



AGENDA

Code Enforcement, Adjustments and Appeals Board

City of St. Augustine, Florida

Alcazar Room

Tuesday, June 14, 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 May 10, 2022.
- 5. Disclosure of Ex-Parte Communications**
- 6. Building Code Variances**
 - a. CE2022-0216 St. Augustine Society Inc.
64 Washington Street

City Code Chapter 28, Section 28-29(b)
Application for Building Code Variance.
- 7. Review of New Cases**

(None)
- 8. Review of Previously
Heard Cases**
 - a. CE2022-0208 Trinity Episcopal Parish
2 Artillery Lane

City Code: Chapter 25, Section 25-56,
Tree Removal and Replacement
Application for reduction of fine.
- 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
May 10, 2022

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, May 10, 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
Jan Kelly
Marilyn Garrett
CeCe Reigle, absent
Karen Valachovic, absent
Irvin Rubin, absent

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, recording

2. SWEARING IN OF STAFF

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

None

**4. APPROVAL OF MINUTES
(April 12, 2022)**

MOTION

Thomas Day moved to approve the minutes. The motion was seconded by Marilyn Garrett and approved by a unanimous voice vote.

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

(None)

6. BUILDING CODE VARIANCES

(None)

7. REVIEW OF NEW CASES

(a) CE2022-0211

Luis and Monica Wallpher
19 Martin Luther King Avenue

City Code: Chapter 25, Section 25-56,
Tree Removal and Replacement

Mr. Fox corrected the case number and introduced the case. He referenced the tree removal City code.

Mr. Robert van Mierop presented his staff report about responding to 19 Martin Luther King Avenue. He spoke about talking with the property owner and the tree removal company. He quoted from the City code; Chapter 25, Section 25-56 tree removal and replacement. He stated all trees in question are considered significant due to their size.

Mr. Fox described the size parameters of significant trees.

Luis Wallpher, of 19 Martin Luther King Avenue was sworn in. He stated he had been away from St. Augustine due to working overseas. He stated after returning home about three months ago he noticed the three trees in front of the house were excessively trimmed by the previous renters he had; he showed pictures of the trees before they were cut down*. He quoted how the trees were a danger to people walking around and the roots were damaging to the foundation of his home. He said he didn't want to cut down the trees but felt he needed to because of the damage/ danger. He stated he called the tree trimmer and asked if they had a permit; the tree company stated they (the homeowner) needed to apply for the permit. He expressed his dissatisfaction

with the tree company's unprofessionalism and the City's lack of communication. He stated the tree company told him they should cut all the trees down because it was a health hazard. He stated he believed that the professionals that he hired to do the job should have known that they needed a permit, or else tell the homeowner they need to apply for a permit.

Larry Weeks stated he agreed but there is no action the Board can take against the vendors, only against the homeowners.

Monica Wallpher was sworn in, she stated her husband wasn't clear about one point- her husband called the companies to trim the trees, not to cut them down. She showed photos of damage to the foundations of the house*. She stated as of 2021, owner's rights state that if trees are damaging your property, you can have them cut. She expressed her frustrations on trying to access the tree removal permit page without a computer, as they just moved from overseas; they were having some issues trying to access the City's website for information.

Mr. Weeks opened the stand for public comment.

Charles Pappas approached the stand and was sworn in; he stated he felt bad for the homeowner, but the fact remains the procedure was not followed. He stated anyone could google from their

*Pictures that were presented before the Board by Luis and Monica Wallpher were submitted to the original packet.

phone and find out they did in fact need a permit to cut down the trees. He expressed his opinion on the health of the trees and again reiterated the procedure was not followed.

BJ Kalaidi approached the stand, was sworn in, and stated that this case was started by a citizen complaint. She referenced the law that Monica Wallpher brought up does not say you can cut down any trees that you want. She stated it is not the City's problem that the tree company did not file for a permit; that they will need to take that up with them via civil court.

Mr. Fox read Florida state statute 163.045.

Marilyn Garret asked if Mr. van Mierop had expressed that they needed a permit the first time he visited the property and if she understood the sequence of events correctly. Mr. van Mierop clarified he could not say the additional trees were cut down after he had been to the property the first time as he did not go to the back of the property at that time.

