



AGENDA

Code Enforcement, Adjustments and Appeals Board

City of St. Augustine, Florida

Alcazar Room

Tuesday, April 12, 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 March 8, 2022.
- 5. Disclosure of Ex-Parte Communications**
- 6. Building Code Variances**
 - a. CE2022-0210 **First Baptist Church**
89 Saint Francis Street
City Code: Chapter 28, Section 28-29(b)
Application for variance.
- 7. Review of New Cases**
 - a. CE2021-0208 **Trinity Episcopal Parish**
2 Artillery Lane
City Code: Chapter 25, Section 25-56
Tree Removal/ Replacement
- 8. Review of Previously Heard Cases**
 - a. CE2021-0227 **Augustine Development Group LLC**
215 Anastasia Blvd
City Code: Chapter 8, Section 8-608,
Alteration/ Construction without Permit

b. CE2021-2019

James A. Philcox

111 Zoratoa Avenue

City Code: Chapter 19, Section 19-4

Certain growth and conditions prohibited.

9. City Attorney Items

(None)

10. Other Business

(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
March 8, 2022

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, March 8, 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
Thomas Day, Vice Chairman
CeCe Reigle
Karen Valachovic
Brad Beach
Marilyn Garrett
Jan Marie Kelly

Staff Present:

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



Mr. Weeks welcomed Ms. Jan Marie Kelly.

2. **SWEARING IN OF STAFF**

City staff was sworn in.

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

- B.J. Kalaidi expressed her concerns over tree trimming and lack of continuation with complaints in the city limits. She proposed the question of hiring another Code Enforcement Officer to follow-up on chronic problems.

4. **APPROVAL OF MINUTES**
(January 11, 2022)

MOTION

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

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

(None)

6. **BUILDING CODE VARIANCES**

(None)

7. **REVIEW OF NEW CASES**

Mr. Fox introduced the Case.

Item 7(a) **CE2021-0227**

Augustine Development Group LLC
215 Anastasia Boulevard
City Code: Chapter 8, Section 8-608
Alteration/ Construction without Permit.

Mr. Robert Van Mierop reported the following:

-July 20, 2021, I received information that the VOCO Hotel had made renovations and added a bar to the second floor.

-August 3, 2021, I met with the general manager, Scott Russom, who verified that there had been several plumbers/ electricians working on the bar, which as of that date was complete.

-September 17, 2021, I spoke with the owner, Bryan Greiner, and advised him no permits had been pulled for the work that was completed; he advised he would begin the permit process immediately.

-October 14, 2021- no permit applications had been submitted.

-November 2, 2021- property owner submitted a permit application; however, the application was incomplete, and therefore voided.

-January 4, 2022- Notice of Violation was sent via certified mail; the notice advised the respondent he had ten (10) days to bring the property into compliance.

-January 7, 2022- Notice of Violation was delivered.

-January 14, 2022- second permit application was submitted; however, it was also submitted incorrectly and subsequently voided.

-February 28, 2022- Third permit application was submitted; it is currently being processed.

No representatives from the property in question were in attendance.

Mr. Weeks asked why they were unsuccessful at completing the permit. He questioned whether they were aware and had to submit plans.

Buddy replied, explaining the submission/ resubmission process. He assured

Mr. Weeks the respondent was aware the application needed plans in conjunction with the application itself.

Mr Beach asked what the typical permit fees were for a project such as this. He questioned the space use.

Buddy replied the application process depends on the scope of work and physical size of the project; the space was never used as a restaurant/ bar previously.

Cece Reigle asked if there was a city recommendation as to where to proceed.

Barry Fox stated the scope of fine and time frame plausible for the case. He asked the Board to consider a reasonable time frame for such fines- up to, but not limited to \$250 per day of the property being found in violation.

Mr. Day asked if they had a liquor license.

Mr. Thibault said that would not be relevant for this hearing.

Ms. Valachovic questioned an improper organization of paperwork within the packet.

Mr. Weeks said one action was to delay this case until the Buddy has time to review the permit.

Buddy explained how long the permit process takes, including environmental considerations and

Mr. Fox said they had the ability to say ??? months

Mr. Weeks – if the permit was 500 and they were fined 3,000 that would not be good. He thought they should wait for the information from the building department to approve the permit; see what the cost is, and go from there.

Ms. Reigle expressed concern since they constructed this without any knowledge of the City, and the permits were filled out after they were cited. She noted the punitive structure is not what we are here to address; we are here to address the fact that they constructed an entire bar without the proper permits.

Barry said they had 10 days to remediate the issue, their order would suggest a fine up to \$250, then after 10 days, if they do not come into compliance we bring the Board back next month to discuss the fine at that point. The fine would begin at the end of the corrective action date.

Ms. Reigle asked if there a way to require them to cease and desist using the bar.

Buddy stated he could order them to tear it down, but the Planning and Building dept tries to go this route instead. The issue with ordering them to close the bar was enforcement. The options were to remove it, or comply with getting the proper permits, it had to go to environmental compliance and others in the City. With the current backlog, it would be three weeks before the department could approve/deny the permit application.

Mr. Thibault suggested to continue this for a few months to see if they could come into compliance and at that point set a fine based on their factors.

Ms. Reigle recapped the permit application process.

Ms. Reigle asked if third application was approved and they could not fine in arrears, then at that time what options were available to fine them in the first place.

Buddy explained the permit approval process.

Ms. Valachovic questioned whether they were not in compliance after 60 day

Barry: they could suggest the fine was up to \$250, then after 2-3 month period, if the

respondent had not initiated the proper permit process, they could bring back the case for a noncompliance issue and the fine could be discussed.

Ms. Valachovic questioned if they could be given more time to come into compliance because of the backlog at the Planning and Building department.

Mr. Thibault stated it could be administratively continued.

Ms. Reigle expressed it was good to note they were given the benefit of the doubt, it was not their job to keep pushing down the road until they got their permit correct. It set a precedent to others in City. They should have never started in the first place and the Board was there to punitively address the issue.

Buddy suggested the board could find the respondent in violation today, and give them the appropriate amount of time needed for permitting, if the property was still not in compliance, then fine them dating back to this date.

Ms. Valachovic:

Barry stated you would set a time frame for sixty (60) days for corrective action; instead of the normal ten (10) days to compensate for the City's backlog in permitting.

Ms. Reigle suggested a motion to Fine them \$250 until they come into compliance, but explained to the Board that they could not fine the owners without finding the property in violation today.

Public comment was opened, and the Board heard from the following members of the public:

- B.J. Kalaidi
-reiterated that the owners have not attended the meeting and stated the owner is well-known throughout the City and should know how the process works.

- Charles Pappas stated this was a well-experienced builder and the hotel was not fairly new to the business-world. He expressed his distaste about the precedent it sets for the City- "build a bar and apply for the permits later". It is a safety issue.

Public comment was closed.

The Board discussed:

Ms. Reigle noted the date the City was working with the respondent; seven months.

Mr. Thibault reviewed Florida Statute and the fines the Board could assess. He said they could be fined significantly for this. They could give them a violation up to \$5,000.

Ms. Reigle questioned whether the City could be held liable if a fight with injuries broke out in the bar and the respondent was not in compliance.

Barry focused the group by recapping the job today was violation, corrective action date, and imposition of fine decided by the Board.

Ms. Valachovic said the \$5,000 sounded high; however, if they imposed the \$250 per day for the days in violation, that totaled \$7,500. They had since August 3rd to submit the permit.

Mr. Weeks questioned since no one showed up for the hearing; therefore, were they taking this seriously?

Barry advised that attendance to today's meeting would have been evidence of them trying to correct the violation.

MOTION

Karen Valchovic MOVED to find the Case CE 2021-0227 be found in violation, allowing them ten (10) days to correct the violation, and the fine of \$250 per day be imposed for every day after the ten days

the property is not in compliance. The motion was SECONDED by Marilyn Garrett.

VOTE ON MOTION

Ayes: Karen Valchovic, Marilyn Garrett, Brad Beach, Jan Kelly, CeCe Reigle, Thomas Day, Larry Weeks
Nayes: None.

MOTION WAS APPROVED BY UNANIMOUS VOICE VOTE.

8. REVIEW OF PREVIOUSLY HEARD CASES

Mr. Fox introduced the Case.

Item 8 (a) CE2022-0219

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

Mr. Van Mierop reported the following: considered property in compliance as of the current date.

Barry stated the property had been in violation for 109 days, at \$250 per day; which equates to a fine amount of \$27,250.00.

Ms. Valachovic questioned the photo with an empty pool.

Mr. Weeks noted the debris stacked in front of the front and garage doors.

Mr. Van Mierop spoke with the respondent's attorney and they were working on cleaning this up; however, that issue was unrelated to the current case.

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

Ms. Valachovic said the fine was steep.

Ms. Reigle asked if there was there a way to reduce the fine if it did not return to the Board in a set period so there was an incentive for respondent to keep the pool clean.

Barry answered it would come back as a repeat case, and begin when the Code officer finds the property in violation. If they were imposing the fine, Barry explained the case could not be closed until the fine was paid in full.

Ms. Jan Kelly asked if this was the first violation of the pool?

Yes, per Mr. Thibault

Mr. Weeks said there were several other violations with the property, over several years, unrelated to the pool; however, this was the first time the case had come before the Board for the pool.

Barry stated what the Board decides today will be specific to the swimming pool violation.

Mr. Day asked if the Board decided to reduce the fine, should they apply a formula to use for other cases.

Mr. Thibault clarified the determination was for each separate case.

Ms. Valachovic: Respondent did drain the pool at one point, and agreed there should be some fine, but 27K was a lot of money.

Mr. Day suggested \$5,000.

Mr. Beach suggested \$2,000.

Ms. Reigle stated he was re-occurring property owner to the code board.

Mr. Weeks was closer to \$10,000.

Ms. Jan Kelly stated since he was a repeat code violator, but this was the first with the pool, and maybe somewhere between \$5,000 and \$10,000.

Mr. Day MOVED for fine of \$5,000, allowing

Mr. Weeks opposed.

MOTION

Mr. Thomas Day MOVED to impose a fine of \$5,000 for case CE 2021-0219, for a time frame of thirty (30) days to pay the fine. The motion was SECONDED by Jan Kelly.

VOTE ON MOTION

Ayes: Thomas Day, Jan Kelly, Marilyn Garrett, Brad Beach, Karen Valchovic, CeCe Reigle.

Nayes: Larry Weeks.

MOTION WAS APPROVED.

9. CITY ATTORNEY ITEMS

(None)

10. OTHER BUSINESS

(None)

11. ADJOURNMENT

Meeting was adjourned at 3:50 P.M.

Larry Weeks, Chairperson

Laura Morse, Recording Secretary

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: April 12, 2022

SUBJECT: CE2022-0210

OWNER: 1st Baptist Church & Parsonage

LOCATION: 89 Saint Francis Street

VARIANCE: Applicant is requesting a variance from the requirements of Section 8-401, Floodplain Management Ordinance, of the Code of the City of St. Augustine, in accordance with the provisions of Section 8-450, Historic buildings.

BACKGROUND INFORMATION:

The property is located within a Zone AE flood zone which establishes a Base Flood Elevation (BFE) of 7' NAVD 1988.

The proposed work on the structure has been determined to be a substantial improvement. The proposed work is 245.32% improvement compared to the fair market value of the structure. This work is being funded by a grant from the City of St. Augustine.

The Florida Building Code, Existing Buildings Sec. 503.2 specifies that "any alteration that constitutes substantial improvement of the existing structure shall comply with the flood requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design." One of the flood requirements for new construction is for the finished floor elevation to be at or above one foot above the BFE, or 8' NAVD 1988 for this structure. Non-residential property also has the option to be dry flood-proofed to the same elevation.

The building did receive flood damage during hurricanes Matthew and Irma. The damage was limited to the ground floor. The ground floor is concrete with linoleum tiles that did not have to be replaced after either flooding event.

The applicant is requesting a variance to the requirement of dry flood-proofing of the structure as authorized by CoSA Ord. Sec. 8-450 – Historic buildings. Sec. 8-450 authorizes this variance, if:

- It is determined that the building is historic in accordance with the definitions from the Florida Building Code, Existing Building, Chapter 12;
- The proposed work will not preclude the building's continued designation as an historic building; and,
- The variance is the minimum necessary to preserve the historic character and design of the building.

The building is considered an historic building according to the definitions of Chapter 12 of the Florida Building Code, Existing Buildings. The building is a contributing building to the Lincolnville National Register Historic District, listed under the address of 91 St. Francis Street. The church building is also recorded under the address of 91 St. Francis Street in the Florida Master Site File.

The proposed work will not preclude the building's continued designation as an historic building. All proposed work is reviewed by the City Historic Preservation Officer to ensure that the buildings designation will not change.

The request for a variance for dry flood-proofing the building is the minimum necessary to preserve the historic character and design of the building as all other requirements will be complied with, for example, all mechanical equipment servicing the building will be at least one foot above the BFE.

CoSA Ord. Sec. 8-446 give the CEAAB the authority to hear and decide on requests for variances from the strict application of the article. Sec. 8-452 identifies the considerations for the issuance of the variances. Comments from the Building Official (floodplain administrator) on each identified item follows this staff report.

CoSA Ord. Sec. 8-453 identifies the conditions for issuance of variances. Comments from the Building Official on each identified item follows this staff report.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff finds that the CEAAB may approve this variance with the following findings:

1. The building meets the criteria of an historic structure as it is listed on the Florida Master Site File and is a contributing building to the Lincolnville National Register Historic District.
2. The proposed work will not preclude the building's continued designation.
3. The requested variance is the minimum necessary to preserve the historic character.
4. The variance will not cause added danger to life or property.
5. The variance will not cause added cost to governmental services.

Considerations for issuance of variances:

1. The danger that materials and debris may be swept onto other lands resulting in further injury and damage:

There will be no more danger than there currently is as this is an existing structure.

2. The danger to life and property due to flooding or erosion damage;

There will be no more danger than there currently is as this is an existing structure. The building only sustained flooding on the ground floor from Hurricanes Matthew and Irma.

3. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;

There will be no more susceptibility than there currently is as this is an existing structure.

4. The importance of the services provided by proposed development to the city;

The building will provide the same services as this is an existing building.

5. The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;

This is a contributing building to an historic district and is listed on the Florida Master Site File; alternate locations are not available.

6. The compatibility of the proposed development with existing and anticipated development;

This is an existing building within an existing historic district.

7. The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;

The building does not conflict with the comprehensive plan or floodplain management program.

8. The safety of access to the property in times of flooding for ordinary and emergency vehicles;

This is an existing building that will not change the existing safety conditions for all vehicles.

9. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effect of wave action, if applicable, expected at the site; and

None of the listed elements will be changed from the current conditions.

10. The cost of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, street, and bridges.

There will no cost difference from the current cost.

Conditions for issuance of variances:

1. Submission by the applicant, of showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provisions of this article or the required elevation standards;

The applicant has applied for this variance for a contributing building to an historic district under that authorization of Sec. 8-450.

2. Determination by the code enforcement, adjustments and appeals board that:
 - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased cost to satisfy the requirements or inconvenience do not constitute hardship;

This requirement applies for new construction and not to this specific situation.

