



CITY OF ST. AUGUSTINE CODE ENFORCEMENT, ADJUSTMENT AND APPEALS BOARD

A G E N D A

TUESDAY, FEBRUARY 14, 2023 - 3:00 PM

ALCAZAR ROOM

1. Roll Call
2. Swearing in of Staff
3. General Public Comments for Items Not on the Agenda
4. Approval of Minutes
5. Disclosure of Ex-Parte Communications
6. Building Code Variances
7. New Violation Hearing
 - a) CE2022-0352
Luther C. Stewart III
311 Anastasia Blvd
Chapter 28 Section 28-368
 - b) CE2022-0348
Carol Lee Corbitt
14 Myrtle Ave
Chapter 19, Section 19-3
8. Fine Assignment Hearing
 - a) CE2022-0294
Les Bons Temps Rouler LLC
52 Spring St
Chapter 19, Section 4
9. Fine Reduction Hearing

- a) CE2022-0337
Heather Teisan
47 Grove Ave
Chapter 25, Section 56

10. Lien Hearing

11. Compliance Hearing

- a) CE2022-0222
Tammy Palmer
117 Colon Ave
Chapter 8, Section 8-608

12. Previously Heard Cases Update

13. City Attorney Items

14. Other Business

15. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Historic Architectural Review 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 or 1-800-955-8771 (TDD).

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance, and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
January 10, 2023

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, January 10 2023, 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

Jan Kelly, Chairwoman
Thomas Day, Vice Chairman
Larry Weeks
Marilyn Meade Garrett
Karen Valachovic

Staff Present:

Danyelle Alston, 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, Code Enforcement Officer
Emily Howington, Administrative Coordinator, Recording

2. SWEARING IN OF STAFF

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

none

**4. APPROVAL OF MINUTES
(December 13, 2022)**

Paragraph 7, fine amount was not clear.

MOTION

Larry Weeks motioned; Thomas Day seconded. Minutes approved with corrections.

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

(None)

6. BUILDING CODE VARIANCES

(none)

7. REVIEW OF NEW CASES

a. CE2022-0348

Carol Lee Corbitt
14 Myrtle Ave
Violation Hearing

Barry Fox Relayed case information. 14 Myrtle Ave was in violation of Chapter 19 sec 19-3 and a repeat violator case. In August 2019 a fine of \$3,500 was imposed. On July 2021, property was found in violation and a fine of \$1,400 was imposed. Robert Van Mierop relayed violation information, on October 2022 staff noticed more than 20 garbage bags on front yard of property. Some garbage bags were damaged, garbage spilled on property. A notice of violation was delivered in November 2022. After 15 days property was still not in compliance. Today, driveway had been cleared but side yard and porch still had garbage bags and debris. Chair Jan Kelly asked Barry Fox about the number of violations the property has received.

Respondent sworn in, Carol Corbitt owner of 14 Myrtle Ave. Respondent cited health issues and inability to receive help to maintain property. Jan Kelly asked if board had any questions for respondent. There were none. Barry Fox stated there were currently 3 liens on the property and that respondent had made an attempt improve conditions, but property was still not in compliance and affecting quality of life for neighborhood. Barry Fox asked that the board fine this a repeat offender.

Board discussion continued. Barry Fox stated it was possible to table the case as previously done in 2021. Jan Kelly asked

Danyelle Alston if the board could ask respondent questions. Board members questioned Carol Corbitt on the nature of the debris and plans to come into compliance.

Public comment: none

MOTION

Larry Weeks motioned to table the case to February's meeting. Marilyn Garrett seconded. Motion passed unanimously.