Thomas Day asked about the arborist report statute: Mr. Fox read Florida state statute 163.045 again.

Mr. Thibault stated if a licensed arborist states the trees need to come down, there is nothing we can say about that, if they are on residential property.

Mr. Fox reiterated the arborist report that we received was not for any of the trees brought before the Board today.

Jan Kelly asked what fines were possible for each tree.

Mr. Thibault answered the fines were consistent with the Florida State Statute 162.09, and the factors the Board should consider when imposing a fine.

Mr. Weeks asked if they are also required to replace the trees. Mr. Thibault responded it is something the Board can require in their motion.

Thomas Day stated he thought there should be a fine. He stated tree removal is not allowed without a permit. He understood why the trees were taken, but that still does not make it acceptable. He expressed he would entertain a fine and replacement.

Larry weeks said he thought everyone would agree the policy wasn't followed.

Mr. Fox stated an imposition of fine should be considered, pertaining to the facts of the case. He explained the next steps the Board could take in imposition of fines. He read chapter 25, subsection (g) of the City code.

Mr. Weeks asked if we needed to do a motion per violation. Mr. Thibault answered it was not mandatory, but ultimately would be up to the Board.

Ms. Kelly stated she felt it sad that these cases come to the Board after the fact; she stated the ramifications for the community and flooding due to the removal of trees.

Mr. Weeks stated he would like to entertain a motion that reflects the fine amounts and the fact that the case was irreparable and irreversible in nature, considering replacement trees and time frames.

MOTION

Mr. Weeks motioned to find case CE2022-0211 in violation on all five counts, and impose a fine of \$2,500.00 per tree, requiring replacement consistent with the options outlined in the City code chapter 25, section 25-56.

Jan Kelly stated it would align with previous tree removal fine amounts within the city.

Mr. Fox questioned Mr. Weeks if the replacement options would be specifically stated within the motion, or if he would prefer to leave it up to the code enforcement Department to handle administratively. Mr. Weeks agreed it should be administrative within Code Enforcement.

Jan Kelly seconded the motion.

Motion carried.

VOTE ON MOTION

Ayes: Larry Weeks, Jan Kelly, Marilyn Garrett, Thomas Day.

Nayes: none.

8. REVIEW OF PREVIOUSLY HEARD CASES

(None)

9. CITY ATTORNEY ITEMS

(None)

10. OTHER BUSINESS

Thomas day stated the tree issue should be brought up to the City Commission about literature being published that states what the rules are about tree removal/replacement because there are so many people that don't know the rules. He stated the only real recourse a homeowner has in situations regarding unauthorized tree removal is to sue the tree company in court.

Mr. Fox stated he and his staff have recognized those issues and are working to put together a user-friendly way to distribute that information, through the online portal and in person.

Mr. Thibault stated all the ordinances are current and available on the City's

website, and City Hall can be reach via phone as well.

11. REVIEW OF CONFLICT
STATEMENTS FROM PREVIOUS
MEETING

(None)

12. ADJOURNMENT

Meeting was adjourned at 3:56 P.M.

Larry Weeks, Chairperson

Morganne Pratten, Administrative
Coordinator, Recording

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: June 14, 2022

SUBJECT: CE2022-0216

OWNER: St. Augustine Society Inc.

LOCATION: 64 Washington 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 8' NAVD 1988.

Any work to the building would be considered a substantial improvement as the market value of the structure, as determined through the St. Johns County Property Appraiser, is very low. This work is being funded by a Community Development Block Grant (CDBG) that was secured by 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 9' NAVD 1988 for this structure. This building would not qualify to be dry flood-proofed as there will be sleeping rooms on the first floor.

The applicant is requesting a variance to the requirement of elevating 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. The building is also recorded in the Florida Master Site File under survey 8SJ02314.

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 elevating 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 gives 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.

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.



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.