- b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

As this is an existing building, none of the listed situations would increase.

- c. The variance is the minimum necessary, considering the flood hazard, to afford relief.

A variance for elevating the building will be the minimum necessary, as all other requirements for construction will be adhered to.

3. Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the office of the clerk of court in such a manner that it appears in the chain of title of the affected parcel of land; and

The signed statement has been submitted and is within this packet.

4. If the request is for a variance to allow construction of the lowest floor of a building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the floodplain administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk from reduced floor elevation (up to amounts as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

The written notice from the Building Official (Floodplain Administrator) was sent to the applicant and a copy of the letter is within this packet.

Florida Building Code, Existing Building

503.2 Flood hazard areas.

For buildings and structures in *flood hazard areas* established in Section 1612.3 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable, any *alteration* that constitutes *substantial improvement* of the existing structure shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design.

For buildings and structures in *flood hazard areas* established in Section 1612.3 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable, any alterations that do not constitute *substantial improvement* of the existing structure are not required to comply with the flood design requirements for new construction.

1201.3 Flood hazard areas.

In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the building shall comply with Section 1612 of the Florida Building Code, Building, or Section R322 of the Florida Building Code, Residential, as applicable.

Exception: If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing resource within a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

ARTICLE V. - FLOODPLAIN MANAGEMENT^[3]

DIVISION 7. - VARIANCES AND APPEALS

Sec. 8-446. - General.

The code enforcement, adjustments and appeals board shall hear and decide on requests for appeals and requests for variances from the strict application of this article. The code enforcement, adjustments and appeals board's written decision on variance requests shall be made within ten (10) days after the public hearing required by section 8-4. Pursuant to F.S. § 553.73(5), the code enforcement, adjustments and appeals board shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.

Sec. 8-450. - Historic buildings.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

Sec. 8-452. - Considerations for issuance of variances.

In reviewing requests for variances, the code enforcement, adjustments and appeals board shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this article, and the following:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the city;
- (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (6) The compatibility of the proposed development with existing and anticipated development;
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

Sec. 8-453. - Conditions for issuance of variances.

Variances shall be issued only upon:

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this article or the required elevation standards;
- (2) Determination by the code enforcement, adjustments and appeals board that:
 - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
 - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
 - c. The variance is the minimum necessary, considering the flood hazard, to afford relief;
- (3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the office of the clerk of the court in such a manner that it appears in the chain of title of the affected parcel of land; and
- (4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the floodplain administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Sec. 8-446. General.

The code enforcement, adjustments and appeals board shall hear and decide on requests for appeals and requests for variances from the strict application of this article. The code enforcement, adjustments and appeals board's written decision on variance requests shall be made within ten (10) days after the public hearing required by section 8-4. Pursuant to F.S. § 553.73(5), the code enforcement, adjustments and appeals board shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. This section does not apply to Section 3109 of the Florida Building Code, Building.

(Ord. No. 17-08, § 3, 5-22-17)

3/29/22, 11:17 AM
St. Augustine
Curtis Boles





FIRST BAPTIST CHURCH OF ST. AUGUSTINE

89 St. Francis Street
"Lincolnville"

Established in 1872 through the efforts of Mrs. Hannah Jordan, a devoutly Christian sojourner who, like its first pastor, Rev. Father C. Felder, believed in leading by the example of hard work. The church has flourished at this location—since 1884. After the fire of 1915, this building was erected.

During the era of the 1960s and The Civil Rights Movement, the congregation and its pastor, Reverend J.H. McKissick, gave support which allowed mass meetings to be held, engaged the leadership of the N.A.A.C.P., and later, the S.C.L.C., including Dr. Martin Luther King, and the founding of the N.A.A.C.P. Youth Council to take the lead in the local movement. Gerald Eubanks, a local college student, was elected president of the council, and local dentist, Dr. R.B. Hayling, served as advisor. For these pioneering efforts this church is considered **THE CRADLE OF THE CIVIL RIGHTS MOVEMENT** in St. Augustine.

PRESENTED BY

THE CIVIL RIGHTS MEMORIAL PROJECTS COMMITTEE OF ST. AUGUSTINE,
EXECUTIVE COMMITTEE: GERALD EUBANKS, CHAIRMAN; BERNICE
HARPER, VICE-CHAIRMAN; AND AT-LARGE MEMBERS—(FL) SENATOR
ANTHONY HILL, SR., REV. WILLIE M. BOLDEN, BRIGADIER GENERAL
RONALD L. BAILEY, MICHAEL MCQUEEN.

SUPPORTED BY

HENRY "HANK" THOMAS, FREEDOM RIDER, 1961

ERECTED JUNE 2006

CITY OF ST. AUGUSTINE
A15-APPLICATION TO BOARD OF ADJUSTMENTS AND APPEALS

Application Fee _____

BDAC No. CE2022-0210

Receipt No. _____

Meeting Date _____

Deadline Date _____

PLEASE PRINT OR TYPE

1. ACTION REQUESTED: ☒ Building Code Variance ☐ Appeal of Staff Determination
☐ Other _____
2. NAME OF APPLICANT Sarah Ryan Architect LLC Daytime Telephone 904-547-9430
Address 201 Owens Ave City St Augustine State FL Zip 32080
3. NAME OF PROPERTY OWNER FIRST BAPTIST CHURCH + PARSONAGE Telephone _____
Address PO Box 96 City St Augustine State FL Zip 32085
4. PROJECT STREET ADDRESS 89 St Francis Street
5. TYPE OF CONSTRUCTION Existing Masonry Proposed Masonry
6. BUILDING USE Existing Church Proposed Church
7. REASON FOR ACTION REQUESTED:

Justification:

We are requesting an exemption from the floodproofing requirements. As part of the renovations we are adding a new elevator that will include a small entry lobby. The elevator is needed for the aging population of the church and also for moving caskets to the 2nd floor sanctuary. Please see attached floor plans and elevations.

Hardship:

This is a historic church, built in 1915, and the existing finished floor elevation is 6.4 NAVD. The elevator addition will need to align with the current first and second floors.

AGREEMENT: In filing this application, I understand that it becomes a part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge. Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where authorized agent signs in lieu of either property owner or applicant. Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

S. Ryan

SIGNATURE OF APPLICANT

3-22-22

DATE

Please see notarized owners authorization

SIGNATURE OF PROPERTY OWNER

DATE

STAFF USE ONLY

1. ZONING _____
2. CURRENT USE _____
3. FLORIDA MASTER SITE FILE NUMBER _____
4. FLOOD ZONE _____ CURRENT ELEVATION _____
5. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot _____ Block _____
Subdivision _____
Parcel Number _____
6. THIS APPLICATION IS APPROVED TO GO TO THE BOARD OF ADJUSTMENTS AND APPEALS.

BUILDING OFFICIAL OR AUTHORIZED SIGNATURE

DATE

THIS APPLICATION IS ☐ DENIED ☐ APPROVED ☐ APPROVED WITH STIPULATIONS:

CHAIRMAN, BOARD OF ADJUSTMENTS AND APPEALS

DATE

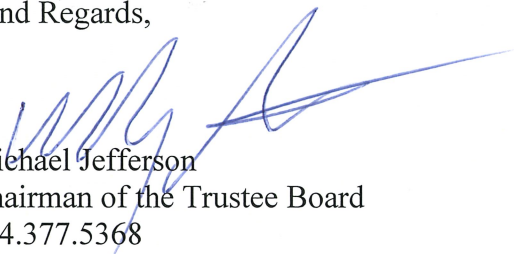
March 30, 2022

Michael Jefferson
89 St. Francis Street
St. Augustine, FL 32084

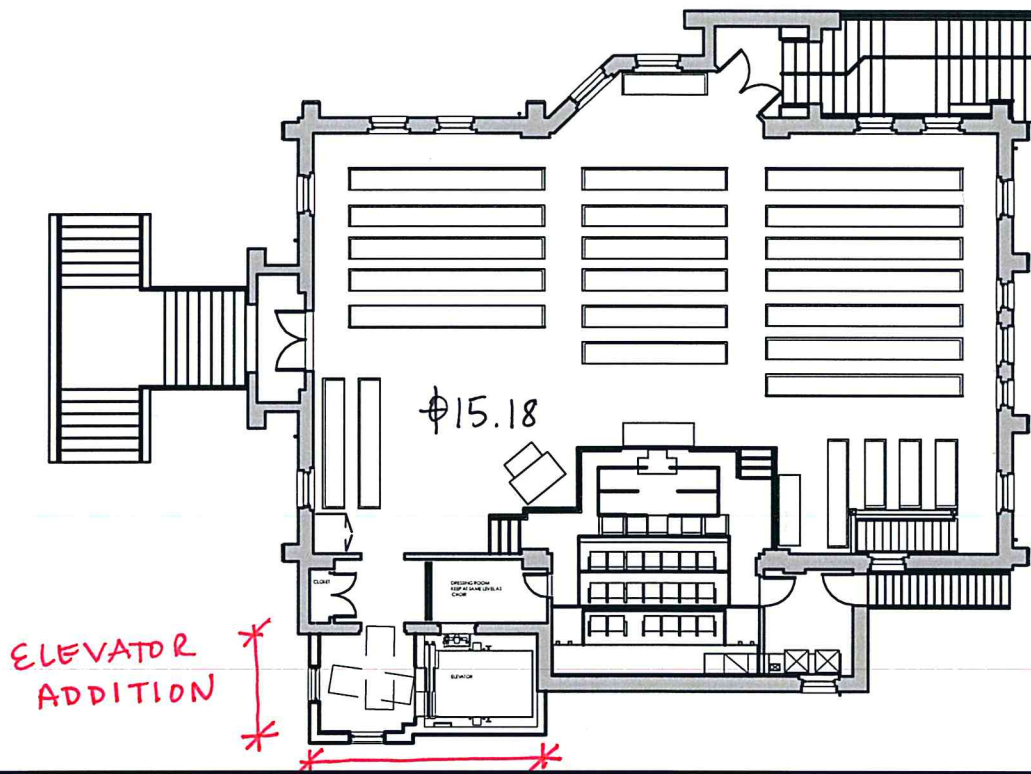
Reference: First Baptist Church Variance

We understand that the variance, if granted, shall be recorded in the office of the clerk of courts in such a manner that it appears in the chain of title of the affected parcel of land.

Kind Regards,



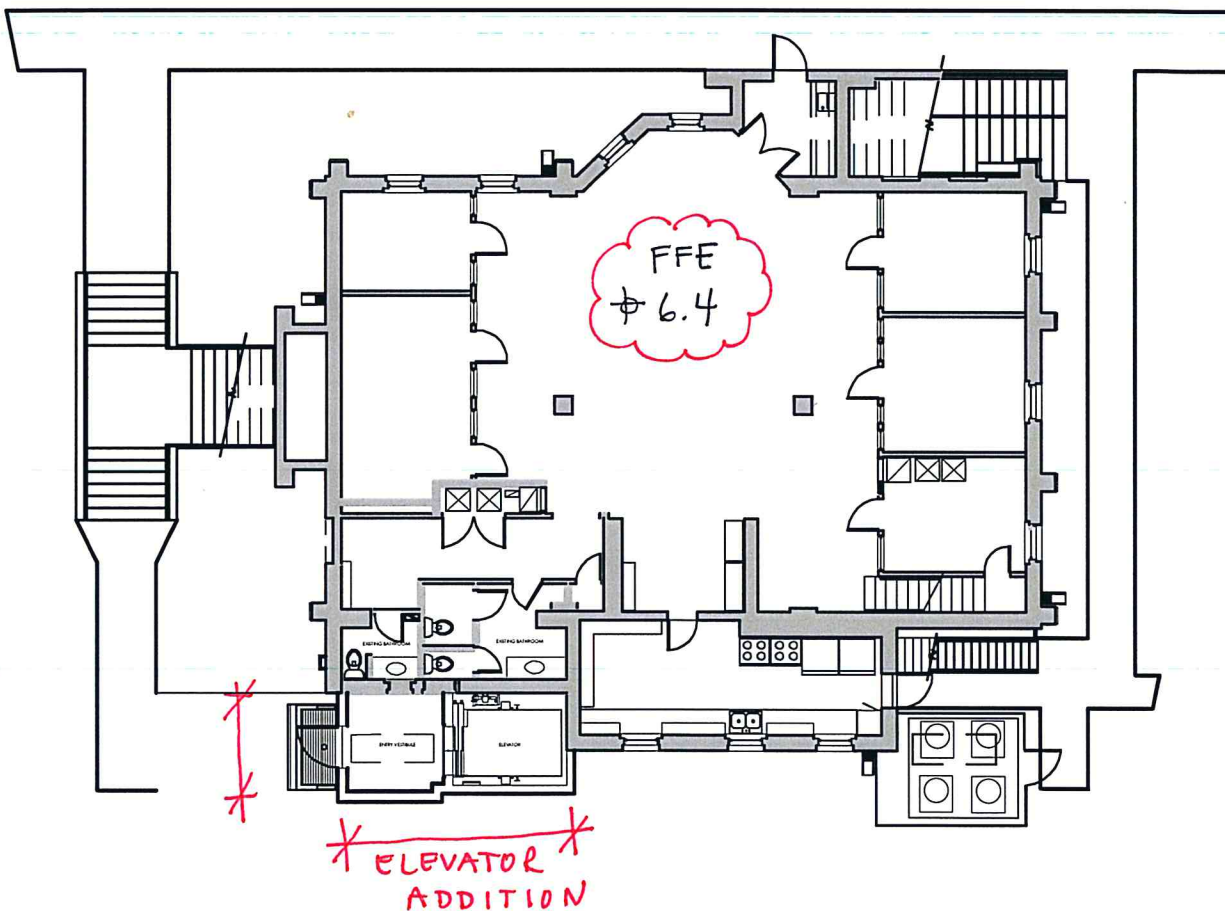
Michael Jefferson
Chairman of the Trustee Board
904.377.5368



2nd floor / Sanctuary - First Baptist Church

1/16"=1'-0"

