenced within 180 days and will expire by time limitation if the work is abandoned for 180 days or more.*

Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill

the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state and federal permits shall be obtained before commencement of the development.

Electronic Signature I agree.
Agreement:

Electronic Signature: Michael Harrigan

Date: 11/2/2021

Email not displaying correctly? [View it in your browser.](#)

From: [Shelley Clayton](#)
To: Bq@gen-tie.com
Cc: [Robert Vanmierop](#)
Subject: 215 Anastasia Blvd
Date: Tuesday, November 9, 2021 9:18:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
Importance: High

Good morning,

The permit submitted below for **215 Anastasia Blvd** was reviewed, determined to be incomplete, and has been denied. Please review the information listed below that's required to be submitted with the permit.

- Provide floor plan showing the location of the bar and equipment.

A new permit will need to be applied for once additional information can be provided for review.

If you have any questions please let me know.

Regards,

Shelley Clayton

Permits Coordinator

City of St. Augustine | Planning & Building Dept.

P.O. Box 210 | St. Augustine, FL 32085

Office: 904.825.1060

Email: sclayton@citystaug.com

Web: www.CityStAug.com



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

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Friday, January 14, 2022 11:50 AM

To: Ann Cannon <acannon@citystaug.com>; Shelley Clayton <sclayton@citystaug.com>

Subject: Online Form Submittal: Re-worked Plans Building Permit Application

Re-worked Plans Building Permit Application

Email Address: bg@augdev.net

Application Number (if known): *Field not completed.*

Job Site Address: 215 Anastasia Blvd

Contractor: Harrigan Properties

George Harrigan

ePlans Submittal Requirements

Beginning May 1, 2020, all ePlans submitted to the Planning and Building department shall be digitally signed and sealed in accordance with F.S. 471.025 for engineers and F.S. 481.221 for architects. Please make sure that all digitally signed and sealed ePlans do not have restrictions placed on them as this will allow for the placement of an approval stamp from City Staff.

ALL documents submitted must be in pdf format. Contractors will be responsible to print and place onsite all approved documents required for inspections.

Site Plan: *Field not completed.*

Architectural Plans: [voco_PRESENTATION \(1\) copy.pdf](#)

Structural Plans: *Field not completed.*

Mechanical Plans: *Field not completed.*

Electrical Plans: *Field not completed.*

Plumbing Plans: *Field not completed.*

Product Approval List: *Field not completed.*

Energy Calculations: *Field not completed.*

Truss Plan Layout: *Field not completed.*

Truss Plans: *Field not completed.*

Misc.: [Voco_Furniture_Selections_St Augustine PA Specs_Renderings](#)

[Review.pdf](#)

Response to Comments: *Field not completed.*

Review Break

Electronic Signature Agreement: I agree.

Electronic Signature: Michael Harrigan

Date: 1/14/2022

Email not displaying correctly? [View it in your browser.](#)

From: [Shelley Clayton](#)
To: [Bryan Greiner](#)
Cc: [Richard Schauland](#); [Robert Vanmierop](#)
Subject: 215 Anastasia Blvd
Date: Friday, January 14, 2022 3:10:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
Importance: High

Good afternoon Bryan,

Please resubmit the permit application for **215 Anastasia Blvd** as a "Building Permit Application" in lieu of a "Re-worked Plans Building Permit Application".

The previous application submitted on 11/9/21 was voided because it was incomplete, and no plans were included to move forward with the review.

The "re-worked plans building permit application" submitted today January 14, 2022, has been voided for 215 Anastasia Blvd.

Regards,

Shelley Clayton

Permits Coordinator

City of St. Augustine | Planning & Building Dept.

P.O. Box 210 | St. Augustine, FL 32085

Office: 904.825.1060

Email: sclayton@citystaug.com

Web: www.CityStAug.com



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From: noreply@civicplus.com <noreply@civicplus.com>

From: noreply@civicplus.com
To: [Ann Cannon](#); [Shelley Clayton](#)
Subject: Online Form Submittal: Building Permit Application
Date: Monday, February 28, 2022 4:33:40 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact the City IT Department.

Building Permit Application

Projects that require civil plan review

The Planning and Building Department will not accept building permit applications until Public Works has approved the civil plans. If an application is submitted prior to Public Works approval, the permit will be denied, and the applicant will have to re-submit after civil approval.

Email Address: bg@augdev.net

Owner/Builder Permit: No, I am the state license contractor pulling the permit

(Section Break)

Contractor Business Name: Harrigan Properties LLC

Address: 10030 EW PAPPY RD

City: Saint Augustine

State: FL

Zip Code: 32080

Phone Number: 19043478331

State License #: CBC1257643

(Section Break)

Property Owner: Augustine Development Group

Address: 215 Anastasia Blvd

City: St Augustine

State: FL

32080

Zip Code:

Phone Number: 9043478331

(Section Break)

Job Site Address: 215 Anastasia Blvd

Parcel ID #: 2190900000

Zoning: CM

Square Feet of
Affected Area: 1000

Current Use of
Building: Hotel

Proposed Use of
Building: hotel

Type of Permit: Renovation

Product Approval
Numbers: NA

Proposed Work (be
specific): Install quarts bar top and metal shelving and new chairs and
artwork

Job Cost: 20000

Level of Alteration: (D) Level 2 Alteration

(Section Break)

Bonding Company
Name & Address: NA

Architect/Engineers
Name & Address: THE BLUME GROUP

Mortgage Lenders
Name & Address: AMERIS BANK

(Section Break)

ePlans Submittal Requirements:

Beginning May 1, 2020, all ePlans submitted to the Planning and Building department shall be digitally signed and sealed in accordance with F.S. 471.025 for engineers and F.S. 481.221 for architects. Please make sure that all digitally signed and sealed ePlans do not have restrictions placed on them as this will allow for the placement of an approval stamp from City Staff.

