



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

A G E N D A

TUESDAY, APRIL 11, 2023 - 3:00 PM

ALCAZAR ROOM

1. Roll Call
2. Swearing in of Staff
3. Approval of Minutes
4. Disclosure of Ex-Parte Communications
5. General Public Comments for Items Not on the Agenda
6. Building Code Variances
 - a) None
7. New Violation Hearing
 - a) CE2022-0281
Josh Kalb
57 Orange St
Ch. 19 Sec. 19-3
8. Fine Assignment Hearing
9. Fine Reduction Hearing
 - a) None
10. Lien Hearing
 - a) None

11. Compliance Hearing
 - a) CE2022-0348
Carol Lee Corbitt
14 Myrtle Ave
Ch. 19 Sec. 19-3
 - b) CE2023-0228
Oasis Equity Holdings, LLC
1 Palm Row
Ch. 26 Sec. 25-56
12. Previously Heard Cases Update
 - a) None
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
March 14, 2023

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, March 14 2023, in the Alcazar Room at City Hall. The meeting was called to order by Jan Kelly, Chairman, and the following were present:

1. ROLL CALL

Jan Kelly, Chairman
Larry Weeks
Marilyn Meade Garrett
Karen Valachovic
CeCe Reigle

Staff Present:

Danyelle Alston, Assistant City Attorney
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
(February 14, 2023)**

MOTION

Minutes approved unanimously.

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

None

6. BUILDING CODE VARIANCES

None

7. REVIEW OF NEW CASES

a. CE2023-0228

Oasis Equity Holdings, LLC
1 Palm Row
Violation Hearing

Barry Fox relayed new violation case information. On 1 Palm Row a tree was removed without a permit. Inspector Pratten relayed case information. Eighteen-inch cabbage palm had been cut, staff contacted property manager and informed an "after the fact" permit and fee was \$400 dollars. Application was submitted, but fee was not paid. Respondent was given ten days to come into compliance. Property manager Tom Groom was present at the meeting but not authorized to provide testimony on

behalf of the owner. Jan Kelly asked how long respondent had been manager for 1 Palm Row. CeCe Reigle asked why the \$400 fee had not been paid. CeCe Reigle asked what the maximum fine was for removing a tree without a permit. Marilyn Garret asked if the respondent was still subject to the up to \$5,000 fine if they paid the \$400 fee. Karen Valachovic asked if the property manager would have paid for the permit would it have been approved. Inspector Pratten said it would have.

Public comment:

BJ Kalaidi 8 Newcomb St urged the board to take action on the property commented on the lack of action by the property owner and the time provided to come into compliance.

MOTION

CeCe Reigle motioned to impose the \$400 After the Fact fee and require a replacement palm tree, additionally an accrual of up \$250 a day for each day the violation remains. Jan Kelly seconded; motion passed.

- b. **CE2022-0375**
Amanda Battell
12 Newcomb
Violation Hearing

Barry Fox relayed case information. Inspector Pratten responded to a call about unsheltered junk and debris on the front of property. Notice of Violation issued Feb 14, 2023. Notice of Hearing was hand delivered. Respondent was not present. Karen Valachovic asked if this

was a first violation. Marilyn Garrett asked if the property owner lived at the residence. Jan Kelly asked if staff had been to the property before. Karen Valachovic asked about a timeframe for compliance. Barry Fox stated that the board did need provide a timeframe of compliance since it was not a repeat violation. Fox stated a ten-day compliance period would be appropriate.

Public comment

BJ Kalaidi 8 Newcomb St requested the board to take action on the property as it has been a continued situation. Jan Kelly asked how long she had lived next to the property.

MOTION

Larry Weeks motioned to find property in violation, allow ten days to come into compliance Marilyn Garrett seconded motion passed unanimously.