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

Application Fee _____

BDAC No _____

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 Judith Dembrowski Daytime Telephone 904.377.4439

Address 1375 Arapaho Ave. City St. Augustine State FL Zip 32084

3. NAME OF PROPERTY OWNER St. Augustine Society, Inc. Telephone 904.824.8987

Address 1375 Arapaho Ave. City St. Augustine State FL Zip 32084

4. PROJECT STREET ADDRESS 604 Washington St. St. Augustine FL 32084

5. TYPE OF CONSTRUCTION Existing ☒ Proposed _____

6. BUILDING USE Existing CL-1 Proposed _____

7. REASON FOR ACTION REQUESTED:

Justification:

The building is a contributing building to the Lincolnville National Register Historic Places District which meets the definition of a historic building as per Section 9-450. The proposed repair, improvement or rehab will not preclude the building's continued designation as an historic building.

Hardship:

The variance is the minimum necessary to preserve the historic character and design of the building.

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.

SIGNATURE OF APPLICANT

DATE

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



June 8, 2022

To Whom It May Concern:

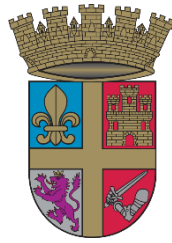
St. Augustine Society Inc. has requested a variance to the floodplain ordinance to proceed with the project at 64 Washington St. in St. Augustine. This agency is aware that the variance, if granted, shall be recorded in the office of the clerk of courts in such a manner that it appears in the chain of title of the affected parcel of land.

Respectfully submitted,

Judith Dembowski

Judith Dembowski
Executive Director
St. Augustine Society, Inc.





Building and Planning Department – Historic Preservation Division

June 6, 2022

RE: 64 Washington Street

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

64 Washington Street 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. The building is also recorded in the Florida Master Site File (FMSF) under survey 8SJ02314.

According to the FMSF, the two-story masonry vernacular building was built in 1930 on the property that once had multiple buildings which housed many businesses over the years. Early on, the existing c. 1930 commercial concrete block building was divided into two stores on the ground floor and apartments on the second floor. In addition, the property is within Archaeological zone IIID.

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



June 1, 2022

St. Augustine Society Inc.
1375 Arapaho Ave
Saint Augustine, FL 32084-0000

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 64 Washington 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.



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 2081200000
Location Address 64 WASHINGTON ST
SAINT AUGUSTINE 32084-0000
Neighborhood City St Aug Lincolnville Area (COM) (610.04)
Tax Description* DUMAS TRACT CITY PART OF LOT 3 BLK K IN S E COR 48.5FT ON ST OR 195/408 & 3793/1568
**The Description above is not to be used on legal documents.*
Property Use Code Non-Profit, Charitable & Orphanages (7500)
Subdivision Dumas Tract
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 19.3368
Acreage 0.050
Homestead N

Owner Information

Owner Name [St Augustine Society Inc](#) 100%
Mailing Address 1375 ARAPAHO AVE
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$102,301

Map



Valuation Information

	2022
Building Value	\$32,806
Extra Features Value	\$0
Total Land Value	\$88,400
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$121,206
Total Deferred	\$18,905
Assessed Value	\$102,301
Total Exemptions	\$102,301
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	\$32,806	\$0	\$88,400	\$0	\$0	\$121,206	\$93,001	\$121,206	\$0
2020	\$320,447	\$0	\$88,400	\$0	\$0	\$408,847	\$84,546	\$408,847	\$0
2019	\$97,600	\$0	\$88,400	\$0	\$0	\$186,000	\$76,860	\$186,000	\$0
2018	\$95,650	\$0	\$81,600	\$0	\$0	\$177,250	\$69,873	\$177,250	\$0
2017	\$0	\$0	\$73,440	\$0	\$0	\$73,440	\$63,521	\$73,440	\$0
2016	\$112,007	\$0	\$63,750	\$0	\$0	\$175,757	\$159,205	\$175,757	\$0
2015	\$112,007	\$0	\$51,000	\$0	\$0	\$163,007	\$144,732	\$163,007	\$0
2014	\$90,775	\$0	\$40,800	\$0	\$0	\$131,575	\$131,575	\$131,575	\$0
2013	\$91,437	\$178	\$31,620	\$0	\$0	\$123,235	\$123,235	\$123,235	\$0
2012	\$91,437	\$178	\$27,540	\$0	\$0	\$119,155	\$119,155	\$119,155	\$0
2011	\$92,171	\$221	\$30,600	\$0	\$0	\$122,992	\$122,992	\$122,992	\$0
2010	\$92,171	\$221	\$34,000	\$0	\$0	\$126,392	\$126,392	\$0	\$126,392