ALL documents submitted must be in pdf format. Contractors will be responsible to print and place onsite all approved documents required for inspections.

Site Plan:	Field not completed.
Architectural Plans:	VOCO HOTEL PLANS FINAL.pdf
Structural Plans:	Field not completed.
Mechanical Plans:	Field not completed.
Electrical Plans:	Field not completed.
Plumbing Plans:	Field not completed.
Product Approval List:	Field not completed.
Energy Calculations:	Field not completed.
Truss Plan Layout:	Field not completed.
Truss Plans:	Field not completed.
Misc.:	Voco Hotel 46299 - FULL SPEC BK.pdf
NOC (Recorded):	Field not completed.

Application is hereby made to obtain a permit to construct as indicated. I certify that no work has commenced prior to the issuance of a permit and all work will be performed in compliance with all codes and ordinances regulating construction. I understand that a separate permit must be obtained for all applicable trades listed. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of St. Johns County and there may be additional permits required from other local, state or federal governmental agencies. It is the owner or contractor's responsibility to comply with the provisions of Florida statute 4693 and to notify the department of environmental protection if asbestos is to be removed. No excavations shall commence on any street, alley, right-of-way or utility easement without first obtaining information regarding the location of buried gas or electrical utility lines. Such information may be requested by phone, letter, and fax or in person by contacting the utility notification center in this area. A 48-hour notice is required for underground line location services.

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Issuance of a development permit by a municipality does not in any way create

any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state and federal permits shall be obtained before commencement of the development.

Electronic Signature I agree.
Agreement:

Electronic Signature: MICHAEL HARRIGAN

Date: 2/28/2022

Email not displaying correctly? [View it in your browser.](#)

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: March 8, 2022

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

BACKGROUND INFORMATION:

Since October 12, 2021 when the CEAAB found the above property in violation, I was able to inspect the property three times and each time the property was not in compliance. On February 10, 2022, I was contacted by the Respondent who advised that the property had been brought into compliance. I was able to inspect the property on that date and I verified that the property was in compliance, as of February 10, 2022.

STAFF COMMENTS AND FINDINGS:

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

- Impose the previously stipulated fine in the amount of \$250 per day for the 79 days that the property remained in violation. Specifically, from October 23, 2021 until February 9, 2022.
- Find the property in compliance and close this case.

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.

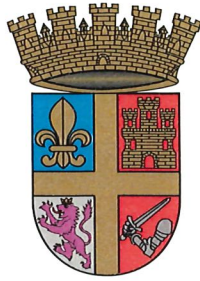
It shall be unlawful on any lot, parcel or tract of land within the city to allow weeds, grass, or underbrush to grow thereon to a height of twelve (12) inches or more from the ground; or to allow garbage, junk, refuse, dead trees, or other unsightly or unsanitary matter to remain thereon; or to allow 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)





02/10/2022 15:11



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

**OFFICIAL NOTICE OF
CONFIRMATION OF ACTION**

November 9, 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 November 9, 2021 relative to your case.

The CEAAB **continued** the existing “**Order Finding Violation**” from the **October 12, 2021 meeting, and stipulated that a fine of \$250 per day would continue until the property is brought in compliance.** A copy of the “**Supplemental 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.

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 8485**
7019 2280 0000 6192 8478

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

**SUPPLEMENTAL
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 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 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

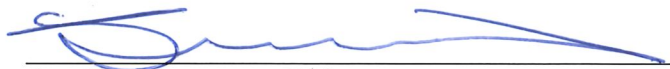
4. On August 16, 2021, the Planning and Building Department sent an **“Official Notice of Violation”** to formally advise the respondent of the violation, via certified mail. The notice gave the respondent until August 25, 2021 to correct the violation, or stipulated that the board may impose a maximum 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. 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 moved to continue the existing order of a fine in the amount of \$250 per day until the property is brought in compliance.**
9. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

THIS ORDER MAY BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA 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.

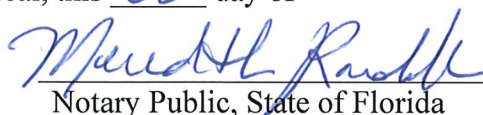
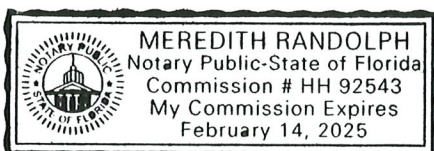


Stephen Simmons, Chairman
Code Enforcement, Adjustments & Appeals Board

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, 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 COMPLIANCE

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: CE2021-0219

I, Robert van Mierop, have personally examined the property described in the Code Enforcement Order dated November 9, 2021, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 19, Section 19-4 as of February 10, 2022.

FURTHER, Affiant saith not.

Robert van Mierop

Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF February, 2022.

Sandra J. Partin

Notary Public, State of Florida

My Commission Expires: 30th day of April, 2022.