- c. **CE2023-0234**
Philip Smith
3912 N Ponce De Leon
Violation Hearing

Barry Fox relayed case information, tree removal without permit. Owner was out of country, but in accordance with Florida law the notice was received by staff at the property. Barry Fox stated case could be heard or tabled. City Assistant Attorney Alston confirmed the board could hear the case. Inspector Boles observed seven trees removed from property without permits. Six of the trees require

permits by city ordinance. Barry Fox asked Inspector Boles to clarify if the trees were eligible for removal permits, Inspector Boles stated due to the size, all six trees would have had to go before the Planning and Zoning Board for approval. Barry Fox reference Florida State statute regarding arborist reports applying only for residential not commercial. CeCe asked if an arborist report would affect decision. Fox stated that it would have had to go to PZB regardless due to the size of the tree. Larry weeks asked which tree did not require a permit.

Public comment:

Charles Pappas 46 Macaris St, stated that the tree companies should be aware of the rules for tree removal in St Augustine and the board remind if the business owner permits are needed to expand parking.

Jason Calarges a representative of Tree Masters company stated that they obtained arborist report, but were unaware that it did not apply to commercial properties. Jan Kelly asked how long he had been a contractor. Respondent stated seven years. CeCe Reigle asked what was in the arborist report and asked who gave the arborist report.

MOTION

Karen Valachovic motioned the case was in violation, with a \$5,000 fine for each of the six trees, that the owners replace the six trees per the 1 for 1 requirement. CeCe Reigle seconded; motion passed unanimously.

8. REVIEW OF PREVIOUSLY HEARD CASES

a. CE2022-0352

Luther C Stewart
311 Anastasia Blvd
Fine Assignment

Fox relayed case information. Inspector van Mierop met with property owner a few weeks ago. Owner has installed 4x4 posts and a steel cable to prevent vehicles from parking on the lots. Inspector Van Mierop spoke with owner this morning and it was staff's opinion that the property was in compliance. Karen Valachovic asked if a vehicle could fit in between the posts. Inspector Van Mierop stated no. Barry Fox stated that the property would come back as a new case a violation occurred again.

Public comment:

BJ Kalaidi asked why there was no wire connecting the posts. Asked if the board could bring owner back to the board if the posts are removed.

MOTION

Jan Kelly motioned to close the case for compliance, Marilyn Garrett seconded, and the motion passed unanimously.

b. CE2021-0227

Augustine Development Group
215 Anastasia Blvd
Lien Hearing

Fox reviewed case information, a bar had been constructed without permits, the board found the case violation, property in compliance, board imposed fine for days out of compliance. The board denied application for reduction of fines. As of February 10, 2023, the \$40,000 fines are unpaid, and staff brings case for a lien.

Public comment:

None

MOTION

Larry Weeks motioned to establish the \$40,000 lien on the property. Karen Valachovic seconded, and motion passed unanimously.

c. CE2022-0268

Vestry Of Trinity Church of St Augustine, Inc
2 Artillery
Update

Barry Fox provided case background information. Parking lot and improvements were made without a permit, the property submitted a second application to Public Works which was under review. Karen Valachovic asked about the timeframe for a second application review. Richard Schauland state Public Works has until March 25th to provide comments of review and

applicant has 30 days for a resubmittal. No motion required at this time.

d. CE2022-0217

Valerie Lee Properties, LLC
38 White St E
Update

Barry Fox provided case background, the board found in violation and allowed 90 days for property to come into compliance. Planning and Building reviewed permit application and requested additional information. No motion needed at this time.

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: April 11, 2023

SUBJECT: Case Number: CE2022-0281

RESPONDENT: John R. Kalb (Deceased)

LOCATION: 57 Orange Street Parcel Number 2063800000

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

BACKGROUND INFORMATION:

On July 26, 2022, I noticed that this property had fallen into a state of neglect. There were two old boats and an unregistered SUV in the front yard, and the front porch was covered with construction debris.

On August 1, 2022, I advised one of the property owner's sons, Chris Kalb, of the Code Violations.

On August 15, 2022, the debris and the vehicles were still on the property.