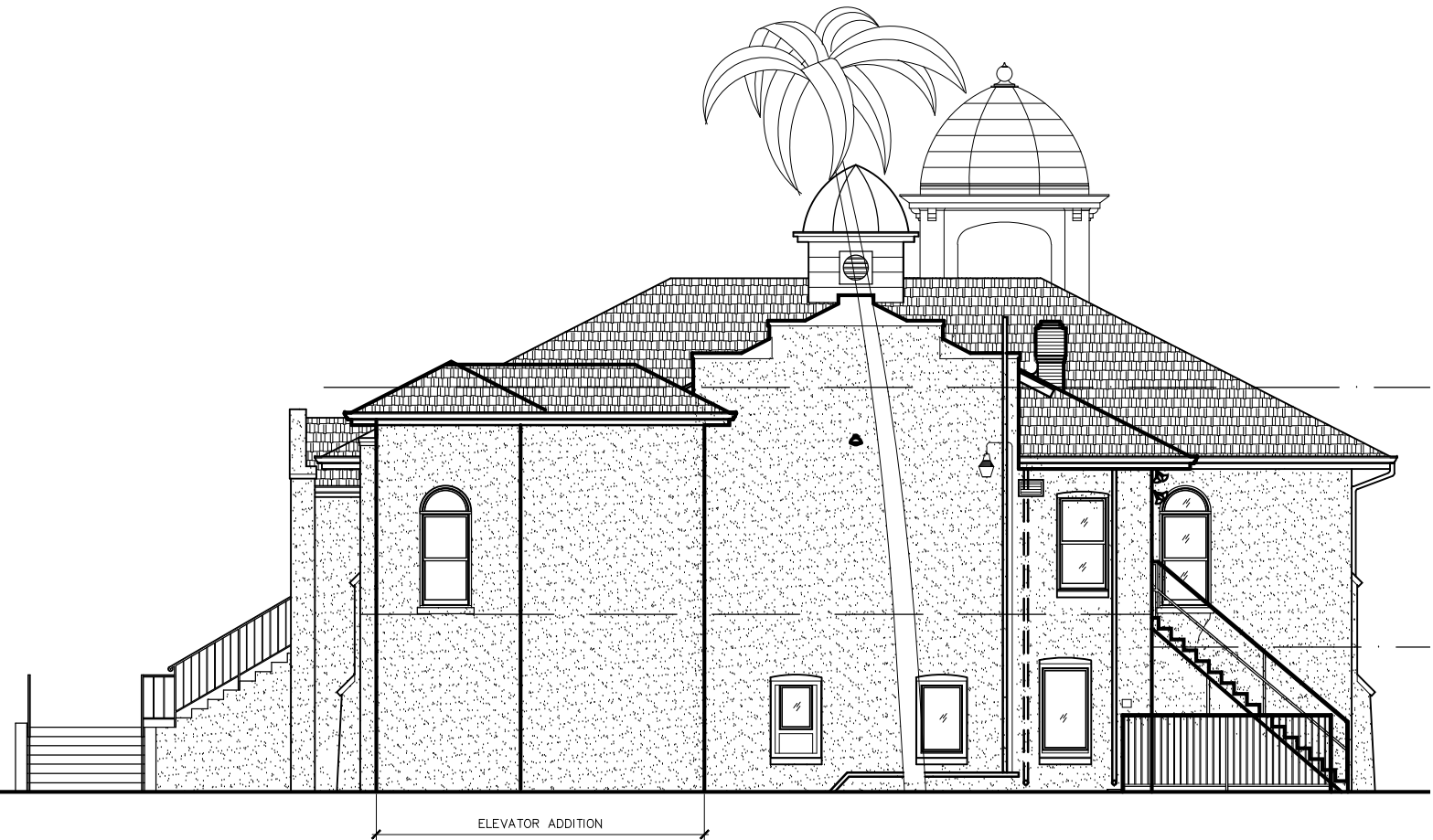
2



1st / Ground Floor Plan - First Baptist Church

1/16"=1'-0"

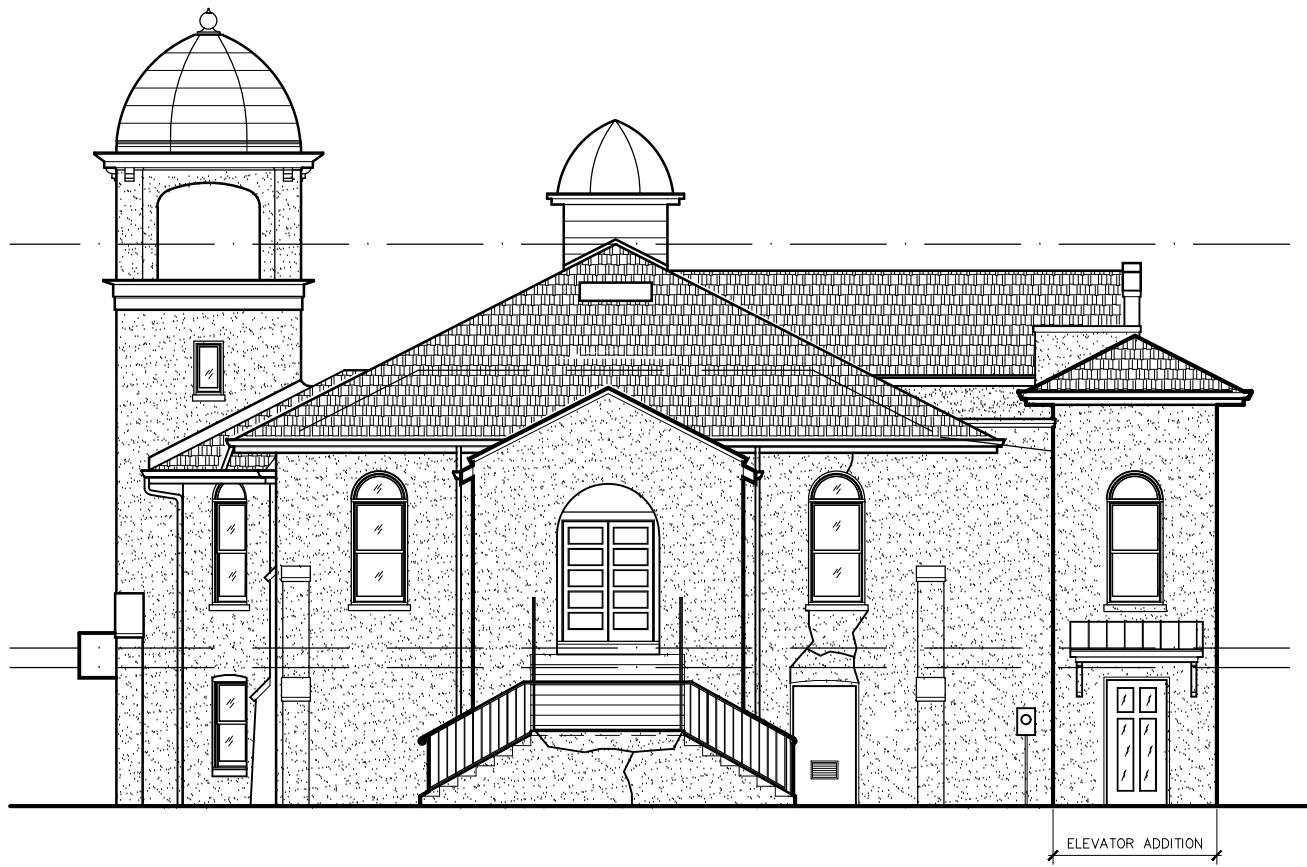
1



Parking lot elevation (south) - First Baptist Church

NTS

2



St Benedict Street Elevation - First Baptist Church

NTS

1

89 Saint Francis Street

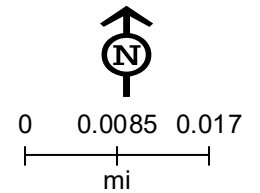


Legend

Flood Zones

- ZONE A
- ZONE AE
- ZONE AE-Floodway
- ZONE AH
- ZONE AO
- ZONE VE
- ZONE X-Shaded
- ZONE X

Letter of Map Change (LOMC)



Map created with St. Johns County's
Flood Zone Viewer

For more information regarding
flood zones please contact
904-827-6800 Option 5

DISCLAIMER:

This map is for reference use only. Data
provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County GIS Division
disclaims all responsibility for the
accuracy or completeness of the
data shown hereon.

Date: 3/30/2022

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 2074800000
Location Address 89 ST FRANCIS ST
SAINT AUGUSTINE 32084-0000
Neighborhood City St Aug Lincolnville Area (COM) (610.04)
Tax Description* DUMAS TR CITY LOTS 1 19 & 20 BLK H
**The Description above is not to be used on legal documents.*
Property Use Code Churches (7100)
Subdivision Dumas Tract
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 19.3368
Acreage 0.190
Homestead N

Owner Information

Owner Name 1st Baptist Church & Parsonage 100%
Mailing Address PO BOX 96
SAINT AUGUSTINE, FL 32085-0096

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$570,747

Map



Valuation Information

	2022
Building Value	\$441,629
Extra Features Value	\$4,978
Total Land Value	\$124,140
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$570,747
Total Deferred	\$0
Assessed Value	\$570,747
Total Exemptions	\$570,747
Taxable Value	\$0

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	\$430,266	\$5,335	\$124,140	\$0	\$0	\$559,741	\$559,741	\$559,741	\$0
2020	\$442,140	\$5,693	\$124,140	\$0	\$0	\$571,973	\$516,591	\$571,973	\$0
2019	\$395,863	\$4,729	\$258,440	\$0	\$0	\$659,032	\$469,628	\$659,032	\$0
2018	\$316,694	\$1,041	\$109,200	\$0	\$0	\$426,935	\$426,935	\$426,935	\$0
2017	\$316,694	\$1,229	\$109,200	\$0	\$0	\$427,123	\$427,123	\$427,123	\$0
2016	\$316,694	\$1,242	\$109,200	\$0	\$0	\$427,136	\$405,368	\$427,136	\$0
2015	\$316,694	\$1,430	\$84,000	\$0	\$0	\$402,124	\$368,516	\$402,124	\$0
2014	\$249,396	\$1,619	\$84,000	\$0	\$0	\$335,015	\$335,015	\$335,015	\$0
2013	\$249,396	\$15,632	\$84,000	\$0	\$0	\$349,028	\$348,102	\$349,028	\$0
2012	\$249,396	\$15,820	\$51,240	\$0	\$0	\$316,456	\$316,456	\$316,456	\$0
2011	\$249,396	\$16,010	\$56,700	\$0	\$0	\$322,106	\$322,106	\$322,106	\$0
2010	\$249,396	\$16,198	\$63,000	\$0	\$0	\$328,594	\$328,594	\$328,594	\$0

Building Information

Building	1
Year Built	1910
Actual Area	1482
Conditioned Area	2298
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Brick

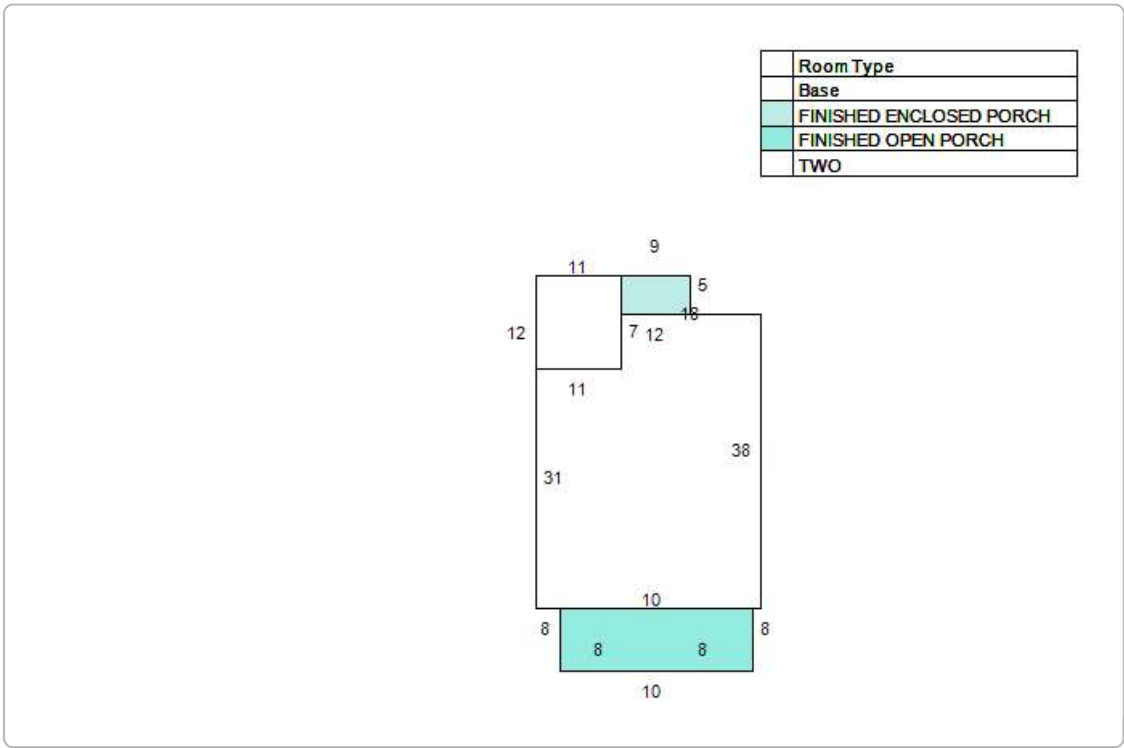
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

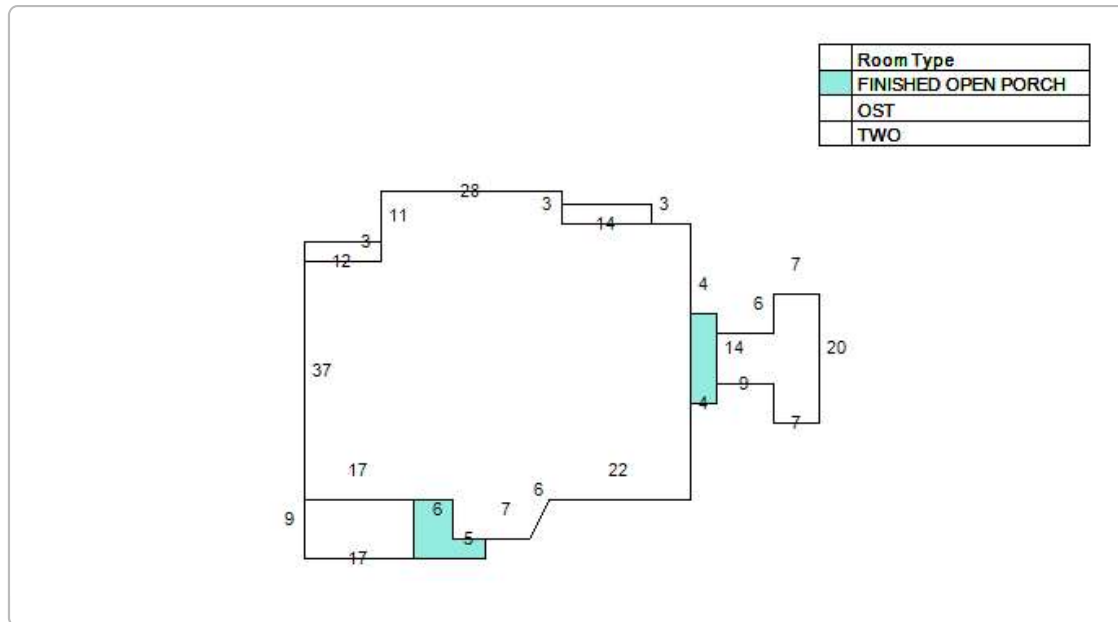
Description	Square Footage
2 STORY	1025
FINISHED OPEN PORCH	200
FINISHED ENCLOSED PORCH	45
BASE AREA	132
BASE AREA	80
Total SqFt	1482

Building	2	Roof Cover	Composite Shingle
Year Built	1915	Roof Structure	Wood Truss
Actual Area	3297	Interior Flooring	Pine Wood
Conditioned Area	5458	Interior Wall	Drywall
Use	Churches	Heating Type	Air Duct
Style	04	Air Conditioning	Central
Class	N	Bedrooms	
Exterior Wall	Concrete Stucco	Baths	