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2022-0337

Barbara Teisan
47 Grove Ave
Fine Assignment

Barry Fox relayed information of progress of case. As of today fines were not paid and replacement trees were not replanted. Respondent, Barbara Teisan, and daughter Hillary Teisan were present. Hillary Teisan was in charge of Barbara Teisan's property affairs; the Southern Red Cedar tree was removed when Hillary Teisan was out of town and without her knowledge. Tree was previously treated for illness. Hillary Teisan was told of the fine after December meeting and was willing to make partial payments. Jan Kelly asked if they partial payment could be accepted today. Richard Schauland stated historically a lien would be filed and then a payment plan is made with the Planning and Building department. Larry Weeks asked if there had been a request to adjust the fine. Hillary Teisan asked if she could make the reduction request in

person. Isabelle Lopez reminded the respondent of the replanting requirement and advised that be done before the next meeting. Karen Valachovic asked Hillary Teisan about the discussion between herself and the person who removed the tree. Larry Weeks asked if the law also applied to protected trees. Robert Van Mierop stated he would help family with replanting process.

Public comment: none

MOTION

Jan Kelly motioned to table discussion to February's meeting. Thomas Day seconded and motion passed unanimously.

b. CE2022-0217

Valerie Lee Properties LLC
38 White St E
Fine Assignment

Barry Fox relayed previously heard case information. Violation was construction without a permit. In September's meeting the board found the property in violation, issued a fine of \$2,500 a day, and ordered correction in 90 days. Permits have not been obtained. On November 14 permits were applied for and were denied due to incomplete application. Marylin Garrett asked Richard Schauland to clarify what was missing from application. Jan Kelly asked if respondent were present, they were not. Barry Fox suggestion that current order remain, letting the fine continue to run and once the property is compliant then calculate fine amount at that time. Discussion furthered.

Public comment: none

MOTION

Karen Valachovic motioned that case be tabled until the March 14 meeting. Larry Weeks seconded. Motion passed unanimously.

c. CE2021-0227

Augustine Development Group
LLC
215 Anastasia Blvd
Fine Reduction

Barry Fox provided updated information regarding the case. This case came before the board in March 2022. In August 2022 actions were taken to correct violation. Respondent appealed to reduce the fine amount issued at September's meeting, the responded was not present.

Public comment: BJ Kalaidi, West City of St Augustine, asked if respondent still had 30 days to appeal decision of denying fine reduction. Barry Fox stated yes, he can appeal any decision and if not in compliance in 30 days than a lien hearing will occur.

MOTION

Larry Weeks motioned to deny reduction of fines. Jan Kelly seconded. Motion passed unanimously. Barry Fox stated the case will come back under lien hearing if the fine was not paid in 30 days.

d. CE2022-0222

117 Colon Ave LLC
117 Colon Ave
Progress Update

Barry Fox provided an update, property was given 90 days to come into compliance. Permits have been pulled and work has been done on property. Richard Schauland stated the shed permit was issued and a final inspection occurred on 1/10. The property was no longer considered habitable space. Jan Kelly asked if the changes were done in 90 days, and Barry Fox stated yes, progress has been made and order has been complied. Property is scheduled for another inspection and will be presented next month for review and new order. Barry Fox stated this was informational only and no action was required.

9. CITY ATTORNEY ITEMS

(None)

10. OTHER BUSINESS

(None)

11. ADJOURNMENT

Meeting was adjourned at 4:03 P.M.

Jan Kelly, Chairperson

Emily Howington, Administrative
Coordinator, Recording Secretary

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: February 14, 2023

SUBJECT: Case Number: CE2022-0352

RESPONDENT: Luther C. Stewart, III

LOCATION: Vacant Commercial Lots Parcel Number 2189800330
Parcel Number 2190300000
Parcel Number 2190200000

VIOLATION: Chapter 28-368. -Design Standards. Use of Parking Facility Without Approved Plans

BACKGROUND INFORMATION:

On October 31, 2022, I received a written complaint from a nearby resident, advising that Stampedes Dance Hall, the business located at 311 Anastasia Boulevard, was using three nearby vacant lots as a parking facility. At that time, there were no approved plans for the properties to be used as a parking facility.