On November 22, 2022, a Notice of Violation was sent to the deceased owner's sons, Chris Kalb and Josh Kalb. The Notice allowed for 30 days to bring this property into compliance.

On December 19, 2022, I contacted Chris Kalb, and advised that progress has been made. The porch had been cleared of all debris, but the boats and the vehicle remain.

On March 30, 2023, I posted a Notice of Hearing at the property. The small boat and the SUV have been removed, however the large boat is still in the front yard.

Robert van Mierop
Code Enforcement Officer

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)



04/05/2023 11:52



03/30/2023 15:16

AFFIDAVIT OF PRIMARY SERVICE

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

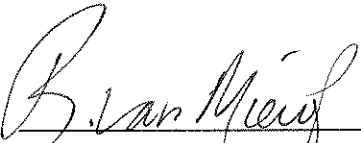
John R. Kalb (Dec'd.)
57 Orange Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2022-0281

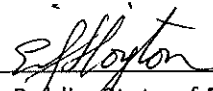
I, Robert van Mierop, being duly sworn and depose say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on March 28, 2023, I received a copy of the attached Notice of Hearing for the hearing dated April 11, 2023.
3. That on March 28, 2023, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20__, I
☐ Hand delivered said Notice to _____ at _____.

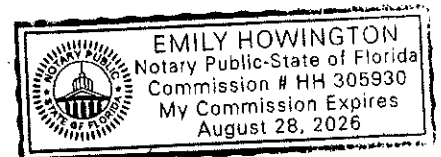
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4 DAY OF April, 2023


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

John R. Kalb (Dec'd.)

57 Orange Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2022-0281

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 March 30, 2023, I received a copy of the attached Notice of Hearing for the hearing dated April 11, 2023.
3. That on March 30, 2023, I
☒ Posted said Notice on the property located at
57 Orange Street, St. Augustine, FL 32084.
4. That on February 24, 2022, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

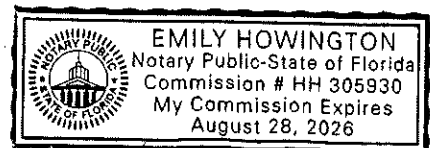
FURTHER, Affiant saith not.

Robert van Mierop
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4 DAY OF April, 2023.

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





CODE ENFORCEMENT DIVISION



OFFICIAL NOTICE OF CEAAB HEARING

March 27, 2023

IN THE MATTER OF: Name: Josh Kalb
Address: 57 Orange Street
ST.AUGUSTINE, FL 32084
Case #: CE2022-0281

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
City Code: Chapter 19 Section 3-Unlawful conditions.

SITE OF VIOLATION: 57 Orange Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: MODEL LAND CO SUBD CITY RE-SUB OF LOTS 9 &
10 BLK N PLAT IN DB43/89 – 60 X 146FT OR263/120
& 627/509 (Q/C)

PARCEL NUMBER: 206380 0000

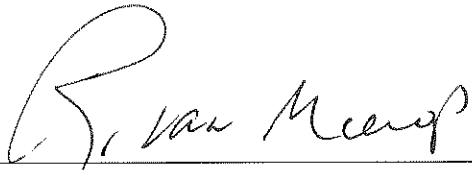
The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, April 11, 2023, at 3:00 p.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

**Unsheltered storage of junk and debris,
and unregistered vehicle and boats on property.**

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."

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 3330 0001 2318 6636**
7022 3330 0001 2318 6643

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 DIVISION
75 King Street
St. Augustine, FL 32084
904-825-1065



CODE ENFORCEMENT DIVISION

November 22, 2022

IN THE MATTER OF: Name: Josh Kalb
Address: 1409 Berkeley Lane N. E.
Atlanta, GA 30329
Case #: CE2022-0281

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: Sec. 8-101. Building code. (304.1.1 (8) International Property Maintenance Code)
Sec. 19-3. Municipal Code

SITE OF VIOLATION: 57 Orange Street, St. Augustine, FL 32084

LEGAL DESCRIPTION: MODEL LAND CO SUBD CITY RE-SUB OF LOTS 9 & 10
BLK N PLAT IN DB43/89 - 60 X 146FT OR263/120 &
627/509 (Q/C)

PARCEL NUMBER: 206380 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on August 1, 2022 which revealed the following violations:

Roof is not in good repair, with signs of deterioration. Unsheltered junk and debris in the form of lumber stored on front porch covers entire porch; garbage cans are scattered in the yard. Inoperable and unlicensed SUV and boats on the property.