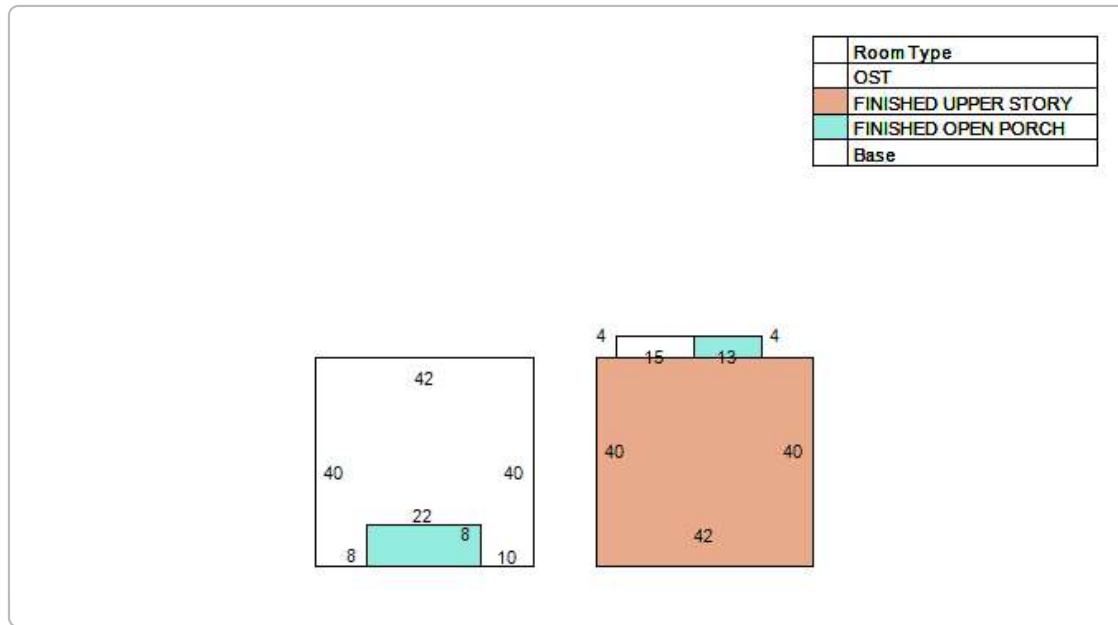
Building Information

Building 1
Year Built 1947
Actual Area 3472
Conditioned Area 3184
Use Dormitories
Style 04
Class N
Exterior Wall Concrete Stucco

Roof Cover Built Up
Roof Structure Flat
Interior Flooring Pine Wood, Carpet
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 11
Baths 4

Description	Square Footage
BASE AREA	1504
FINISHED OPEN PORCH	176
FINISHED UPPER STORY	1680
FINISHED OPEN PORCH	52
OUTSIDE STAIRS	60
Total SqFt	3472

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	49	53	50	EF	\$88,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/24/2013	9/20/2013	\$200,000.00	WARRANTY DEED	3793	1568	U	I	GREATER ST MARYS MISS BAPTIST CHURCH INC	ST AUGUSTINE SOCIETY INC
8/15/2013	8/14/2013	\$0.00	FINAL JUDGMENT	3776	1975	U	I	MARTIN ELZORA ETAL	GREATER ST MARYS MISS BAPTIST CHURCH INC
4/12/2013	4/10/2013	\$0.00	LIS PENDENS	3715	1213	U	I	GREATER ST MARYS MISS BAPTIST CHURCH	ST MARYS MISS BAPTIST CHURCH
	5/11/1971	\$0.00	WARRANTY DEED	195	408	U	I	MARTIN ELZORA	ST MARYS MISS BAPTIST CHURCH

No data available for the following modules: Extra Feature Information.