On November 4, 2022, I spoke with the owner of the vacant lots, Luther Stewart, and I advised what needs to be done for the lots to be considered for approval for use as a parking facility. This would involve improvements made to the lots which would require approved plans and permits.

On November 18, 2022, Richard Smith, the owner of Stampedes Dance Hall, attended a Friday Review in the Office of Planning and Building. During the review, Mr. Smith was advised as to the improvements needed for these properties to be approved as a parking facility. As of January 31, 2023, no plans have been submitted.

On December 10, 2022, I verified that the property was still being used as a parking facility without approval from the City.

January 17, 2023, I spoke again with property owner Luther Stewart. He advised that he had received the Notice of Violation on January 13, 2023 after it was posted at the property. I advised Mr. Stewart that the Notice of Violation allows

ten days to get the property into compliance, which would be achieved by submitting plans and specifications for the use of the lot, or by no longer allowing vehicles to park on the lot. The ten day period expired on January 23, 2023.

On February 4, 2023, I went to this location and verified that it is still being used as a parking lot by patrons of Stampedes.

Robert van Mierop
Code Enforcement Officer

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.
- (c) *Lighting.* Adequate lighting shall be provided if an off-street parking or loading facility is to be used at night. Such lighting shall be provided to insure user safety and security. Lighting shall be designed and installed to minimize glare on adjacent property and streets. No source of illumination shall be directed into the windows of any residential building.
- (d) *Landscaping.* Landscaping requirements for parking facilities shall be as required by Chapter 25.
- (e) *Separation from walkways and streets.* Off-street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys by a wall, fence, curbing, bollards, landscaping or other approved protective device. Such protective devices shall not impair the visibility of pedestrians or vehicles at entrances and exits.
- (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.
- (g) *Interior driving aisles and maneuverability.* The minimum width of interior driving aisles and maneuverability space within parking facilities shall be related to the angle of the parking spaces and the use of one-way or two-way traffic as follows:

Parking Space Angle in Degrees	One-Way Traffic Aisle Width/Maneuverability Space in Feet	Two-Way Traffic Aisle Width/Maneuverability Space in Feet
0 (Parallel)	13	24
30	13	24

45	13	24
60	18	24
90	24	24

- (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)

Stampedes
Parking
In Rear!

10/31/2022 11:13



11/07/2022 11:43



12/10/2022 22:07



12/10/2022 22:08



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



CODE ENFORCEMENT DIVISION

December 19, 2022

IN THE MATTER OF: Name: Luther C. Stewart III
Address: 311 Anastasia Boulevard
St. Augustine, FL 32080
Case #: CE2022-0352

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 28, Sec. 28-368. – Design Standards. Use of Parking Facility
Without Approved Plans

SITE OF VIOLATION: Vacant Commercial Lot, Anastasia Boulevard, St. Augustine,
FL 32080

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOT 33 BLK 37 (EX PT IN
OR4204/278) OR4904/844

PARCEL NUMBER: 2189800330

The City of St. Augustine conducted an inspection and/or review of City records regarding the
subject property on December 10, 2022 which revealed the following violations:

**The above vacant parcel of land has been improved and is being used as a parking
facility without approved plans and specifications.**

It is the Finding of the Code Enforcement Division of the Planning and Building Department of
the City of St. Augustine that the Respondent shall comply with the above cited sections of the
City Code of St. Augustine, Florida, within **ten (10) days** of the receipt of this Notice, 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:

**Submit plans and specifications, and discontinue using the above parcel as a parking
facility, until plans and specifications are approved.**

01/13/2023 14:51



01/13/2023 14:56



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

January 26, 2023

IN THE MATTER OF: Name: Luther C. Stewart III
 Address: 311 Anastasia Boulevard
 ST. AUGUSTINE, FL 32080
 Case #: CE2022-0352

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 28, Section 28-368, Design Standards. Use of Parking Facility Without Approved Plans.