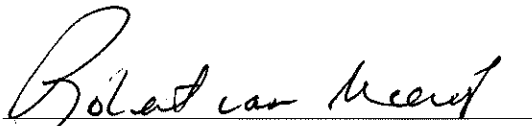
It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **thirty (30) days** of the receipt of this Notice, or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

Remove or properly store junk and debris.

Notice of Violation
CE2022-0281

Remove or properly register motor vehicle and two boats on the property

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 2876
7022 0410 0001 0217 2883**

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

2022 TRIM Notice

2022 TRIM Notice (PDF)

Summary

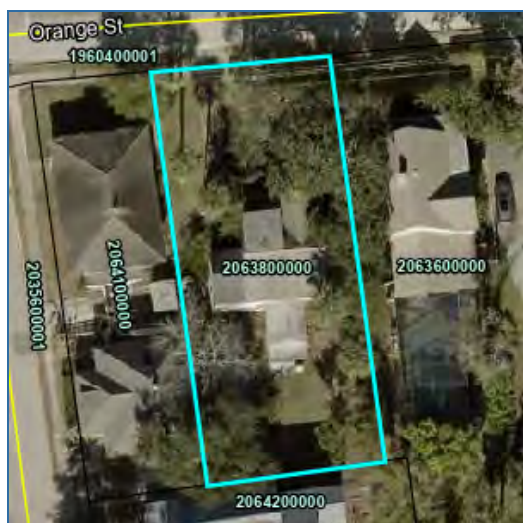
[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)

Parcel ID	2063800000
Location Address	57 ORANGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	MODEL LAND CO SUBD CITY RE-SUB OF LOTS 9 & 10 BLK N PLAT IN DB43/89 - 60 X 146FT OR263/120 & 627/509 (Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Model Land Company - Resubdivision of Lo
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.200
Homestead	N

Owner Information

Owner Name	Kalb John R(Dec'd) 100%
Mailing Address	1409 BERKELEY LN NE ATLANTA, GA 30329-3303

Map



Valuation Information

	2023
Building Value	\$120,342
Extra Features Value	\$0
Total Land Value	\$256,800
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$377,142
Total Deferred	\$41,260
Assessed Value	\$335,882
Total Exemptions	\$0
Taxable Value	\$335,882

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	\$89,635	\$0	\$215,712	\$0	\$0	\$305,347	\$305,347	\$0	\$305,347
2021	\$129,310	\$0	\$182,970	\$0	\$0	\$312,280	\$99,816	\$262,464	\$49,816
2020	\$137,930	\$0	\$182,970	\$0	\$0	\$320,900	\$98,438	\$272,462	\$48,438
2019	\$107,672	\$0	\$182,970	\$0	\$0	\$290,642	\$96,225	\$244,417	\$46,225
2018	\$93,628	\$0	\$182,970	\$0	\$0	\$276,598	\$94,431	\$232,167	\$44,431
2017	\$93,628	\$0	\$182,970	\$0	\$0	\$276,598	\$92,489	\$234,109	\$42,489
2016	\$84,710	\$0	\$158,895	\$0	\$0	\$243,605	\$90,587	\$203,018	\$40,587
2015	\$75,791	\$0	\$144,450	\$0	\$0	\$220,241	\$89,957	\$180,284	\$39,957
2014	\$64,343	\$0	\$144,450	\$0	\$0	\$208,793	\$89,243	\$169,550	\$39,243
2013	\$64,343	\$0	\$144,450	\$0	\$0	\$208,793	\$87,924	\$170,869	\$37,924
2012	\$57,348	\$0	\$114,404	\$0	\$0	\$171,752	\$86,454	\$135,298	\$36,454
2011	\$60,146	\$0	\$127,116	\$0	\$0	\$187,262	\$83,936	\$153,326	\$33,936
2010	\$62,943	\$0	\$141,240	\$0	\$0	\$204,183	\$82,696	\$171,487	\$32,696