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

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Last Data Upload: 6/8/2022, 1:20:17 AM

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 Schneider
 GEOSPATIAL

Version 2.3.199



**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

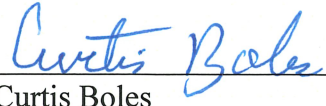
LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 1 BLK 34 DB224/584

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

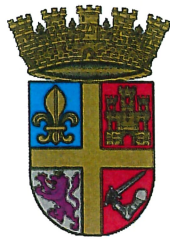
Notice of Violation
CE2022-0208

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.



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

**OFFICIAL NOTICE OF
CONFIRMATION OF ACTION**

April 12, 2022

Trinity Parish Church
2 Artillery Lane
Saint Augustine, FL 32084
(Herein after referred to as Respondent)

RE: **2 Artillery Lane
Tree Removal and Replacement.
City Code, Chapter 25, Section 25-56(g)
CEAAB Case No. 2022-0208**

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 April 12, 2022 relative to your case.

The CEAAB found the case **"In Violation"** 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,

Barry E. Fox
Code Enforcement Manager

Attachment

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

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

ORDER IMPOSING A FINE
CEAAB CASE NUMBER: 2022-0208

IN THE MATTER OF:

Trinity Parish Church
2 Artillery Lane
Saint Augustine, Florida 32084
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
City Code, Chapter 25, Section 25-56(g) Tree Removal and Replacement

VIOLATION SITE: **2 ARTILLERY LANE**

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

PARCEL NUMBER: **1992200000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT HEARINGS HELD ON **APRIL 12, 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 April 12, 2022 in accordance with Chapter 162 F.S.

The respondent and/or representative Fr Matt Marino was present at the April 12, 2022 Code Enforcement, Adjustments and Appeals Board meeting and testified under oath.

2. In response to a public complaint, the staff observed the following code violations on January 28, 2022:

Removal of a 27" dbh Water Oak tree and a 42" dbh Southern Magnolia tree without a permit.

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

Chapter 25, Section 25-56

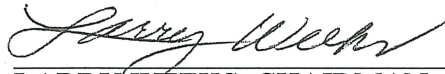
4. On March 23, 2022, the Planning and building Department sent an **"Official Notice of Violation"** via certified mail. On March 24, 2022, the Code Enforcement Officer Mr. Curtis Boles hand-delivered an **"Official Notice of Violation"** to Trinity Parish Church.

5. On March 23, 2022 the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Hearing"** for April 12, 2022. On March 24, 2022 the Code Enforcement Officer Mr. Curtis Boles hand-delivered an **"Official Notice of Hearing"** for April 12, 2022.

6. On April 12, 2022 the Code Enforcement, Adjustments and Appeals Board found the case in "violation" and issued an "Order Imposing a Fine" in the amount of \$5,000.00, with a replacement requirement of two (2) shade trees to be planted on the property as approved by the Planning and Zoning Board and properly permitted.

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 12TH DAY OF APRIL, 2022 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

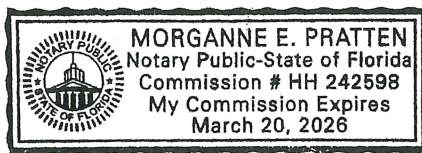


LARRY WEEKS, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

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 18 day of APRIL, 2022 A.D.



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.

ROB COOK
ATTORNEY AT LAW, P.A.

Ph 904.471.4560 | Fx 904.471.4561
904 Anastasia Boulevard | Suite A | St. Augustine, Florida 32080
www.robcookpa.com

Robby T. Cook, Esq.

rcook@robcookpa.com

May 17, 2022
via hand delivery

City Of St. Augustine
Code Enforcement Division
75 King St.
St. Augustine, FL 32084

Re: June 14, 2022 3:00 p.m. hearing
Case: #CE2022-0208
My client: THE VESTRY OF TRINITY CHURCH OF ST. AUGUSTINE, INC.