SITE OF VIOLATION: Three Non-addressed Contiguous Vacant Lots, St. Augustine, FL 32080

LEGAL DESCRIPTION: 3-99 DAVIS SHORES LOT 33 BLK 37 (EX PT IN OR4204/278) OR4904/844

PARCEL NUMBER: 2189800330 Commercial-Anastasia Blvd
 2190300000 Residential-Arricola Ave
 2190200000 Residential-Arricola Ave

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, February 14, 2023, 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:

- **The above vacant parcel of land has been improved and is being used as a parking facility without approved plans and specifications.**

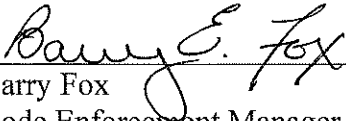
This is your "Official Notice" for you or your representative to appear before the CEAAB to respond to your violation. The CEAAB will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, they will issue findings of fact and may order corrective action and compliance 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

Notice of Hearing
CE2022-0352

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."

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: **7022 0410 0001 0217 4696**

cc: John P. Regan, City Manager
CRAAB File

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

AFFIDAVIT OF SECONDARY SERVICE

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

Luther C. Stewart, III

311 Anastasia Boulevard

St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2022-0352

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on February 1, 2023, I received a copy of the attached Notice of Hearing for the hearing dated February 14, 2023.
3. That on February 1, 2023, I
☒ Posted said Notice on the property located at
311 Anastasia Boulevard, St. Augustine, FL 32080.
4. That on February 1, 2023, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

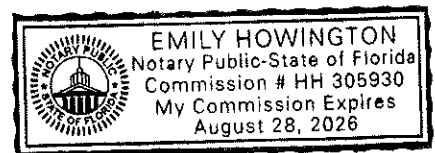
FURTHER, Affiant saith not.

Robert van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF February, 2023.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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



CODE ENFORCEMENT DIVISION

December 19, 2022

IN THE MATTER OF: Name: Luther C. Stewart III
Address: 311 Anastasia Boulevard
St. Augustine, FL 32080
Case #: CE2022-0352

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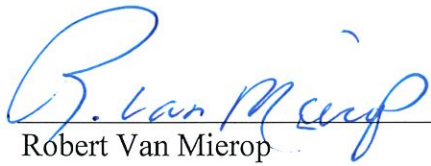
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Submit plans and specifications, and discontinue using the above parcel as a parking facility, until plans and specifications are approved.

Notice of Violation
CE2022-0352

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.


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: 7022 0410 0001 0217 2937 2630

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](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID	2189800330
Location Address	ANASTASIA BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Anastasia Blvd (COM) (590.01)
Tax Description*	3-99 DAVIS SHORES LOT 33 BLK 37 (EX PT IN OR4204/278) OR4904/844 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Stewart Luther C III 100%
Mailing Address	311 ANASTASIA BLVD SAINT AUGUSTINE, FL 32080-4506

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$40,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$40,000
Total Deferred	\$0
Assessed Value	\$40,000
Total Exemptions	\$0
Taxable Value	\$40,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$40,000	\$0	\$0	\$40,000	\$40,000	\$0	\$40,000
2021	\$0	\$0	\$40,000	\$0	\$0	\$40,000	\$40,000	\$0	\$40,000
2020	\$0	\$0	\$40,000	\$0	\$0	\$40,000	\$40,000	\$0	\$40,000
2019	\$0	\$0	\$40,000	\$0	\$0	\$40,000	\$40,000	\$0	\$40,000
2018	\$0	\$0	\$40,000	\$0	\$0	\$40,000	\$40,000	\$0	\$40,000
2017	\$0	\$0	\$37,500	\$0	\$0	\$37,500	\$37,500	\$0	\$37,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	25	100	2500	SF	\$40,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/18/2020	3/13/2020	\$100.00	WARRANTY DEED	4904	844	U	V	STEWART FAMILY TRUST	STEWART LUTHER C III
	8/30/1994	\$0.00	WARRANTY DEED	1085	1119	U	I	STEWART LUTHER C JR	STEWART FAMILY TRUST
	12/1/1984	\$0.00		663	1027	U	V		STEWART LUTHER C JR
	2/1/1982	\$0.00		531	184	U	V		