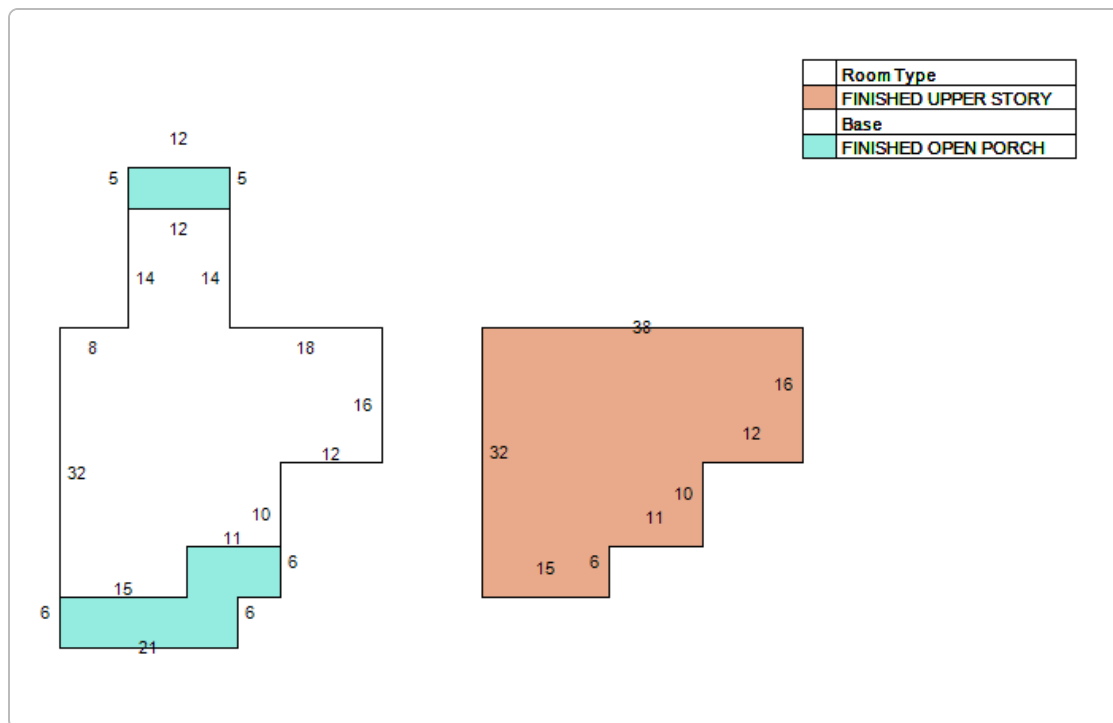
Building Information

Building 1
Year Built 1895
Actual Area 2336
Conditioned Area 2084
Use Single Family Residence
Style 01
Class N
Exterior Wall Wood

Roof Cover Cement Fiber Shingle, Composite Shingle
Roof Structure Gable Hip
Interior Flooring Pine Wood
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning Window
Bedrooms 3
Baths 1.5

Description	Square Footage
FINISHED OPEN PORCH	60
BASE AREA	1126
FINISHED OPEN PORCH	192
FINISHED UPPER STORY	958
Total SqFt	2336

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	146	60	EF	\$256,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/1/1984	\$0.00		627	509	U	I		KALB JOHN R

No data available for the following modules: Sales Questionnaire Form, Exemption 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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[GDPR Privacy Notice](#)

Last Data Upload: 3/29/2023, 2:22:57 AM

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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 January 10, 2023 the CEAAB reviewed the case information and tabled the discussion of the violation until the February 14th meeting.
- On February 14, 2023 the CEAAB issued an "Order Finding in Violation" which allowed the respondent 60 days to correct the violation or a fine of \$500 per day would be imposed for each day the violation continued.
- As of March 22, 2023 the porch, driveway and front yard are in compliance.