Description	Square Footage
2 STORY	2729
OUTSIDE STAIRS	153
OUTSIDE STAIRS	36
FINISHED OPEN PORCH	69
OUTSIDE STAIRS	212
FINISHED OPEN PORCH	56
OUTSIDE STAIRS	42
Total SqFt	3297

Sketch Information





Extra Feature Information

Code Description	Status	Value
Handicap Ramp		1606
Metal Fence 6'		180
Concrete Paving (Commercial)		3192

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	140	60	8276	SF	\$124,140

No data available for the following modules: Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 3/25/2022, 12:28:19 AM](#)

Version 2.3.181

Developed by
 **Schneider**
 GEOSPATIAL

Dennis W. Hollingsworth Tax Collector

generated on 3/31/2022 12:57:57 PM EDT

Tax Record

Last Update: 3/31/2022 12:57:57 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number		Tax Type		Tax Year	
199220-0000		REAL ESTATE		2021	
Mailing Address		Physical Address			
TRINITY CHR OF ST AUG VESTRY		2 ARTILLERY LN			
215 SAINT GEORGE ST					
SAINT AUGUSTINE FL 32084-0000					
Exempt Amount		Taxable Value			
\$418,215.00		\$0.00			
Exemption Detail		Millage Code		Escrow Code	
02 418215		452			
Legal Description					
18-07-30.62 Acres CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	418,215	418,215	\$0	\$0.00
ROAD	0.8444	418,215	418,215	\$0	\$0.00
HEALTH	0.0160	418,215	418,215	\$0	\$0.00
SCHOOL					
SCHOOL-STATE LAW	3.5640	418,215	418,215	\$0	\$0.00
SCHOOL - LOCAL BOARD	2.2480	418,215	418,215	\$0	\$0.00
SJRWMD	0.2189	418,215	418,215	\$0	\$0.00
MOSQUITO	0.2000	418,215	418,215	\$0	\$0.00
CITY OF ST AUGUSTINE	7.5000	418,215	418,215	\$0	\$0.00
FL INLAND NAV DISTRICT	0.0320	418,215	418,215	\$0	\$0.00
PORT AUTHORITY	0.0598	418,215	418,215	\$0	\$0.00
Total Millage		19.3368	Total Taxes	\$0.00	
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
		Total Assessments		\$0.00	
Taxes & Assessments				\$0.00	
		If Paid By	Amount Due		
			\$0.00		
Prior Year Taxes Due					

NO DELINQUENT TAXES

OWNER'S AUTHORIZATION FOR AGENT

Jaime D. Perkins (COSA) is/are hereby authorized TO ACT ON BEHALF
OF, the owner(s) of those lands described within the attached application, and as described in
The attached deed or other such proof of ownership as may be required, in applying the City of
St. Augustine's:

- ☐ Historic Architectural Review Board
☐ Planning and Zoning Board
☒ Code Enforcement, Adjustments and Appeals Board
☐ Other: _____

For property located at: 89 St. Francis Street

BY: _____

Signature of Owner

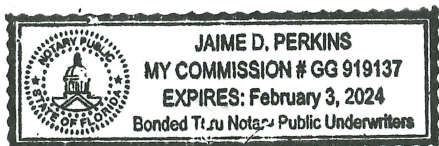
Michael Jefferson

Print Name of Owner

904.377.5368

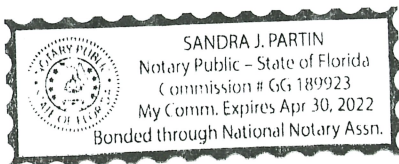
Telephone

Sworn to and subscribed before me on this 23 day of February, 2022.



Notary Public: _____

Jaime D. Perkins



Sworn to and subscribed before me this
23rd day of February, 2022.

Notary Public: Sandra J. Partin

OWNER'S AUTHORIZATION FOR AGENT

Sarah Ryan is/are hereby authorized TO ACT ON BEHALF
OF, the owner(s) of those lands described within the attached application, and as described in
The attached deed or other such proof of ownership as may be required, in applying the City of
St. Augustine's:

- ☐ Historic Architectural Review Board
☐ Planning and Zoning Board
☒ Code Enforcement, Adjustments and Appeals Board
☐ Other: _____

For property located at: 89 St. Francis Street

BY: _____

Signature of Owner

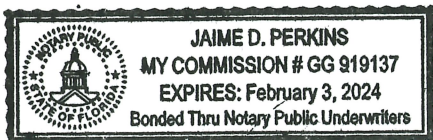
Michael Jefferson

Print Name of Owner

904.377.5368

Telephone

Sworn to and subscribed before me on this 23rd day of March, 2022.



Notary Public: _____

Jaime D. Perkins



March 30, 2022

1st Baptist Church & Parsonage
P.O. Box 96
Saint Augustine, FL 32085-0096

RE: Variance to floodplain management ordinance impact on federal flood insurance

This letter is to inform you about the impact to federal flood insurance after the approval of a variance to the floodplain management ordinance. When a variance is granted to allow the finished floor elevation to be below the required elevation, as in the case of 89 Saint Francis Street, it can affect the cost of federal flood insurance.

The current finished floor elevation of the building is below the required elevation of one foot above the base flood elevation. Because of this, the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced flood elevation (up to amounts as high as twenty-five dollars (\$25.00) for one hundred dollars (\$100.00) of insurance coverage). Additionally, construction below required elevation increases risks to life and property.

Respectfully,

Richard "Buddy" Schauland, CBO, CFM
Building Official

City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 904.209.4327 | Mobile: 904.495.6701
Email: rschauland@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.



Building and Planning Department – Historic Preservation Division

March 21, 2022

RE: 89 St. Francis Street - First Baptist Church

Dear Mr. Richard Schauland, City of St. Augustine Building Official and members of the Code Enforcement Board:

The First Baptist Church meets the criteria as a historic building in the City of St. Augustine because the building is a contributing building to the Lincolnville National Register Historic District, listed under the address of 91 St. Francis Street. The church building is also recorded under the address of 91 St. Francis Street in the Florida Master Site File (FMSF) survey 8SJ01879. According to the FMSF and historic marker, the masonry vernacular building was rebuilt in 1916 after the earlier church building was destroyed by fire. The church features a bell tower with domed roof that is repeated in the smaller cupula. In addition, the property is within Archaeological zone IIIA.

Thank you,
Julie Courtney
Historic Preservation Officer
E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement, Adjustments and Appeals Board

DATE: April 12, 2022

SUBJECT: Case Number 2022-0208

RESPONDENT: Trinity Parish Church

LOCATIONS: 2 Artillery Lane

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

BACKGROUND INFORMATION:

On 1/28/2022, I responded to 2 Artillery Lane in reference to a complaint about two large trees having been removed. Upon investigation, I found that the trees had indeed been cut down. I received an email that day from Edward Conlon, a certified arborist, stating that the trees were recommended for removal based upon the condition of the trees. No replacement trees have been planted, and as of April 12, 2022, no applications have been submitted for removal of the trees.

Respectfully Submitted,

Curtis Boles
Code Enforcement Inspector
City of St. Augustine

Sec. 25-56. Tree removal and replacement.

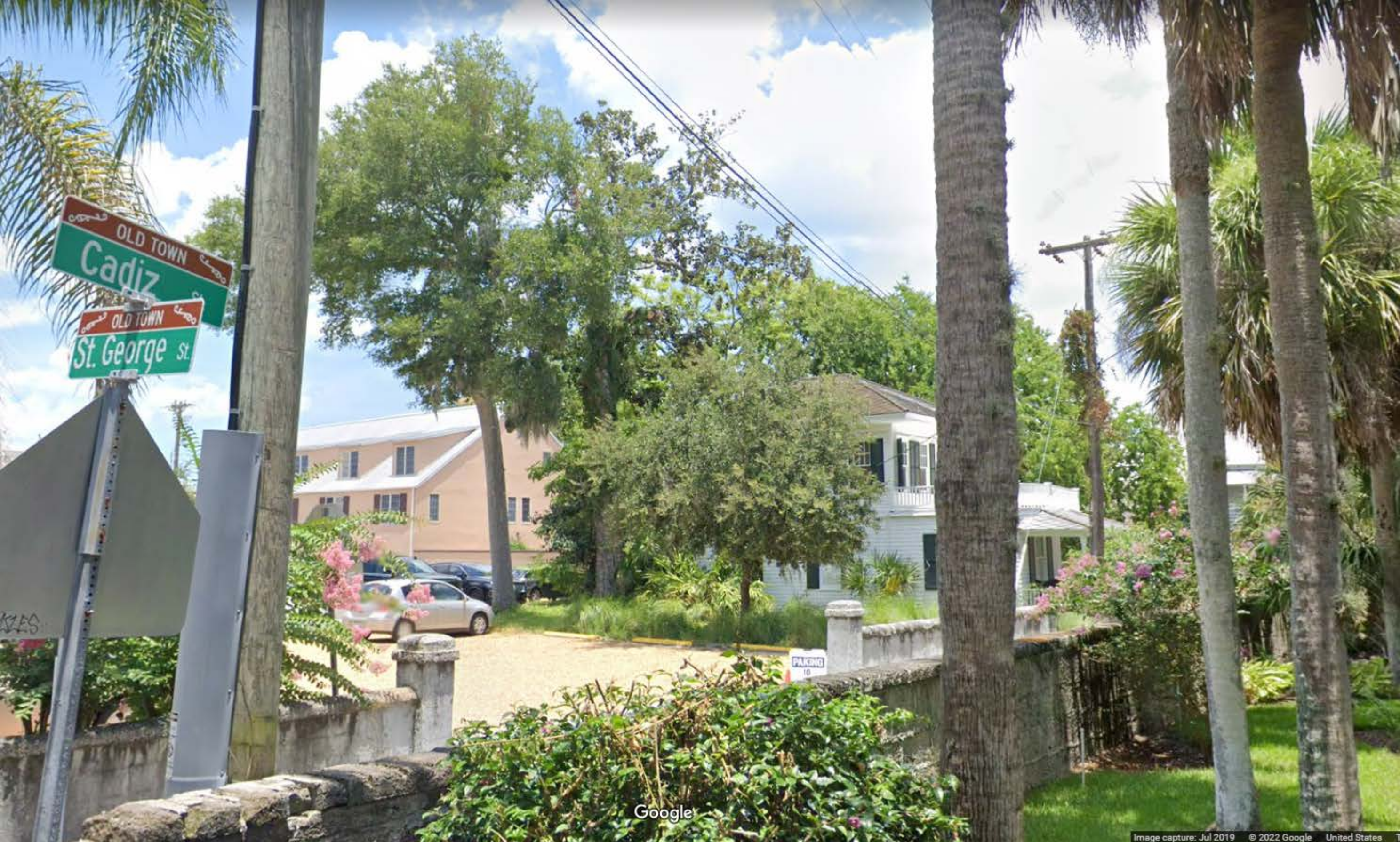
- (a) *Permits required.* It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and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

-
- would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
- e. Whether the tree has been designated a preserved tree.
 - f. Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization.
 - Water quality and aquifer recharge.
 - Ecological impacts.
 - Noise pollution.
 - Air movement.
 - Air quality.
 - Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (d) *Issuance of permit.* The planning and building division shall issue the removal permit unless, upon consideration of the criteria set forth above, the division finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are preserved trees and removal must be reviewed by the code enforcement, adjustments and appeals board or the planning and zoning board.
- (e) *Denial of permit.* If the planning and building division denies the removal permit it shall set forth with particularity its reasons for such denial in writing.
- (f) *Appeals.* When a tree removal permit, including a permit for the removal of a preserved tree not involved with a site plan for new development, has been denied by the planning and building division, the property owner or agent may appeal this decision to the code enforcement, adjustments and appeals board. The code enforcement, adjustments and appeals board shall approve or deny the appeal and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. The board may require more stringent replacement requirements than is required by this chapter. The code enforcement, adjustments and appeals board shall not be empowered to relax the standards and requirements contained herein. If a preserved tree is approved by the board to be removed, a minimum of two (2) shade trees a minimum of ten (10) feet in height shall be used as replacement. The replacement of trees that have been removed after board approval shall be done within thirty (30) days after the tree has been removed.
- (g) *Relocation and replacement.* As condition to the granting of a permit, the property owner or agent will be required to relocate the tree being removed or required to replace the tree being removed with a tree somewhere within the site. Native vegetation shall be replaced with native vegetation. Shade trees must be

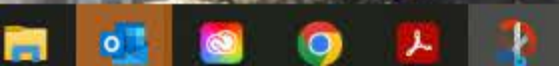
replaced by shade trees. Understory and palm trees may be replaced by any type tree. Replacement shade trees shall be a minimum of ten (10) feet high and understory trees shall be a minimum of ten (10) feet high when planted. Each Southern Red Cedar tree (*Juniperus silicicola*) removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be determined by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The property owner or agent shall also be required to replace the relocated or replacement tree should same die within three (3) years from date of planting.

- (h) *Public lands.* No tree shall be removed from any public property or public right-of-way except in accordance with the provisions of this section.
- (i) *"After the fact" tree removal permits.*
 - (1) The application fee shall be as follows:
 - a. One hundred dollars (\$100.00) for each tree three (3) inches or more but less than seven (7) inches dbh.
 - b. Two hundred dollars (\$200.00) for each tree seven (7) inches or more but less than twelve (12) inches dbh.
 - c. Four hundred dollars (\$400.00) for each tree twelve (12) inches or more but less than twenty (20) inches dbh.
 - d. Eight hundred dollars (\$800.00) for each tree twenty (20) inches or more dbh.
 - (2) The planning and building director may issue an "after the fact" tree removal permit for trees which are not considered preserved trees, but only after considering the above mentioned factors and the reason why a permit was not obtained prior to the removal.
 - (3) If the planning and building director denies the "after the fact" tree removal permit, he/she shall set forth with particularity the reasons for such denial in writing. When such permit is denied, said denial may be appealed as stated above to the adjustments and appeals board.
 - (4) No "after the fact" tree removal permits shall be issued for the removal of preserved trees. Any such action shall be subject to code enforcement proceedings wherein any explanation or reason for removal without a permit and evidence as to the tree's condition prior to removal may be presented as mitigation.
- (j) In certain instances, it may be impossible or infeasible for a property owner to replace a tree or trees as required by subsection (g) of this section and section 11-28(d) of this Code. In such cases, the owner may instead pay a sum of money into the tree mitigation fund.
 - (1) The amount to be paid into the tree mitigation fund shall be determined by resolution, updated from time to time in order to reflect the actual cost for the city to purchase and plant an appropriate replacement tree offsite.
 - (2) Monies paid into the tree mitigation fund shall be used by the city to plant and maintain trees on the city right-of-way or on city or other public property within the city, with the location to be determined by the city manager or his or her designee, in order to promote street tree rehabilitation, maintain a diverse tree inventory, and support the tree canopy throughout the city.
 - (3) The city manager or his or her designee shall not issue a tree removal permit until the monies owed for tree mitigation are paid in full.

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



Google





CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

March 23, 2022

IN THE MATTER OF: Name: TRINITY PARISH CHURCH
Address: 2 ARTILLERY LANE
SAINT AUGUSTINE, FL 32084

Case #: CE2022-0208

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 8, Section 25-56

SITE OF VIOLATION: 2 ARTILLERY LANE

LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584

PARCEL NUMBER: 1992200000

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, April 12, 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:

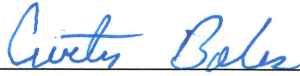
- **Tree removal and replacement.**

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
CE2022-0208

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: **70192280 0000 6192 8782**
7019 2280 0000 6192 8799

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.