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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

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

Last Data Upload: 2/2/2023, 11:58:59 PM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.245

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$61,152
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$61,152
Total Deferred	\$6,097
Assessed Value	\$55,055
Total Exemptions	\$0
Taxable Value	\$55,055

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
2022	\$0	\$0	\$61,152	\$0	\$0	\$61,152	\$50,050	\$11,102	\$50,050
2021	\$0	\$0	\$45,500	\$0	\$0	\$45,500	\$45,500	\$0	\$45,500
2020	\$0	\$0	\$40,950	\$0	\$0	\$40,950	\$36,540	\$4,410	\$36,540
2019	\$0	\$0	\$40,950	\$0	\$0	\$40,950	\$33,218	\$7,732	\$33,218
2018	\$0	\$0	\$40,950	\$0	\$0	\$40,950	\$30,198	\$10,752	\$30,198
2017	\$0	\$0	\$36,969	\$0	\$0	\$36,969	\$27,453	\$9,516	\$27,453
2016	\$0	\$0	\$36,969	\$0	\$0	\$36,969	\$24,957	\$12,012	\$24,957
2015	\$0	\$0	\$28,438	\$0	\$0	\$28,438	\$22,688	\$5,750	\$22,688
2014	\$0	\$0	\$23,888	\$0	\$0	\$23,888	\$20,625	\$3,263	\$20,625
2013	\$0	\$0	\$19,338	\$0	\$0	\$19,338	\$18,750	\$588	\$18,750
2012	\$0	\$0	\$17,045	\$0	\$0	\$17,045	\$17,045	\$0	\$17,045
2011	\$0	\$0	\$18,939	\$0	\$0	\$18,939	\$18,939	\$0	\$18,939
2010	\$0	\$0	\$21,044	\$0	\$0	\$21,044	\$21,044	\$0	\$21,044

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	25	100	25	EF	\$61,152

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/18/2020	3/13/2020	\$1,000.00	WARRANTY DEED	4904	844	U	V	STEWART FAMILY TRUST	STEWART LUTHER C III
	8/30/1994	\$0.00	WARRANTY DEED	1085	1120	U	V	STEWART LUTHER C	STEWART FAMILY TRUST
	12/1/1989	\$5,700.00		840	805	Q	V		STEWART LUTHER C

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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

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Developed by



Version 2.3.245



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

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2190300000
Location Address	ARRICOLA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-99 DAVIS SHORES LOT 32 BLK 37 OR4904/844 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.060
Homestead	N

Owner Information

Owner Name	Stewart Luther C III 100%
Mailing Address	311 ANASTASIA BLVD SAINT AUGUSTINE, FL 32080-4506

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$61,152
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$61,152
Total Deferred	\$6,097
Assessed Value	\$55,055
Total Exemptions	\$0
Taxable Value	\$55,055

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
2022	\$0	\$0	\$61,152	\$0	\$0	\$61,152	\$50,050	\$11,102	\$50,050
2021	\$0	\$0	\$45,500	\$0	\$0	\$45,500	\$45,500	\$0	\$45,500
2020	\$0	\$0	\$40,950	\$0	\$0	\$40,950	\$36,540	\$4,410	\$36,540
2019	\$0	\$0	\$40,950	\$0	\$0	\$40,950	\$33,218	\$7,732	\$33,218
2018	\$0	\$0	\$40,950	\$0	\$0	\$40,950	\$30,198	\$10,752	\$30,198
2017	\$0	\$0	\$36,969	\$0	\$0	\$36,969	\$27,453	\$9,516	\$27,453
2016	\$0	\$0	\$36,969	\$0	\$0	\$36,969	\$24,957	\$12,012	\$24,957
2015	\$0	\$0	\$28,438	\$0	\$0	\$28,438	\$22,688	\$5,750	\$22,688
2014	\$0	\$0	\$23,888	\$0	\$0	\$23,888	\$20,625	\$3,263	\$20,625
2013	\$0	\$0	\$19,338	\$0	\$0	\$19,338	\$18,750	\$588	\$18,750
2012	\$0	\$0	\$17,045	\$0	\$0	\$17,045	\$17,045	\$0	\$17,045
2011	\$0	\$0	\$18,939	\$0	\$0	\$18,939	\$18,939	\$0	\$18,939
2010	\$0	\$0	\$21,044	\$0	\$0	\$21,044	\$21,044	\$0	\$21,044