AFFIDAVIT OF COMPLIANCE

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

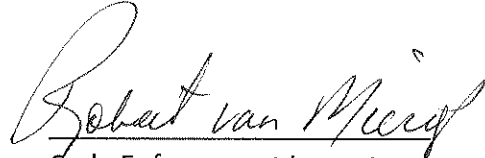
Carol Lee Corbitt
14 Myrtle Avenue
St. Augustine, FL 32084

Respondent

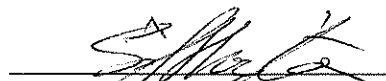
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2022-0348

I, Robert van Mierop, have personally examined the property described in the Code Enforcement Order dated February 14, 2023, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 19, Section 19-3 as of March 22, 2023.

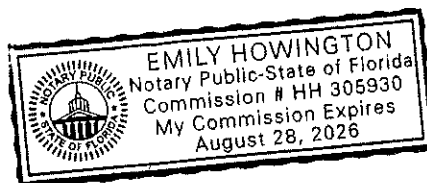
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF March, 2023.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2022-0348

IN THE MATTER OF:

CAROL LEE CORBITT

14 MYRTLE AVE

ST. AUGUSTINE, FL 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: **14 Myrtle Ave**

LEGAL DESCRIPTION: **WILLIAMS ADDN W53FT LOT 4 BK B OOR511/22**

PARCEL NUMBER: **190940 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **FEBRUARY 14, 2023**, 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 February 14, 2023, in accordance with Chapter 162 F.S.

The respondent and/or representative was present.

2. During a routine code enforcement inspection, the staff observed the following code violations on September 1, 2022:

More than twenty garbage bags had been placed in the front and side yards of the property.

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

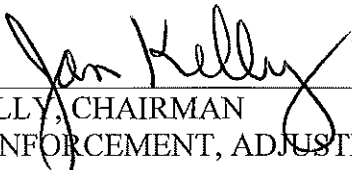
City Code, Chapter 19, Section 19-3 Unlawful Conditions.

4. On October 31, 2022, the Planning and Building Department sent an “**Official Notice of Violation**” to formally advise the respondent of the violation, via certified mail. The notice gave the respondent fifteen (15) days from the receipt of the letter to correct the violation, or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On December 29, 2022, the Planning and Building Department sent the respondent, via certified mail, an “**Official Notice of CEAAB Hearing**” for January 10, 2023 **AND** a Posting Affidavit was placed at the property and with the City Clerk’s office on January 3, 2023 for the CEAAB Hearing for January 10, 2023. The case discussion was tabled until February 14th 2023 to allow the respondent more time to come into compliance.

6. **On February 14, 2023, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent sixty (60) days from the date of the "Order" to correct the violation, or the Board stipulated that a fine of \$500 per day would be imposed for each day the violation continued.**
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, April 12, 2022** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS 14TH DAY OF FEBRUARY, 2023. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

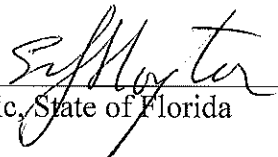


JAN KELLY, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

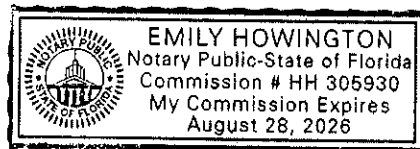
I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jan Kelly, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 1 day of March, A.D., 2023.



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 \$500 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.