Susan Lieberman RECEIVED THIS OFFICIAL NOTICE OF HEARING THIS
24 DAY OF March, 2022 TO THE NAMED BELOW; LOCATED AT
TRINITY PARISH CHURCH.

Susan Lieberman
RECEIVER'S SIGNATURE

Curtis Boles
WITNESSED BY DELIVERER

AFFIDAVIT OF PRIMARY SERVICE

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

TRINITY PARISH CHURCH
2 ARTILLERY LANE
SAINT AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2022-0208

I, CURTIS BOLES, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on MARCH 29, 2022, I received a copy of the attached Notice of Hearing for the hearing dated APRIL 12, 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 MARCH 29, 2022, I
☒ Hand delivered said Notice to SUSAN FLOWERS at TRINITY PARISH CHURCH.

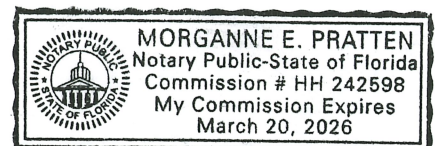
FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5TH DAY OF APRIL, 2022.

Morganne E. Pratten
Notary Public, State of Florida

My Commission Expires: 20 day of March, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

TRINITY PARISH CHURCH
2 ARTILLERY LANE
SAINT AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2022-0208

I, CURTIS BOLES, being duly sworn and depose say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on MARCH 29, 2022, I received a copy of the attached Notice of Hearing for the hearing dated APRIL 12, 2022.
3. That on _____, 20____, I
☐ Posted said Notice on the property located at _____.
4. That on MARCH 29, 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.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF APRIL, 2022.

Morganne E. Pratten
Notary Public, State of Florida

My Commission Expires: 20 day of March, 2026.





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



CODE ENFORCEMENT DIVISION

March 23, 2022

IN THE MATTER OF: Name: Trinity Parish Church
Address: 2 Artillery Lane
Saint Augustine, FL 32084
Case #: CE2022-0208

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 25, Section 25-56(g) – Tree Removal and Replacement

SITE OF VIOLATION: 2 Artillery Lane

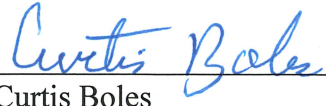
LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584

PARCEL NUMBER: 1992200000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on February 24, 2022 which revealed the following violations:

- Removal of one (1) 27" d.b.h. Water Oak and (1) 42" d.b.h. Southern Magnolia without Planning and Zoning Board Approval.

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.


Curtis Boles
Code Enforcement Inspector

Notice of Violation
CE2022-0208

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 8812
7019 2280 0000 6192 8805

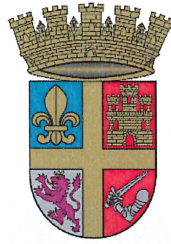
cc: John P. Regan, City Manager
CEAAB File

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.

Susan Lieberman RECEIVED THIS OFFICIAL NOTICE OF VIOLATION THIS
24 DAY OF March, 2022 TO THE NAMED BELOW; LOCATED AT
TRINITY PARISH CHURCH.

Susan Lieberman
RECEIVER'S SIGNATURE

Curtis Boles
WITNESSED BY DELIVERER



**CITY OF ST. AUGUSTINE
PLANNING AND BUILDING DEPARTMENT, PLANNING DIVISION
PLAN REVIEW COMMENT SHEET**

October 15, 2021

215 St. George Street – revision of parking layout

Parking

“Sec. 28-367. - Historic preservation districts requirements.

Uses and structures located in historic preservation districts 1, 2, 3 and 4 are not required to provide off-street parking and loading. Any parking facilities within these districts shall meet the specific requirements contained in this section. Parking facilities within historic preservation districts 1, 2 and 3 shall not exceed a maximum of twenty (20) spaces and shall not be located within twenty-five (25) feet of another facility. All parking facilities shall have a fence or wall around the perimeter of the facility. Parking facilities located on the premises of a structure shall meet the height requirements for fences or walls established by the architectural guidelines for historic preservation as appropriate to the era of the structure. Parking facilities located off the premises shall meet the height requirements for pre-1821 construction. No parking garages shall be approved within historic preservation districts 1, 2 and 3, and any parking facility located on a corner lot shall be by exception only.”

An increase of parking spaces in this parking lot will require a variance to the above Sec. 28-367 which limits parking lots in HP-3 to 20 parking spaces.

Other Comments

Removal of significant trees requires approval from the Planning and Zoning Board. The site plan indicates the removal of a 60” Oak, 42” Magnolia, and a 27” Oak Tree, which are significant trees.

Sec. 25-53. – General landscape requirements.

- *Tree mitigation*
 - Mitigation requirement is determined by the following calculation
 - Tree saved credit – trees removed deficit = excess tree credits/deficits
 - Trees twenty (20) inches or more diameter breast height that are removed is equal to 2 deficits

- New trees planted for mitigation credit

Tree with diameter of two (2) inches but less than three (3) inches	1 credit
Tree with diameter of three (3) inches but less than four (4) inches	1.5 credits
Tree with diameter of four (4) inches but less than five (5) inches	2 credits
Tree with diameter of five (5) inches but less than six (6) inches	3 credits
Tree with diameter of six (6) inches but less than twelve (12) inches	4 credits
Tree with diameter of twelve (12) inches or greater	5 credits

Internal landscaping.

- Within each parking area of five thousand (5,000) square feet or more, there shall be a minimum of five (5) percent of landscaped areas which shall be reasonably distributed within each five thousand (5,000) square feet of parking area so as to be prorated to fulfill the objectives of this article.
- Each separate planting area shall contain at least one (1) tree and a tree shall be planted for each one hundred (100) square feet of internal landscaping. All internal landscaping shall be protected from vehicular encroachment by curbing or wheel stops. All landscape areas shall be a minimum of one hundred (100) square feet, with the least dimension being five (5) feet.
- Trees planted associated with internal landscaping requirements count towards mitigation requirements.

Jacob Fredriksson

Senior Planner

City of St. Augustine Planning and Building Department

jfredriksson@citystaug.com | 904-209-4331



CITY OF
ST. AUGUSTINE
EST. 1665

Public Works Department

75 King Street, Lobby B, 4th Floor, P.O. Box 210
St. Augustine, FL 32085-0210
www.CityStAug.com

Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: October 15, 2021

Subject Property Address: 215 St George Street

Applicant and Business Name: Trinity Episcopal Church

Use and Project Description: Revise Parking Layout

Math Marino
Rob Matthews - MDG inc

INSTRUCTIONS TO APPLICANT:

Applicants are hereby instructed to deal directly with the Public Works Department and its staff member(s) listed herein to satisfy these comments and any direction discussed with applicant at the Friday Review meeting. Public Works will not authorize building permits or business licenses until all appropriate Public Works requirements have been satisfied for the project. Should any details regarding the project or business change at any time, be sure to check in with Public Works staff to ensure compliance.

RIGHT-OF-WAY & SITE PLAN

Comments By:

Page 1 of 1

Jonathan Foster, P.E.

Development Supervisor

(904) 209-4273 / jfoster@citystaug.com

75 King Street – Lobby B Elevator, 4th Floor – Public Works

Xavier "X" Pellicer, P.E.

City Mobility Supervisor

(904) 209-4211 / xpellicer@citystaug.com

75 King Street – Lobby B Elevator, 2nd Floor – Mobility

City Hall Office Hours: Monday – Friday, 8:00 am to 5:00 pm

1. A complete civil site plan application package must be submitted directly to The Public Works Department as part of the approvals required for this project.
2. Are there any plans to add a parking attendant building? *none*
3. See the attached Technical Memo (TM#3) which outlines City policy and requirements for parking lot design.
4. Further information regarding Public Works permitting, process, forms and applications can be found here: [Development, Permits & Utility Connections Info](#) or visit the Public Works front desk.
5. Developer's civil engineer is encouraged to schedule one no-charge 30-minute pre-application meeting with Public Works staff for review of preliminary design plans. Contact City Public Works Permit Technician to schedule, and with questions related to permitting forms, requirements and process: (904) 209-4375 or PWPermits@citystaug.com

* PEB req'd. for tree removal & variance for # of parking spaces
↳ conservation overlay 3 ? - @ size of " "

* Possible / likely HARB req'd for mtg change in corner and possible alignment of spaces...

Approved on:


Martha S. Graham, P.E.
Director, Public Works

Technical Memorandum (TM) No. 3
CHAPTER 28 ZONING
DIVISION 2. - OFF-STREET PARKING AND LOADING

The intent of this TM is to provide the Public Works Department's interpretation, guideline and policy for specific articles within Chapter 28 of the City's Code of Ordinances.

Sec. 28-366. - In general.

All new and expanded uses and structures as well as all changes in use shall meet all requirements contained in this section for off-street parking and loading. Where fractional spaces result from parking space requirement calculations, the parking space required shall be the nearest whole number.

(Code 1964, § 33-116)

Interpretation, guideline and policy

1. All activities on a property that involve a parking component require a permit from the Public Works Department. Applications will be reviewed so as to comply with regulation to ensure proper access, traffic patterns, signage, markings and materials are appropriate for public use.
2. A site plan is required to be submitted with the application. The plan shall be signed and sealed by a Licensed Florida Professional Civil Engineer.

Sec. 28-368. - Design standards.

- (a) *Approval of plans and specifications.* No permits shall be issued for any parking facility until the plans and specifications, including required landscaping, materials and storm drainage, have been submitted to and approved by the planning and building department and the engineering division. These plans and specifications shall include proper drainage and retention, surface materials, curbing and screening as required, clearly marked and dimensioned, with handicap and other special use spaces designated. All entrances, exits and aisles shall be dimensioned, with the traffic pattern indicated.
- (b) *Drainage.* Off-street parking and loading facilities shall meet city requirements for stormwater retention and drainage to prevent damage to abutting property, the public right-of-way and the adjacent environment. All such facilities shall be paved with erosion-resistant materials in accordance with city specifications. Drainage from parking facilities into the city drainage system (either overground or direct underground) shall require the approval of the engineering division.

Interpretation, guideline and policy

1. Surface and sub-base materials shall be approved via Public Works permit.
2. For parking lots with *10-spaces and/or less* (including handicap spaces) a crushed granite #57 stone or City approved equal is an acceptable surface material for non-handicap parking spaces.
3. For parking lots with *11-spaces and/or greater* (including handicap spaces) no loose surface material is acceptable. The surface material must be non-erodible such as

asphalt pavement, brick pavers, concrete or City approved equal. Coquina shell is not an acceptable surface material for any parking lot application.

- (f) *Entrances and exits.* The location and design of entrances and exits shall be in accordance with city specifications. The number of curb cuts shall be the minimum required to allow free and safe use of the facility without impairing traffic flow along the street. The use of shared or common curb cuts is encouraged where practical. Trees and appropriate landscaping may be used to define entrances and exits. Landscaping, curbing or other protective devices may be provided to control access and to separate pedestrian and vehicular traffic.

Interpretation, guideline and policy

1. Existing curb cuts/driveways that are no longer in use must be abandoned and replaced with curb and sidewalk where applicable.
 2. Driveway aprons are to be concrete.
 3. Any non-standard driveway apron may be approved by license agreement.
- (h) *Existing site constraints.* For parking facilities to be used in conjunction with existing structures containing physical constraints, such as trees or buildings, making it impractical to provide entrances, exits and interior aisles in accordance with subsections (f) and (g) hereof, the city planning and building manager may grant a variance from such requirements; provided, however, no variance shall be given by the planning and building manager to the required parking space requirements or required interior maneuverability space.

(Code 1964, § 33-118; Ord. No. 94-15, §§ 1, 2, 6-13-94; Ord. No. 96-30, § 2, 7-8-96)

Interpretation, guideline and policy

1. A surface material variance may be requested for parking lots where an existing protected tree (as defined by City Code) may be impacted.
2. Motor vehicles shall not back into public right-of-way.
3. Public right-of-way shall not be used for traffic circulation. The City Public Works Traffic Engineer will review.
4. Any exceptions must be approved by the Public Works Director.



Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: October 15, 2021

Subject Property Address: 215 St George Street

Applicant and Business Name: Trinity Episcopal Church

Use and Project Description: Revise Parking Layout

INSTRUCTIONS TO APPLICANT:

Applicants are hereby instructed to deal directly with the Public Works Department and its staff member(s) listed herein to satisfy these comments and any direction discussed with applicant at the Friday Review meeting. Public Works will not authorize building permits or business licenses until all appropriate Public Works requirements have been satisfied for the project. Should any details regarding the project or business change at any time, be sure to check in with Public Works staff to ensure compliance.

STORM WATER & GRADING

Comments By:

Jonathan Foster, P.E., Development Supervisor

Page 1 of 1

(904) 209-4273 / jfoster@citystaug.com

75 King Street – Lobby B Elevator, 4th Floor – Public Works
City Hall Office Hours: Monday – Friday, 8:00 am to 5:00 pm

1. The site design and stormwater calculations must demonstrate that the site improvements will not result in an increase of runoff over the existing site conditions. This must be based on ~~the 10 yr. 1 hr. storm (3.1 inches/hour)~~. In other words, the additional runoff that would result from paving the lot with the above design storm must be retained on site. ~~Provide calculations showing that the volume recovers from the stormwater management facility within 72 hours after the storm event.~~
2. Is there a proposed retention area? The development is encouraged to make use of depressed landscape areas, rain gardens, pavers, and other Low Impact Developments (LIDs) to provide additional storage and reduce runoff to the roadway.
3. Properties shall comply with the water quality, quantity, and recovery requirements set forth by the SJRWMD regardless if a permit is required by the district.
4. Submit a maintenance plan (separate from the stormwater calculations) for the proposed stormwater management facility meeting the criteria presented within Section 29-30 of The City's Code of Ordinances.
5. Grading plan must show existing adjacent lot grades a minimum of 10-feet beyond the property line. The proposed development must clearly demonstrate that adjacent properties will not flood due to proposed grade changes.
6. See the attached Technical Memos (TM#1 & TM#2) which outline the City's requirements related to storm water design.

1-inch of runoff.

* Plan is to re-grade the site not pave w/ asphalt

CITY OF ST. AUGUSTINE (COSA)

TECHNICAL MEMORANDUM

TO: Design Engineers

DATE: December 15, 2010

RE: Minimum Design Requirements for Dry Retention, Exfiltration, Permeable Paver and Pervious Concrete Stormwater Management Systems

The City of St. Augustine is in the process of implementing a new requirement for the design of Stormwater Management Systems within the City limits. The new requirement is the preparation of a Hydro-geological Report by a Florida Professional Geotechnical Engineer for the proposed Stormwater Management System. This new requirement will facilitate and expedite the City's review process of the proposed Stormwater Management System. The Report information shall be utilized in the design of the Stormwater Management System.