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	25	100	25	EF	\$61,152

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/18/2020	3/13/2020	\$100.00	WARRANTY DEED	4904	844	U	V	STEWART FAMILY TRUST	STEWART LUTHER C III
	8/30/1994	\$0.00	WARRANTY DEED	1085	1117	U	V	STEWART LUTHER C JR	STEWART FAMILY TRUST
	12/1/1984	\$0.00		663	1027	U	V		STEWART LUTHER C JR
	2/1/1982	\$0.00		531	184	U	V		

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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Version 2.3.245

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 14 Myrtle Ave / CE 2022-0348: Ch.19 Sec. 19-3

- On October 28 2022, a member of staff observed that more than twenty garbage bags had been placed in the front and side yards of the property.
- On December 15, 2022 the deadline for this property to be in compliance passed and staff observed numerous garbage bags on the property as such the property was still not in compliance/.
- On January 10, 2023 the CEAAB reviewed the case information and tabled the discussion of the violation until the February 14th meeting.
- As of February 7th, staff observed multiple garbage bags and debris on site and therefore the property is not in compliance.

Sec. 19-3. - Unlawful conditions.

It shall be unlawful to deposit, keep, or maintain the unsheltered storage of any junk or refuse, including building materials or similar objects; household goods; inoperable machinery; stripped, junked, inoperable, or unlicensed motor vehicles or boats within the corporate limits of the city. A structure that is in violation of chapter 8, article IV, is a nuisance.

(Code 1964, § 12-19; Ord. No. 96-27, § 2, 6-10-96; Ord. No. 19-05, § 1, 4-22-19)



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

December 29, 2022

IN THE MATTER OF: Name: Carol Lee Corbitt
Address: 14 Myrtle Ave
Saint Augustine, FL 32084
Case #: CE2022-0348

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 19, Section 19-3, Unlawful Conditions

SITE OF VIOLATION: 14 Myrtle Ave, St. Augustine, FL 32080

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

PARCEL NUMBER: 190940 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, January 10, 2023, 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:

- **Unsheltered storage of junk and debris in violation of Chapter 19, Section 3. The front and side porches, drive way, and side yard are completely covered in unsheltered junk and debris which is exposed to the elements.**

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
CE2022-0348

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



Robert Van Mierop
Code Enforcement Officer

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

Certified Mail Number: **7022 0410 0001 0217 2661**

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.



01/10/2023 07:58



01/10/2023 07:58

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 52 Spring St / CE 2022-0294: Ch. 19 Sec. 19-4

- On August 2, 2022, a member of staff observed the property was over grown in violation of Chapter 19 Section 4- Certain growth and conditions prohibited.
- On December 13, 2022, the CEAAB heard this case and issued an “Order Finding Violation” and gave the respondent ten (10) days beginning December 14th to comply or be issued a fine of up to \$250 per day.
- On December 28th the department received an update from the city attorney's office stated that a lien had been placed upon the property.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: The Code Enforcement, Adjustments, and Appeals Board

DATE: December 28, 2022

RE: **REVIEW OF 52 SPRING STREET**

Please allow this memorandum to serve as an update on the property located at 52 Spring Street.