03/21/2023 13:52



03/21/2023 13:52



03/21/2023 13:53



03/21/2023 13:53

CITY OF ST. AUGUSTINE
Code Enforcement Department

In the matter pertaining to 1 Palm Row / CE 2023-0228:

- On January 20, 2023, a member of staff observed an 18 inch Cabbage Palm had been removed without a permit.
- On March 14, 2023, the CEAAB heard this case and issued an "Order Finding Violation" which allowed 30 days to correct the violation by paying the \$400 "After the Fact Permit" fee and replace the palm tree. If the violation continued a fine of up to \$250 per day would be imposed for each day.
- On March 27th, 2023, the property came into compliance.

AFFIDAVIT OF COMPLIANCE

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

Oasis Equity Holdings, LLC
1 Palm Row
Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2022-0228

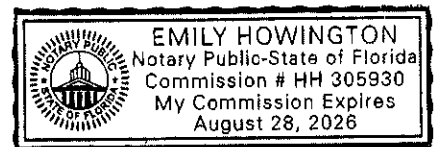
I, Morganne Pratten, have personally examined the property described in the Code Enforcement Order dated March 14, 2023, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 25, Section 25-56 as of March 27, 2023.

FURTHER, Affiant saith not.

Morganne E. Pratten
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4 DAY OF April, 2023.

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



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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: CE2023-0228

IN THE MATTER OF:

**OASIS EQUITY HOLDINGS,
LLC
1 PALM ROW
ST. AUGUSTINE, FL 32084
(Hereinafter referred to as Respondent)**

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

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

VIOLATION SITE: 1 Palm Row, St. Augustine, FL 32084

LEGAL DESCRIPTION: PALM ROW SUBD CVITY LOT E & ES0FT OF N1/2 OF
LOT 4 OR5396/917

PARCEL NUMBER: 199420 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD
TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON MARCH 14,
2023, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on March 14, 2023, in accordance with Chapter 162 F.S.

The respondent and/or representative was not present.

2. During a routine code enforcement inspection, the staff observed the following code violations on January 20, 2023:

An 18 inch Cabbage Palm had been removed without a permit.

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

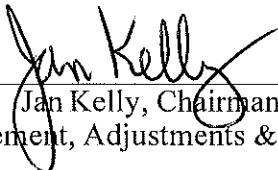
City Code, Chapter 25, Section 25-56-Tree removal and replacement

4. On February 14, 2023, the Planning and Building Department sent an "**Official Notice of Violation**" to formally advise the respondent of the violation, via certified mail. The notice gave the respondent ten (10) days from the receipt of the letter to correct the violation or stipulated that the board may impose a maximum fine of \$250 for each day the violation continued.
5. On February 28, 2023, the Planning and Building Department sent the respondent, via certified mail, an "**Official Notice of CEAAB Hearing**" for March 14, 2023. **AND** a Posting Affidavit was placed at the property and with the City Clerk's office on March 1, 2023 for the CEAAB Hearing for March 14, 2023.

6. On March 14, 2023, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent thirty (30) days from the date of the "Order" to correct the violation by paying the \$400 "After the Fact Permit" fee and replace the palm tree, or the Board stipulated that a fine of \$250 per day would be imposed for each day the violation continued.
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, May 9, 2023** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this "**Order Finding Violation**," Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS **14TH DAY OF MARCH, 2023**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

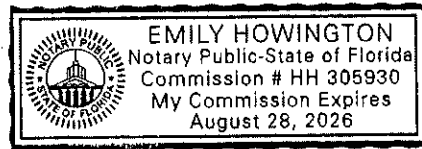
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jan Kelly, 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 29 day of March, A.D., 2023.



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 \$500 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.

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 03/23/23 CUSTOMER#:
TIME: 11:12:34
CLERK: 1596acan

RECPT#: 2593723 PREV BAL: 400.00
TP/YR: P/2023 AMT PAID: 400.00
BILL: 2593723 ADJSTMNT: .00
EFF DT: 03/23/23 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 400.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 400.00
AMT APPLIED: 400.00
CHANGE: .00

PAID BY: OASIS EQUITY HOLDING
PAYMENT METH: CHECK
PAYMENT REF: 1020

TOT PREV BAL DUE: 400.00
TOT BAL DUE NOW : .00
VA