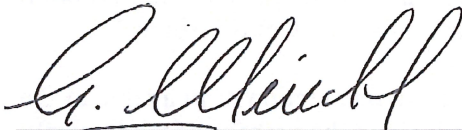
The intent of this memorandum is to specify criteria required to be addressed by a Florida Professional Geotechnical Engineer for proposed Stormwater Management Systems that are designed to retain and recover stormwater runoff within a 72-hour period. This criterion applies to both major and minor developments within the limits of the City of St. Augustine.

The following parameters shall be clearly stated in one section or in a table of the Hydro-geological Report (the parameters should not be buried within the verbage of the Report):

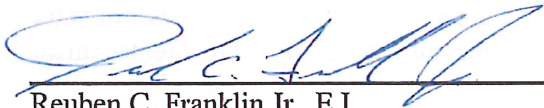
1. Number of borings required within the limits of the proposed Stormwater Management System to characterize the receiving aquifer.
 - ✓ Boring(s) shall be completed in the vicinity of each proposed Stormwater Management System unless otherwise recommended by the Geotechnical Engineer.
2. Base of effective aquifer (B).
3. Estimated normal seasonal high groundwater table (SHGWT).
4. Fillable porosity (%) of aquifer.
5. Weighted horizontal hydraulic conductivity (K_h) of effective aquifer with recommended factor of safety.

- ✓ If the horizontal hydraulic conductivity is estimated via the unsaturated or saturated vertical hydraulic conductivity than that relationship must be clearly addressed in the Report.
6. Unsaturated vertical hydraulic conductivity (K_{vu}) with recommended factor of safety.
- ✓ Unsaturated vertical flow shall only be considered when the SHGWT is greater than 1-foot below the proposed bottom of the Stormwater Management System unless recommended otherwise by the Geotechnical Engineer; and
 - ✓ If the unsaturated vertical hydraulic conductivity (K_{vu}) is estimated via the saturated vertical hydraulic conductivity (K_{vs}) than that relationship must be clearly addressed in the Report.

The above parameters are necessary to properly design a Stormwater Management System for retention basin recovery and require the expertise of a Florida Professional Geotechnical Engineer with local experience. Stormwater recovery calculations that use any of the subject parameters without a current signed and sealed Hydro-geological Report addressing the appropriateness of the parameters for the specific site will not be approved by the City of St. Augustine.



William G. Mendez, P.E.
Public Works Department
Manager, Engineering Division



Reuben C. Franklin Jr., E.I.
Public Works Department
Engineering Project Coordinator, Engineering Division

Approved on: _____

6/24/14



Martha S. Graham, P.E.
Director, Public Works

Technical Memorandum No. 2 Stormwater Minor Development

Section 29-27(a) Permits for Construction

- 1) Interpretation, guideline and policy – all activities on a property involving demolition, filling, grading, are considered construction that alters the flow and runoff of stormwater that require permits. Applications will be reviewed so as to comply with regulation and also to mitigate or eliminate impact of stormwater runoff onto adjacent properties; public, as well as private properties.
- 2) Credit is provided for existing impervious area for a redevelopment project if the following criteria are met:
 - a. The owner provides documentation of the impervious area utilizing a signed and sealed survey of the property that clearly quantifies the limits and material subject to credit.
 - b. The property is not being subdivided;
 - c. There is no change of use of the property;
 - d. The redevelopment is not a Planned Unit Development (PUD).

Section 29-26(c) Minor Developments

- 1) Properties that do not discharge or adversely impact a City conveyance system are only required to meet the Stormwater requirements of the State. Such properties may utilize the Modified Rational Method and pre/post discharge criteria. The degree of impact and capacity available will be determined by the City Stormwater Engineer.
- 2) Historic Area Development (HP 1 & 2, 3 & 4) (not HP 5). Projects shall provide mitigation through Low Impact Development (LID), Best Management Practices (BMP) to mitigate 1 inch of runoff for projects with greater than 500 sf impervious area. The Stormwater Engineer shall determine and verify that runoff has been mitigated to best extent possible.



Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: October 15, 2021

Subject Property Address: 215 St George Street

Applicant and Business Name: Trinity Episcopal Church

Use and Project Description: Revise Parking Layout

INSTRUCTIONS TO APPLICANT:

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UTILITY SERVICES

Comments By:

Page 1 of 1

Daniel Borrer, Development & Utility Coordinator

(904) 209-4278 / UtilConnect@citystaug.com

75 King Street – Lobby B Elevator, 4th Floor – Public Works

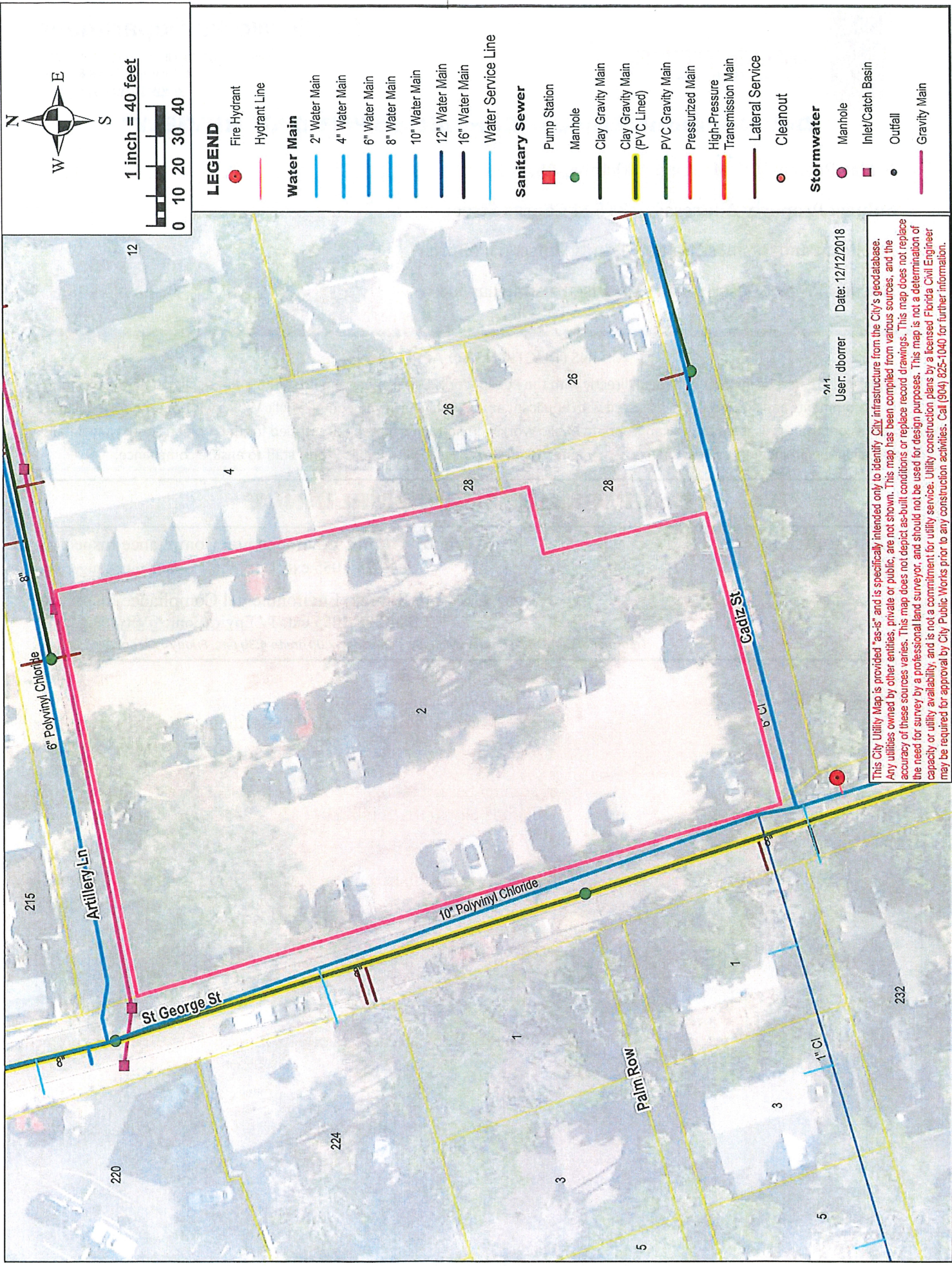
City Hall Office Hours: Monday – Friday, 8:00 am to 5:00 pm

INFORMATIONAL: Applicant is strongly encouraged to contact FP&L early in the planning process to coordinate power supply needs. Contact Ms. Alyssa Fink at (904) 824-7689/Alyssa.Fink@fpl.com. *Important: All private lines and equipment must be located on private property, not within City rights-of-way, easements or tracts. Please account for this during site planning.

1. Be aware that the City has Water, Gravity Sewer and Storm utilities on the streets abutting the parking lot; see the attached GIS map.
2. If any changes to these utilities are proposed, then fees and additional requirements may be necessary.
3. With the proposed development's construction completion, an updated total impervious area figure (in SQFT) will be required for stormwater utility billing purposes.
 - a. On the Site Plan, provide the total impervious area figure that will result from the finished product.

understood

none planned





CITY OF
ST. AUGUSTINE
EST. 1565

Public Works Department

75 King Street, Lobby B, 4th Floor, P.O. Box 210
St. Augustine, FL 32085-0210
www.CityStAug.com

Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: October 15, 2021

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Applicant and Business Name: Trinity Episcopal Church

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ENVIRONMENTAL COMPLIANCE

Comments By:

Page 1 of 1

Kevin McGinnis, Environmental Compliance Inspector

904-825-1055 ext. 1 / EnviroComp@citystaug.com

Caroline Blunck, Environmental Compliance Inspector

904-825-1055 ext. 1 / EnviroComp@citystaug.com

Treatment Plant Office Hours: Monday – Thursday 7:00 am to 4:30 pm, Friday 7:00 am to 11:00 am

No comments.



Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: October 15, 2021

Subject Property Address: 215 St George Street

Applicant and Business Name: Trinity Episcopal Church

Use and Project Description: Revise Parking Layout

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SOLID WASTE SERVICES

Comments By:

Page 1 of 1

Rick Stevens, Solid Waste Division Manager

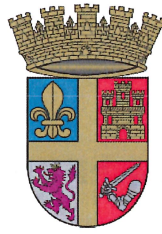
(904) 825-1049 / rstevens@citystaug.com

Olivia Smith, Recycling Services Coordinator

(904) 825-1049 / osmith@citystaug.com

Solid Waste Office Hours: Monday – Thursday, 7:00 am to 4:00 pm

1. No solid waste issues.



CITY OF
ST AUGUSTINE
EST. 1565

NATION'S OLDEST CITY

FRIDAY REVIEW / DRC: PLAN COMMENTS

Building and Planning Department – Historic Preservation Division

October 15, 2021

RE: 215 St. George Street

1. 215 St. George Street is within the Historic Preservation Two (HP-2) Zoning District and contributing to the St. Augustine Town Plan National Register Historic District. For properties within the local HP zoning districts, any exterior alterations are subject to the Architectural Guidelines for Historic Preservation which may include required approvals by the Historic Architectural Review Board (HARB) through a public hearing.

If modifications to the existing site are included in the proposed parking improvements such as a change to the existing paving materials or walls/fencing, or a new landscape plan that exceeds \$1000, HARB approval will be needed before a permit can be issued.

The Historic Architectural Review Board (HARB) meets once a month, typically on the third Thursday, with a deadline for applications the third Friday of the month before. For future dates, the application deadline and meeting schedule for HARB can be found at this link:

<https://fl-staugustine.civicplus.com/DocumentCenter/View/192/2021-Board-Meeting-Schedule-PDF?bidId=>

Applications and other related information are found at this link:

<https://www.citystaug.com/195/Historic-Architectural-Review-Board-Appl>

2. Please be aware this property falls within Archaeological Zone IB. Any proposed ground disturbance more than 3 inches deep and 100 square feet in size will require archaeological review and testing prior to the initiation of construction activities. The archaeological review can be initiated with the submittal of an A-14 Application for Archaeological Review to Shelley Clayton with the Planning and Building Department (sclayton@citystaug.com). The archaeological fee for projects in Zone I is 1.5% of the estimated construction cost. The City Archaeologist will be happy to provide more information about the process and can be contacted at 904-823-2263 or archaeology@CityStAug.com.

The A-14 application is found at this link:

<https://www.citystaug.com/DocumentCenter/View/3043/A14-Archaeology-Review-Application-PDF?bidId=>

3. Any exterior signs for the building must also be reviewed and approved through the sign permit process prior to being installed.

Thank you,

Julie Courtney

Historic Preservation Planner

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com



City of St. Augustine
Application For Friday Review

October 15th meeting

Office Use Only

Application Fee \$20

Receipt No. 2206993

Date Paid 9/28/21

Business Name Trinity Episcopal Church

Project Physical Address 215 St. George Street Parcel Number 199200-0000

Business Email fr matt@trinitysta.org Business Telephone 904-466-9361 Business Fax _____

Business Owner Trinity Episcopal Church

Property Owner Trinity Episcopal Church

Type of Business

Churches

Square Footage

Project Description

Revise parking layout per site plan provided.