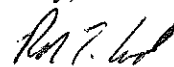
Dear Code Enforcement:

Please find enclosed my completed Application To Board Of Adjustments And Appels for my appearance at the above referenced hearing, my check #6235 for \$100.00 for the application fee, and my presentation support services request. The "presentation," is simply comprised of a copy of the email from the Certified Arborist and the voice mail message from Curtis Boles which are both contained on the thumb drive being provided herewith. In the event of technical difficulty, the verbatim transcription of the voice mail message received from Curtis Boles on Thursday, February 24, 2022 at 04:07:35 PM. is:

"This message is for Susan Li ... Lieberman, uh Miss Lieberman this is Curtis Boles with the City Of St. Augustine. I feel like singing the song it's a beautiful day in the neighborhood a beautiful day in the neighborhood, um, I got your email, uh, from uh, Tree Medic and that will suffice, um, I didn't know that you had an arborist report, that supersedes everything and your case will be closed I am attaching that to the it, your file and closing the case for compliance. I thank you again mam.

Your courtesies and attention to this matter is appreciated. Please contact me if you have any additional questions or concerns.

Sincerely,



Rob T. Cook, Esq.

cc: Richard Thibault, Esq.
rthibault@citystaug.com

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

Application Fee 100.00

BDAC No. _____

Receipt No. _____

Meeting Date 6/14/22

Deadline Date _____

PLEASE PRINT OR TYPE

1. ACTION REQUESTED:

☐ Floodplain Variance ☐ Appeal of Staff Determination ☒ Application for Reduction of Fines or Fees

2. NAME OF APPLICANT Robby Cook Daytime Telephone (904) 971-7560

Address 904 Anastasia Blvd, suite A City St. Augustine State FL Zip 32080

3. NAME OF PROPERTY OWNER Trinity church of St. Augustine Telephone (904) 824-2876

Address 215 St. George St. City St. Augustine State FL Zip 32084

4. PROJECT STREET ADDRESS 2 Artillery Lane, St. Augustine, FL 32084

5. TYPE OF CONSTRUCTION Existing _____ Proposed _____

6. BUILDING USE Existing _____ Proposed _____

7. REASON FOR ACTION REQUESTED:

Justification:

Trees were cut down as the presented immediate + severe threat
to persons + property. Curtis Boles reviewed the arborist report from
Certified Arborist Edward Conlon, attached it to file, + said in compliance case
closed.

Hardship:

Trinity is a non profit, the trees were immediate danger, to fire the
church after being told the Arborist report was sufficient, + not
fair.

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.

Robby Cook
SIGNATURE OF APPLICANT

5/16/22
DATE

Bruce E. Belmont
SIGNATURE OF PROPERTY OWNER

Sr. Warden, Trinity Parish

5/16/2022 6:52 PM EDT

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

PRESENTATION SUPPORT SERVICES REQUEST

THE ALCAZAR ROOM ■ ST. AUGUSTINE CITY HALL

City of St. Augustine, Florida ■ City Clerk's Office

Post Office Box 210 St. Augustine, FL 32085-0210 Phone: 904.825.1007

Fax: 904.825.1008

Web Site: www.CityStAug.com

Email: cityclerk@citystaug.com

PRESENTATION

Date: 6/19/22 Time: 3:00

PRESENTER

Name of Presenter: Robby Cook

Business Name: _____

Mailing Address: 904 Anastasia Blvd., Suite A St. Augustine, FL 32080
(Street/P.O. Box, City, State, Zip)

Resident or Taxpayer of the City of St. Augustine: Yes-

Phone (day) (904) 471-4560 Phone (mobile) (305) 619-1876 Fax: (904) 471-4561

Email: RCOOK@ROBLOOKPA.COM

Summary of Presentation: Audio of VM from Curtis Boles + copy of Arborist Report

FORMAT

☒ PowerPoint Paper/Audio

of slides _____

Length of presentation: _____ min.

Presentation will be loaded onto a City/in-house computer by city staff.

Presenter may schedule a run through of the presentation on the day of the meeting, but no less than one-hour prior to the start of the meeting.