On March 6, 2020, the City filed a complaint for foreclosure against Les Bons Temps Rouler, LLC due to an outstanding CEAAB lien in the amount of \$59,175 for violation of Chapter 305, Section 305.3 of the Standard Housing Code (Recorded in St. Johns County's Official Records, Book 4785, Page 1099). On May 20, 2020, the City Attorney's office received a full title commitment report which revealed an outstanding mortgage of \$142,000. The mortgage holder relayed the amount due with interest was \$175,000. In addition, there were back taxes owed on the property totaling \$14,578.34. The St. Johns County Property Appraiser had a just market value for the property of \$224,105. This information was provided to the City Commission at its regular meeting on August 10, 2020. The Commission determined that due to the amount owed on the property, the costs that would be incurred to complete repairs, and the just market value of the property, it would not be financially advisable for the City to move forward with the foreclosure as recommended by the City Attorney's Office. Therefore, on August 13, 2020, the City's foreclosure action was voluntarily dismissed, and the Lis Pendens was released. However, while the litigation action was dismissed, the lien remains intact and enforceable for a period no longer than 20 years as stated in F.S. 162.10.

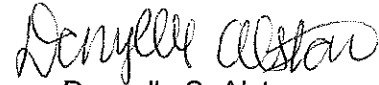
Please also note, pursuant to F.S. 695.11, the sequence in which the liens are filed determine the priority of recordation. If the lien is not recorded in the official records of the county in which the property is located, then the lien is not valid and effectual in law pursuant to F.S. 695.01. In *City of Palm Bay v. Wells Fargo*, the court held that the code enforcement's lien, once recorded, did not automatically have "superpriority" over prior lien holders like mortgage companies. 114 So. 3d 924 (Fla. 2013). Here, the CEAAB lien was recorded on August 13, 2019. Based on a review of the official St. Johns County records, there was a mortgage by Joseph L Boles, Jr. filed November 23, 2015, prior to the CEAAB lien. Joseph L Boles, Jr. filed a Notice of Lis Pendens (incorrectly recorded as a life estate in the St. Johns County Official Records, Book 4898, Page 1731) for his mortgage on April 7, 2021, but the action was dismissed without prejudice pursuant to Rule 1.070(j) for failing to serve Les Bon Temps Rouler, LLC within 120 days of the filing of the initial pleading. Therefore, the City's lien will remain junior to the existing mortgage on the property.

In addition, there are no restrictions to foreclosing on 52 Spring Street as it does not have a homestead exemption as outlined in the Florida Statutes. Furthermore, although the City's previously filed foreclosure complaint was dismissed with prejudice, the City is permitted to foreclose on new defaults as it wishes according to the court's holding in *Deutsche Bank Trust Co. Ams v. Beauvais*, 188 So. 3d 938, 946 (Fla. 3d DCA 2016). However, the City may

only foreclose on the same lien/same default if the issue is presented as a "separate and distinct issue". *HSBC Bank USA, Nat'l Ass'n v. Estate of Petercen*, 227 So. 3d 640, 644 (Fla. 4th DCA 2017). For example, the City can foreclose on additional roofing violations of Chapter 305, Section 305.3 of the Standard Housing Code, excluding the previous violations reviewed on September 12th and 13th, 2018. As those new roofing violations are likely to meet the "separate and distinct" criteria.

Should you have any additional questions or concerns, please do not hesitate to contact the City Attorney's Office.

Thank you,

A handwritten signature in black ink, appearing to read "Danyelle Alston". The signature is fluid and cursive, with the first name "Danyelle" written in a larger, more prominent script than the last name "Alston".

Danyelle S. Alston
Assistant City Attorney



CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

January 26, 2023

IN THE MATTER OF: Name: Les Bons Temps Rouler LLC
 Address: 52 Spring St
 ST.AUGUSTINE, FL 32084
 Case #: CE2022-0294

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 19, Section 4, Certain growth and conditions prohibited.