Agreement (signature required):

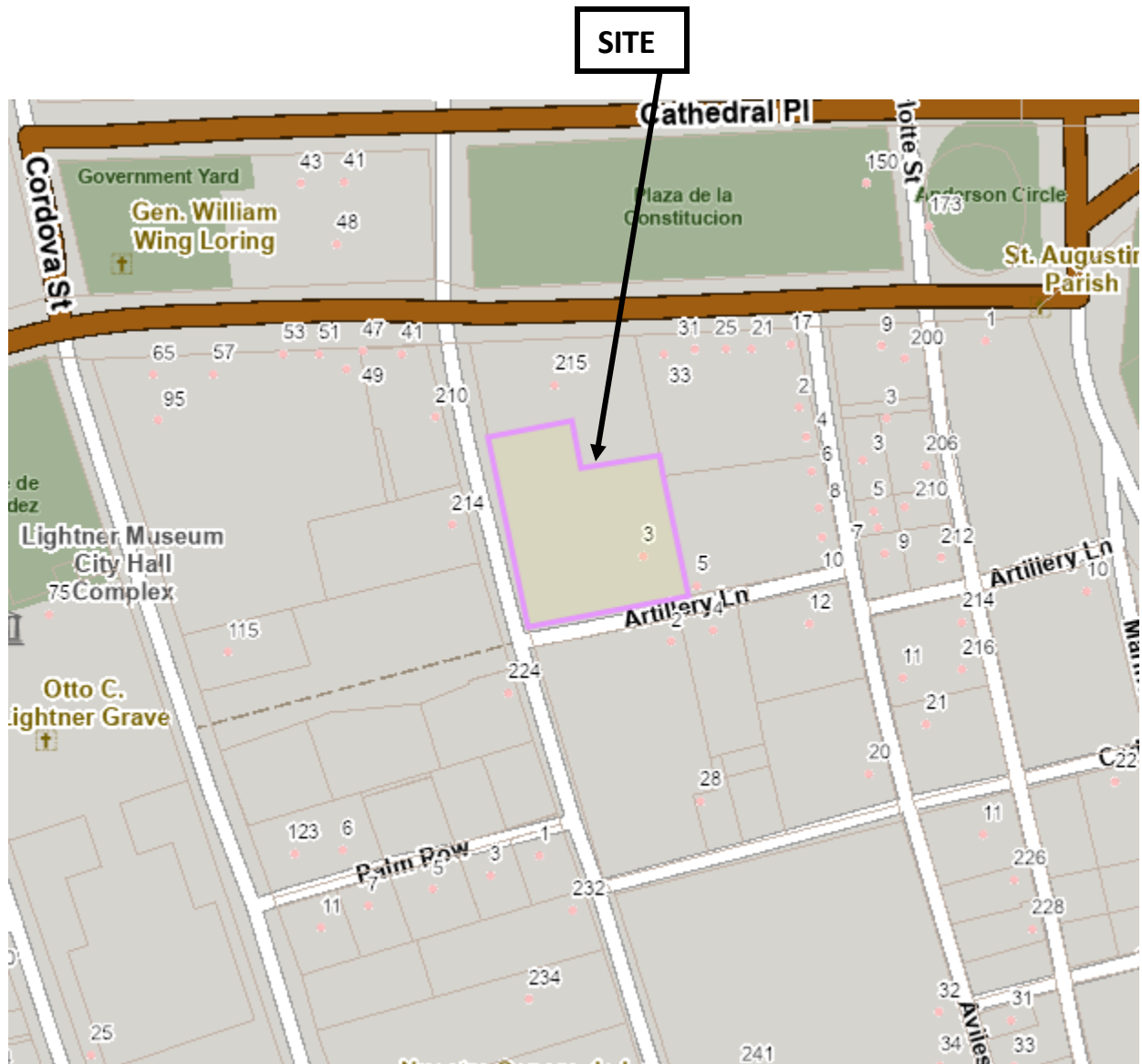
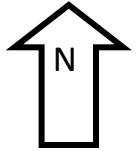
In filing this application, I understand that it becomes a part of the Public Record of the City of St. Augustine, and hereby certify that all the information contained herein is accurate to the best of my knowledge

SIGNATURE OF APPLICANT

9/20/21

DATE

LOCATION MAP

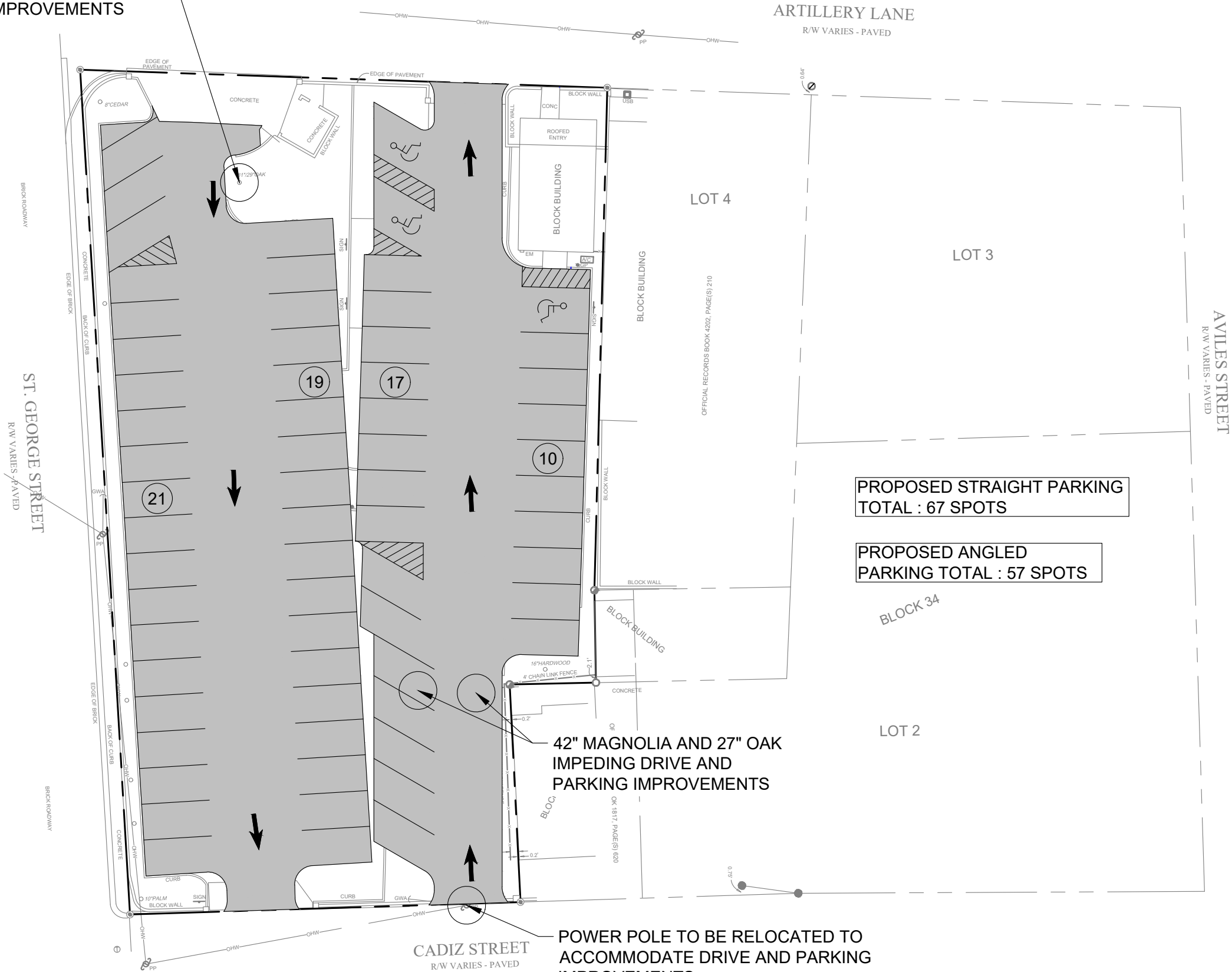


LOCATION MAP

Trinity Episcopal Church

215 St. George Street
ST. AUGUSTINE, FLORIDA 32084
PIN: 199200-0000

60" OAK IMPEDING DRIVE AND
PARKING IMPROVEMENTS



PROPOSED STRAIGHT PARKING
TOTAL : 67 SPOTS

PROPOSED ANGLED
PARKING TOTAL : 57 SPOTS

42" MAGNOLIA AND 27" OAK
IMPEDING DRIVE AND
PARKING IMPROVEMENTS

CADIZ STREET
R/W VARIES - PAVED

POWER POLE TO BE RELOCATED TO
ACCOMMODATE DRIVE AND PARKING
IMPROVEMENTS

PROPOSED PARKING IMPROVEMENTS

TRINITY PARISH PARKING

CITY OF ST. AUGUSTINE
PREPARED FOR
TRINITY PARISH



P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DSGN BY: RAM
DWG BY: TLF
CHK BY: RAM
DATE: 8/3/2021
JOB No.: 21190

REVISIONS

NO.	DATE	DESCRIPTION



St. Johns County, FL

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](#)



12/6/2020



© CycloMedia (<https://cyclomedia.com/>)

Parcel ID	1992200000
Location Address	2 ARTILLERY LN SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug S of Plaza (COM) (610.03)
Tax Description*	CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Parking Lots (Owner Occupied) (2815)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.620
Homestead	N

Owner Information

Owner Name	Trinity Chr Of St Aug Vestry 100%
Mailing Address	215 SAINT GEORGE ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$418,194

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$11,394
Total Land Value	\$406,800
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$418,194
Total Deferred	\$0
Assessed Value	\$418,194
Total Exemptions	\$418,194
Taxable Value	\$0

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	\$0	\$11,415	\$406,800	\$0	\$0	\$418,215	\$418,215	\$418,215	\$0
2020	\$0	\$11,446	\$406,800	\$0	\$0	\$418,246	\$418,246	\$418,246	\$0
2019	\$0	\$11,476	\$406,800	\$0	\$0	\$418,276	\$403,457	\$418,276	\$0
2018	\$0	\$11,507	\$355,272	\$0	\$0	\$366,779	\$366,779	\$366,779	\$0
2017	\$0	\$11,529	\$355,272	\$0	\$0	\$366,801	\$366,801	\$366,801	\$0
2016	\$0	\$11,559	\$355,272	\$0	\$0	\$366,831	\$366,831	\$366,831	\$0
2015	\$0	\$11,589	\$355,272	\$0	\$0	\$366,861	\$366,861	\$366,861	\$0
2014	\$0	\$11,619	\$355,272	\$0	\$0	\$366,891	\$366,891	\$366,891	\$0
2013	\$0	\$11,650	\$355,272	\$0	\$0	\$366,922	\$366,922	\$366,922	\$0
2012	\$0	\$11,681	\$355,272	\$0	\$0	\$366,953	\$366,953	\$366,953	\$0
2011	\$0	\$11,711	\$393,240	\$0	\$0	\$404,951	\$404,951	\$404,951	\$0
2010	\$0	\$11,741	\$433,920	\$0	\$0	\$445,661	\$445,661	\$445,661	\$0

Extra Feature Information

Code Description	Status	Value
Masonry Wall		11130
Stops		238
Wood Fence (Commercial)		26

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Parking Lots	226	120	27120	SF	\$406,800

No data available for the following modules: Building Information, Sketch Information, Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 3/25/2022, 12:28:19 AM](#)

Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.181

Dennis W. Hollingsworth Tax Collector

generated on 3/31/2022 12:57:57 PM EDT

Tax Record

Last Update: 3/31/2022 12:57:57 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number		Tax Type		Tax Year	
199220-0000		REAL ESTATE		2021	
Mailing Address		Physical Address			
TRINITY CHR OF ST AUG VESTRY		2 ARTILLERY LN			
215 SAINT GEORGE ST					
SAINT AUGUSTINE FL 32084-0000					
Exempt Amount		Taxable Value			
\$418,215.00		\$0.00			
Exemption Detail		Millage Code		Escrow Code	
02 418215		452			
Legal Description					
18-07-30.62 Acres CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	418,215	418,215	\$0	\$0.00
ROAD	0.8444	418,215	418,215	\$0	\$0.00
HEALTH	0.0160	418,215	418,215	\$0	\$0.00
SCHOOL					
SCHOOL-STATE LAW	3.5640	418,215	418,215	\$0	\$0.00
SCHOOL - LOCAL BOARD	2.2480	418,215	418,215	\$0	\$0.00
SJRWMD	0.2189	418,215	418,215	\$0	\$0.00
MOSQUITO	0.2000	418,215	418,215	\$0	\$0.00
CITY OF ST AUGUSTINE	7.5000	418,215	418,215	\$0	\$0.00
FL INLAND NAV DISTRICT	0.0320	418,215	418,215	\$0	\$0.00
PORT AUTHORITY	0.0598	418,215	418,215	\$0	\$0.00
Total Millage		19.3368	Total Taxes	\$0.00	
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
Total Assessments					\$0.00
Taxes & Assessments					\$0.00
If Paid By				Amount Due	
				\$0.00	
Prior Year Taxes Due					

NO DELINQUENT TAXES

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: April 12, 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 March 8, 2022, the Board found that this property was in violation of the above Code and a period of ten (10) days was allowed for the property to get into compliance. The Board ordered that, after that period of time, a fine in the amount of \$250.00 per day would begin, and it would remain for each day that the violation continued.

As of March 21, 2022, the violation was not corrected, in that the bar was still in place and was serving customers during the inspection. There was no active building permit for the installation of the bar.

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.



03/21/2022 09:26



cITYO,;-
STAUGUSTINE,
-- EST. 1565 --
NATION'S OLDEST CITY

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

March 8, 2022

Augustine Development Group LLC
C/O Michael Harrigan & Bryan Greiner
215 Anastasia Boulevard
St. Augustine, FL 32084

RE: **215 Anastasia Boulevard**
 Permit Required.
 City Code, Chapter 8, Section 8-608
 CEAAB Case No. CE2021-0227

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 March 8, 2022, relative to your case; **The correct date of the upcoming CEAAB Meeting is April 12, 2022 at 3:00 P.M. You or your Representative are advised to appear. Please disregard the previous notice, dated April 5, 2022, as that date is inaccurate.**

The CEAAB found the case in "Violation". The "Order Finding Violation" allowed the Respondent, Augustine Development Group LLC, ten (10) days from the date of the "Order" to correct the violation, or a fine of \$250 per day will be imposed for each day the violation continued. A copy of the "Order Finding Violation" is attached. The CEAAB hearing was conducted in accordance with F.S. 162.07, and as a part of the hearing procedure 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, April 12, 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 (904) 825-1066 if you have any questions concerning this correspondence.

Certified Mail: 7019 2280 0000 6192 8744
7019 2280 0000 6192 8737
7019 2280 0000 6192 8720

Robert van Mierop
Code Enforcement Inspector

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2021-0227

IN THE MATTER OF:

**AUGUSTINE DEVELOPMENT
GROUP LLC
C/O MICHAEL HARRIGAN &
BRYAN GREINER
215 ANASTASIA BOULEVARD
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 8, Section 8-608

VIOLATION SITE: **215 ANASTASIA BLVD**

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 CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MARCH 8, 2022**, 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 March 8, 2022, in accordance with Chapter 162 F.S.

The respondent and/or representative was not present.

2. During a routine code enforcement inspection, the staff observed the following code violations on August 31, 2021:

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

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

City Code, Chapter 8, Section 8-608

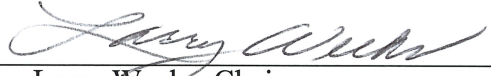
4. On January 5, 2022, the Planning and Building Department sent an “**Official Notice of Violation**” to formally advise the respondent of the violation, via certified mail. The notice gave the respondent fifteen (10) days from the receipt of the letter to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On February 22, 2022, the Planning and Building Department sent the respondent, via certified mail, an “**Official Notice of CEAAB Hearing**” for March 8, 2022. **AND** a Posting

Affidavit was placed at the property and with the City Clerk's office on February 24, 2022 for the CEAAB Hearing for March 8, 2022.

6. On February 23, 2022, the Planning and Building Department hand-delivered an "**Official Notice of CEAAB Hearing**" for March 8, 2022 to Scott Russom, General Manager at VOCO Hotel, located at 215 Anastasia Boulevard.
7. **On March 8, 2022, the Code Enforcement, Adjustments and Appeals Board found the case 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.**
8. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, April 12, 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.
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 **8TH DAY OF MARCH, 2022**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

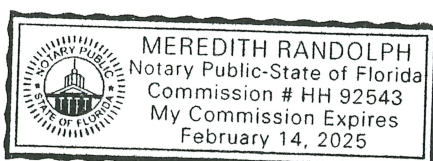


Larry Weeks, Chairman
Code Enforcement, Adjustments & Appeals Board

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, 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 March, A.D., 2022.





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.



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.

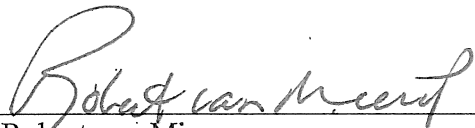
UPON COMPLIANCE, RESPONDENT SHALL PROVIDE NOTIFICATION TO THE CODE INSPECTOR AT THE CITY OF ST. AUGUSTINE, FLORIDA, PLANNING AND BUILDING DEPARTMENT WHO SHALL INSPECT THE PROPERTY TO DETERMINE THE ISSUE OF COMPLIANCE.