☐ Document Camera

of slides: _____ (Max size: 8" x 10.5")

Orientation: ☐ Landscape ☐ Portrait Length of presentation: _____ min.

Documents should be > 8" x 10.5," landscape oriented and of high clarity.

Presenter may schedule a run through of the presentation on the day of the meeting, but no less than one-hour prior to the start of the meeting.

IMPORTANT NOTES

Criteria and Deadlines for submission of material:

- **Commission meetings:** Presentation must be sponsored by a member of the City Commission and submitted to the Office of the City Manager before 5:00pm on the Thursday, two weeks prior to the City Commission meeting. All presentation materials must be received by the City Clerk's Office by end of business on the Thursday prior to the Commission meeting.
- This form, completed, must accompany the presentation when submitted to with the City Manager's Office or to the City Clerk's office.
- Presentations not submitted within the designated deadline are likely not to be incorporated into a meeting's agenda.
- Presentation material becomes part of the official record of the meeting and will not be returned following the meeting.

Rob Cook

From: Susan Lieberman <susan@trinitysta.org>
Sent: Wednesday, April 13, 2022 3:25 PM
To: Rob Cook
Subject: Fw: Hazardous trees, wind damage

From: Susan Lieberman <susan@trinitysta.org>
Sent: Thursday, February 24, 2022 7:53 PM
To: Rick Conlon <treemedicoffice@yahoo.com>
Subject: Re: Hazardous trees, wind damage

I just received confirmation that your report supersedes any permit. Thank you for your quick response today.

Get [Outlook for iOS](#)

From: Rick Conlon <treemedicoffice@yahoo.com>
Sent: Thursday, February 24, 2022 2:16:13 PM
To: Susan Lieberman <susan@trinitysta.org>
Subject: Fw: Hazardous trees, wind damage

Susan,

Here is the report on the two oaks that were removed. It was also sent to Cutis Boles at the city. Let me know if you have any questions.

Thank you,

Rick

*Office Manager
Tree Medic Tree Surgeons, Inc.
Coastline Landscape Management, LLC
4100 A1A South
St Augustine, FL 32080
904-794-0003 Office
treemedicoffice@yahoo.com*

----- Forwarded Message -----

From: eddie conlon <treemedicinc@yahoo.com>
To: Edward Conlon <treemedicoffice@yahoo.com>; Curtis Boles <cboles@citystaug.com>
Sent: Friday, January 28, 2022, 06:28:23 AM EST
Subject: Hazardous trees, wind damage

Trinity episcopal church
St. George St.

1. 36" Water oak.

Description: The street is located at the south end of the parking lot and has been pruned multiple times for die back, storm damage, and decay. The canopy that is left as mistletoe and epicormic growth. This tree has a history of large limb loss and is located over the parking area and adjacent to a home.

Recommendation: Removal. Due to the location and his past history with new fractures in the trunk. Removal is highly recommended this treat poses a severe and immediate threat to persons and property.

2. 32" Southern Magnolia

Description: history is located at the south end of the parking lot center. This tree has a large lateral crack in the trunk at the main crotch. The tree is hollow and has a past history of limb failure this tree also has a large amount of competitive limbs with bark inclusion and rubbing lambs. This tree is been pruned severely to compensate for its defects over do years and is now become too hazardous to maintain.

Recommendation: Removal . This tree poses a severe and immediate threat to all persons and property in and around the tree is over the parking area and adjacent to a home.

Edward Conlon certified arborist FL 0829 a. International Society Of Arboriculture.
Tree risk assessment qualified FI06/16
Florida ISA

Tree Experts St. Augustine FL | Tree Disease Diagnosis & Treatment in St. Augustine, Florida (FL) - Tree Medic Tree Surgeons, Inc.



Tree Experts St. Augustine FL | Tree Disease Diagnosis & Treatment in St. Augustine, Florida (FL) - Tree Medic Tree Surgeons, Inc.

Since 1983, Tree Medic Tree Surgeons, Inc. in St. Augustine, FL, has been providing top-quality services. Our first priority is the health and safety of trees.

Sent from Yahoo Mail for iPhone