SITE OF VIOLATION: 52 Spring Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: RAVENSWOOD SUB LOTS 11 & ALL LOT 12 (EX N80
 OF E80FT) BLK 11 OR4115/287

PARCEL NUMBER: 106830 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, February 14, 2023, 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:

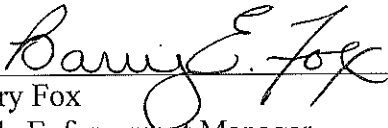
- **Property is over grown in violation of Chapter 19 Section 4- Certain growth and conditions prohibited.**

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
CE2022-0294

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


Barry Fox
Code Enforcement Manager

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

Certified Mail Number: **7022 0410 0001 0217 4689**
7019 2280 0000 6192 9215

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
Code Enforcement Department

In the matter pertaining to 47 Grove Ave / CE 2022-0337: Ch. 25 Sec. 56

- On September 1, 2022, a member of staff observed that a Southern Red Cedar tree, measured 23" dbh had removed from the residential property without a permit or arborist report recommending removal.
- On November 8, 2022, the CEAAB heard this case and issued an "Order Finding Violation" and established a \$2,500.00 fine to be paid and two replacement southern red cedar trees be planted within 90 days.
- On January 10th the CEAAB heard the case information where the fine had not been paid and replacement trees had not been planted. The board tabled the case to allow the homeowner time to replace the trees and address the fine.
- On January 10, 2023 the homeowner submitted an application to appear before the CEAAB for a fine reduction request.

RECEIVED

JAN 10 2023

Planning/Building Dept.

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

Application Fee 100.00
Receipt No. 2543347

BDAC No. _____
Meeting Date Feb 14, 2023
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 BARBARA TEISAN Daytime Telephone 904.505.6962

Address 47 GROVE AVE City ST. AUG State FL Zip 32086

3. NAME OF PROPERTY OWNER SAME Telephone _____
Address _____ City _____ State _____ Zip _____

4. PROJECT STREET ADDRESS SAME

5. TYPE OF CONSTRUCTION Existing _____ Proposed _____

6. BUILDING USE Existing _____ Proposed _____

7. REASON FOR ACTION REQUESTED:

Justification: Reduction of fine hearing for removal
of cedar tree. Previously denied

Hardship: Mom is on reduced SS and needs
assistance in paying her mortgage

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.

Barbara Teisan
SIGNATURE OF APPLICANT

1.10.23
DATE

Barbara Teisan
SIGNATURE OF PROPERTY OWNER

1.10.23
DATE

JAN 10 2023

Planning/Building Dept.

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

MISCELLANEOUS PAYMENT RECPT#: 2543347
CITY OF SAINT AUGUSTINE
50 Bridge Street

St. Augustine, FL 32084

DATE: 01/10/23 TIME: 16:25:03
CLERK: 1596pcoun DEPT: Plannin
CUSTOMER#: 0

COMMENT:

CHG: BDFEE BOARD APP & APP 100.00

AMOUNT PAID: 100.00

PAID BY: BARBARA TEISAN
PAYMENT METH: CREDIT CARD
6890

REFERENCE:

AMT TENDERED: 100.00
AMT APPLIED: 100.00
CHANGE: .00
VA

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 117 Colon Ave / CE 2021-0222: Ch. 8 Sec. 8-608

- On September 23, 2021, a member of staff observed that owner converted a shed into habitable space without obtaining proper permits.
- On September 13 2022, the CEAAB heard this case and issued an “Order Finding Violation” and which allowed the respondent ninety (90) days to correct the violation or a fine up to \$250 per day would be imposed for each day the violation continued.
- As of January 27th, 2023, the property is now in compliance by converting the shed back to a non habitable space.

AFFIDAVIT OF COMPLIANCE

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

Tammy Palmer
117 Colon Avenue
Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2021-0222

I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated September 13, 2022, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 8, Section 8-608 as of January 27, 2023.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF January, 2023.

Emily Howington
Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.