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

AFFIDAVIT OF NON-COMPLIANCE

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

Augustine Development Group, LLC

215 Anastasia Boulevard

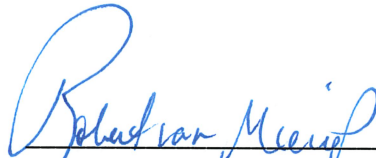
St. Augustine, FL 32080

Respondent

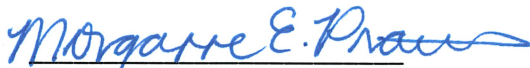
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2021-0227

I, Robert van Mierop, have personally examined the property described in the Code Enforcement Order dated March 8, 2022, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 8, Section 8-608 as of March 21, 2022.

FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF APRIL, 2022.



Notary Public, State of Florida

My Commission Expires: 20 day of March, 2026.



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

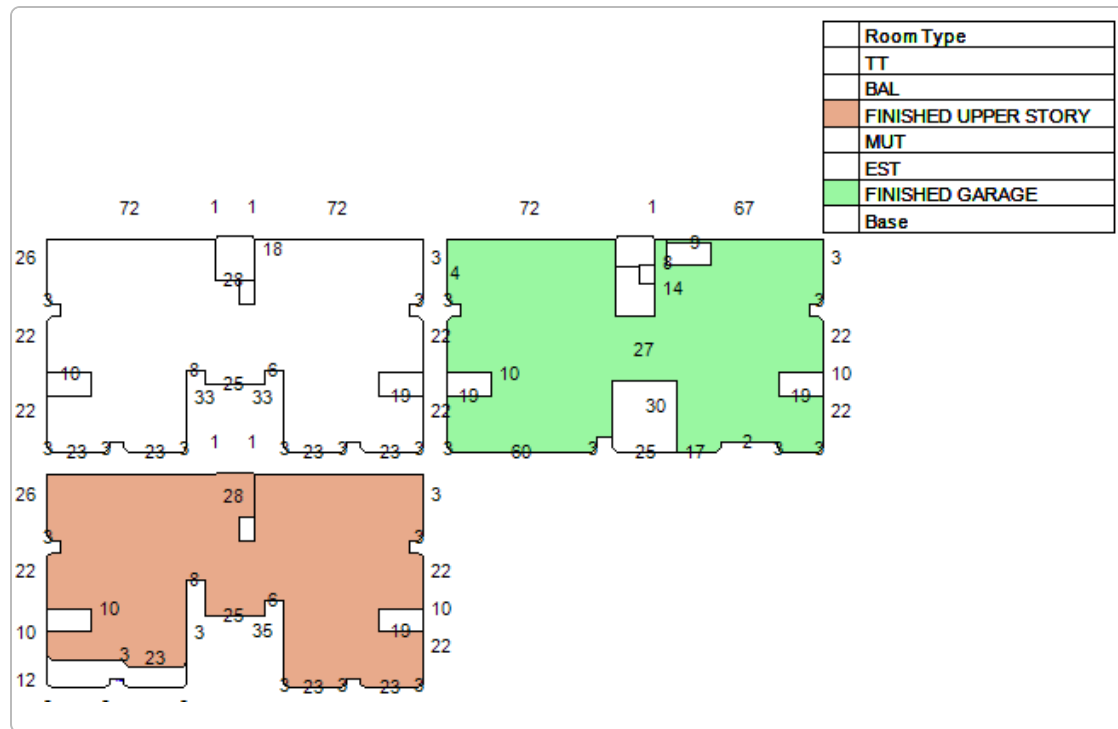
Building	1
Year Built	2019
Actual Area	40696
Conditioned Area	24846
Use	Hotel
Style	07
Class	N
Exterior Wall	Concrete Stucco

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.

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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 4105	Levying Authority C OF S A FIRE ASSESS FEE				Amount \$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](#)

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: April 12, 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:

On March 8, 2022, the Board found that this property was not in compliance with the above Code and a fine in the amount of \$5,000.00 was imposed. The Respondent was allowed 30 days within which to pay this fine. As of April 12, 2022, no payments towards the fine have been made.

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**

March 8, 2022

James A. Philcox
111 Zoratoa Avenue
Saint Augustine, FL 32080
(Herein after referred to as Respondent)

RE: **111 ZORATOA AVENUE**
 Certain growth and conditions prohibited.
 City Code, Chapter 19, Section 19-4
 CEAAB Case No. 2021-0219

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 March 8, 2022 relative to your case.

The CEAAB found the case **"In Non-Compliance"** and issued an **"Order Imposing a Fine"**. The **"Order Imposing a Fine"** stipulated a **fine of \$5000.00**. The Respondent has **thirty (30) days from the date of the order to pay the fine in full**. 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 (904) 825-1066 if you have any questions concerning this correspondence.

Sincerely,

Robert van Mierop
Code Enforcement Inspector

Certified Mail:

7019 2280 0000 6192 8706
7019 2280 0000 6192 8713

Attachment

cc: John P. Regan, City Manager
Denise May, 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: CE2021-0219

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 HEARINGS 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 hearings held on October 12, 2021 and 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:

- **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:

Chapter 19, Section 19-4

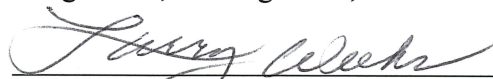
4. On August 16, 2021, the Planning and Building Department sent an **“Official Notice of Violation”**, via certified mail, to formally advise the respondent of the violation, via certified mail. The notice gave the respondent ten (10) days from the receipt of the letter to correct the violation, or 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 was placed with the City Clerk's office on September 27, 2021 for the CEAAB Hearing for October 21, 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. **On March 8, 2022, the Code Enforcement, Adjustments and Appeals Board issued an "Order Imposing a Fine" in the amount of \$5000.00. The Respondent has thirty (30) days from the date of this order to pay the fine in full, in the amount of \$5000.00.**
10. 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.

DONE AND ORDERED THIS **8TH DAY OF MARCH, 2022** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

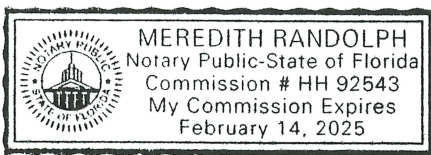


LARRY WEEKS, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

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, 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 14th day of March, A.D., 2022.




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.



CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING



March 30, 2022

IN THE MATTER OF: Name: James A. Philcox
 Address: 111 Zoratoa Ave
 Saint Augustine, FL 32080

Case #: CE2021-0219

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 111 ZORATOA AVENUE

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

PARCEL NUMBER: 219660 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, April 12, 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:

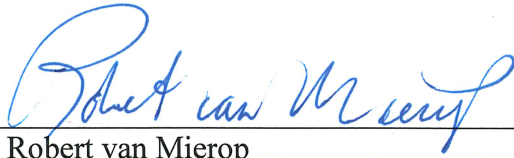
- **Certain growth and conditions prohibited.**

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

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

Notice of Hearing
CE2021-0219

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



Robert van Mierop
Code Enforcement Inspector

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

Certified Mail Number: 7019 2280 0000 6192 8829
7019 2280 0000 6192 8836

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.



St. Johns County, FL

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	2196600000
Location Address	111 ZORATOA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495 & 3932/788(F/J) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.220
Homestead	N

Owner Information

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

Map



Valuation Information

	2022
Building Value	\$148,504
Extra Features Value	\$3,928
Total Land Value	\$230,550
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$382,982
Total Deferred	\$121,044
Assessed Value	\$261,938
Total Exemptions	\$0
Taxable Value	\$261,938

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

Historical Assessment Information

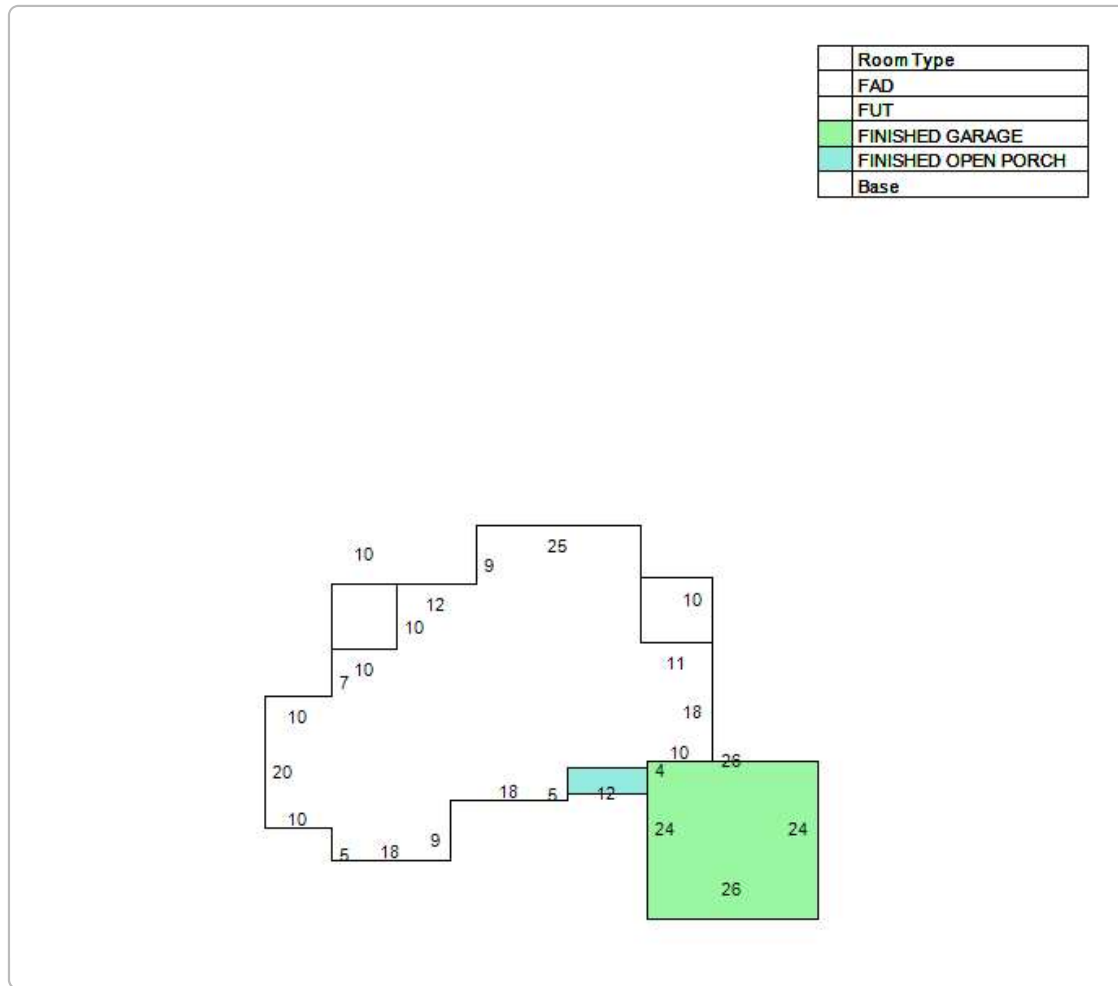
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$87,587	\$3,518	\$195,750	\$0	\$0	\$286,855	\$238,125	\$48,730	\$238,125
2020	\$37,421	\$5,056	\$174,000	\$0	\$0	\$216,477	\$216,477	\$0	\$216,477
2019	\$33,071	\$5,034	\$156,600	\$0	\$0	\$194,705	\$160,779	\$83,926	\$110,779
2018	\$67,209	\$13,652	\$156,600	\$0	\$0	\$237,461	\$183,790	\$103,671	\$133,790
2017	\$69,342	\$12,404	\$141,375	\$0	\$0	\$223,121	\$180,010	\$93,111	\$130,010
2016	\$140,424	\$11,791	\$141,375	\$0	\$0	\$293,590	\$231,725	\$111,865	\$181,725
2015	\$144,679	\$11,791	\$108,750	\$0	\$0	\$265,220	\$230,114	\$85,106	\$180,114
2014	\$138,171	\$11,791	\$91,350	\$0	\$0	\$241,312	\$228,288	\$63,024	\$178,288
2013	\$142,176	\$11,791	\$73,950	\$0	\$0	\$227,917	\$224,914	\$53,003	\$174,914
2012	\$144,178	\$11,791	\$65,185	\$0	\$0	\$221,154	\$221,154	\$50,000	\$171,154
2011	\$148,183	\$11,791	\$72,428	\$0	\$0	\$232,402	\$225,828	\$56,574	\$175,828
2010	\$150,186	\$11,791	\$80,475	\$0	\$0	\$242,452	\$222,491	\$69,961	\$172,491

Building Information

Building	1	Roof Cover	Composite Shingle
Year Built	1922	Roof Structure	Gable Hip
Actual Area	3064	Interior Flooring	Sheet Vinyl, Carpet
Conditioned Area	2282	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
BASE AREA	2182
FINISHED OPEN PORCH	48
FINISHED GARAGE	624
FRAME UTILITY	110
FRAME ADDITION	100
Total SqFt	3064

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pool (Concrete)		3140
Kool Deck		454
Deck (Unattached)		334

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	90	100	EF	\$230,550

Sale Information

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

No data available for the following modules: Exemption Information.

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Dennis W. Hollingsworth Tax Collector

generated on 3/31/2022 12:55:48 PM EDT

Tax Record

Last Update: 3/31/2022 12:55:47 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number		Tax Type		Tax Year	
219660-0000		REAL ESTATE		2021	
Mailing Address PHILCOX JAMES A S PO BOX 840085 SAINT AUGUSTINE FL 32080-0085		Physical Address 111 ZORATOA AVE			
Exempt Amount		Taxable Value			
\$0.00		\$238,125.00			
Exemption Detail NO EXEMPTIONS		Millage Code 452		Escrow Code	
Legal Description 17-07-30.22 Acres 3-99 DAVIS SHORES LOTS 4 & 5 BLK 45 OR1270/1495 & 3932/788(F/J)					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	238,125	0	\$238,125	\$1,108.16
ROAD	0.8444	238,125	0	\$238,125	\$201.07
HEALTH	0.0160	238,125	0	\$238,125	\$3.81
SCHOOL					
SCHOOL-STATE LAW	3.5640	286,855	0	\$286,855	\$1,022.35
SCHOOL - LOCAL BOARD	2.2480	286,855	0	\$286,855	\$644.85
SJRWMD	0.2189	238,125	0	\$238,125	\$52.13
MOSQUITO	0.2000	238,125	0	\$238,125	\$47.63
CITY OF ST AUGUSTINE	7.5000	238,125	0	\$238,125	\$1,785.94
FL INLAND NAV DISTRICT	0.0320	238,125	0	\$238,125	\$7.62
PORT AUTHORITY	0.0598	238,125	0	\$238,125	\$14.24
Total Millage		19.3368	Total Taxes		\$4,887.80
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$207.80
				Total Assessments	\$207.80
Taxes & Assessments					\$5,095.60
			If Paid By	Amount Due	
			11/30/2021	\$4,891.78	
			12/31/2021	\$4,942.73	
			1/31/2022	\$4,993.69	
			2/28/2022	\$5,044.64	

3/31/2022

\$5,095.60

Prior Year Taxes Due

NO DELINQUENT TAXES

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