CITY OF ST. AUGUSTINE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
AGENDA
MONDAY, JANUARY 1, 1900 - 12:00 AM
ALCAZAR ROOM

1. **ROLL CALL**

2. **SWEARING IN OF STAFF**

3. **APPROVAL OF MINUTES (OCTOBER 8, 2019)**

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

5. **GENERAL PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

6. **BUILDING CODE VARIANCES / REMOVAL OF PROTECTED TRESS**

(None).

7. **REVIEW OF PREVIOUSLY HEARD CASES**

7.A. 2018-0773 Terence L. Neville
Thomas A. Neville
13 Douglas Avenue
Property maintenance, swimming pools.
City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section 303.1
(Request to impose previously ordered fines)

7.B. 2019-0332 Richard and Beverly Sorrentino
26 Miruela Avenue
Tree Removal without a permit.
City Code, Chapter 25, Section 25-56

7.C. 2019-0328 Sarah Robert
36 Magnolia Avenue
Property Maintenance
City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section(s) 304.2. 304.7 and 304.13

7.D. 2019-0357 Michelle A. Ragognetti, Etal
12 Eugene Place
Removal of a 23" d.b.h. Live Oak tree without a permit
City Code, Chapter 25, Section 25-56
(Request to close case/Previously imposed fine satisfied)

7.E. 2019-0269 Mihai Cosereanau, Etal
9 Althea Street
Removal of a 9" d.b.h. Southern Red Cedar tree without a permit
City Code, Chapter 25, Section 25-56
(Request to close case/Previously imposed fine satisfied)

7.F. 2019-0381 Roman Catholic Church
101 San Marco Avenue
Use of and/or construction in city rights-of-ways
City Code, Chapter 22, Section 22-16 (b)(1)(I)
(Update status)

8. REVIEW OF NEW CASES

8.A. 2019-0398 Carmine J. Cupo, Trust
28 Grove Avenue
Removal of a 38" d.b.h. Live Oak tree without a permit
City Code, Chapter 25, Section 25-56

9. CITY ATTORNEY ITEMS

10. OTHER BUSINESS

11. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

12. ADJOURNMENT

Notices: In accordance with Florida Statue 286.0105: “If any person decides to appeal any decision 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 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 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 FLORIDA
AGENDA

- CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD -

Tuesday, November 19, 2019, 3:00 P.M.

Alcazar Room, City Hall

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1. ROLL CALL

2. SWEARING IN OF STAFF

3. APPROVAL OF MINUTES (October 8, 2019)

4. DISCLOSURE OF EX-PARTE COMMUNICATIONS

5. GENERAL PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

6. BUILDING CODE VARIANCES / REMOVAL OF PROTECTED TREES

None.

7. REVIEW OF PREVIOUSLY HEARD CASES

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ITEM 3

APPROVAL OF MINUTES

(October 8, 2019)

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
October 8, 2019

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, October 8, 2019, in the Alcazar Room at City Hall. The meeting was called to order by Martha Mickler, Chairman, and the following were present:

1. ROLL CALL

Martha Mickler, Chairman
Noel Mahr
CeCe Reigle
Larry Weeks
Thomas Day
William Masson

Absent: Stephen Simmons, Vice Chairman - excused

Staff Present: John Cary, Esq., Assistant City Attorney
David Birchim, Director, Planning & Building Department
Richard Schauland, Building Official & Code Enforcement Manager
Cutis Boles, Code Enforcement Inspector
Sandra Partin, Administrative Coordinator, Recording

The City staff was sworn in.

2. APPROVAL OF MINUTES (September 10, 2019)

MOTION

Mr. Day moved to APPROVE the minutes with correction to Page 3, Ayes should have included, Mrs. Mickler and not Mr. Day. The motion was SECONDED by Mr. Weeks and APPROVED BY UNANIMOUS VOICE VOTE.

3. DISCLOSURE OF EX-PARTE COMMUNICATIONS

Mr. Day received an email communication from Mrs. Sol regarding 36 Magnolia Avenue, which he then forwarded to Mrs. Mickler, who forwarded it to City Staff for the record.

Public comment for items not on the agenda was opened, however there was no response.

4. VARIANCES/TREE REMOVAL

None.

5. REVIEW OF PREVIOUSLY HEARD CASES

Item 5 (a) 2019-0328

Neil Sexton
36 Magnolia Avenue
City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section(s) 304.2, 304.7 and 304.13
Property Maintenance

Property in state of disrepair. A blue tarp on the roof was weathered and torn, exposing roof damage. A previously boarded up window on the north side of the house was open and the plywood had fallen off. A fence panel at the northeast corner of the house had fallen to the ground, leaving the property open to trespass.

Mr. Schauland read the staff report and gave recommendation that considering the recent sale of the property, the case be closed. And any further code violations would be addressed as new violations to the new owner.

The Board discussed:

- Recent permit applications made.
- The previously ordered fine by this Board running with the property.
- The amount of the accrued running fine.

Mr. Cary responded that the fine runs with the property, and he read the Florida Statute into the record.

Mr. Birchim informed the Board that their previous order was imposed against the previous owner, as this board was unaware of the new owner. And that the running fine to date would be $2,750.

Public comment was opened, however there was no response.

Mr. Weeks commented that should this Board apply staff recommendation; they could bring this case before the Board at the next meeting and make a ruling.

MOTION

Mr. Masson moved to ALLOW the fine to continue to run until the property was brought into compliance. The motion was SECONDED by Mr. Mahr and APPROVED BY UNANIMOUS VOICE VOTE.

Item 5 (b) 2019-0314

George A. Allen
47 Abbott Street
City Code, Chapter 19, Section 19-4
Certain growth prohibited

Rear property overgrown and not maintained in accordance with city code.

Mr. Schauland read the staff report and recommended that Board find the property to be in repeat violation of City Code, Chapter 19, Section 19-4, and that a fine in the amount of $500 per day, and each day thereafter, be imposed until the property was brought into compliance. He further recommended that the Board's

previously ordered fine of $750.00, in CEAAB Case Number 2018-0416, be recorded with the St. Johns County Clerk of Courts, as the property owner failed to comply with this Board's stipulations of that Order.

The Board discussed:

- Whether staff had been able to make contact the respondent.
- Whether the respondent was physically able to maintain the property.

Public comment was opened.

Marie Ostrund, Abbott Street, commented to the following:

The property had been vacant for 12 years. It attracted vagrants. In the past, the owner had cut the grass from time to time, but it had not been taken care of for some time. A couple of years ago a tree fell during the Hurricane and damaged her fence. The owner did not have the money to remove the tree, and she had to pay for the removal of the tree and repairs to her fence. That she has had a few rats entering her property from the adjacent property.

Public comment was closed.

Mr. Weeks agreed with staff recommendation.

Ms. Reigle commented that if there was an elderly person living in the home, she would be inclined to reduce the fine. However with the property having been vacant for 12 years, she was in favor of the maximum repeat violation fine of $500 per day.

MOTION

Mr. Weeks moved to APPROVE an Order Finding Violation and impose a fine in the amount of $500 per day, for the repeat violation, until the property was brought into compliance. And further ordered that the previously imposed fine in the amount of $750.00 be filed with the Clerk of Court. The motion was SECONDED by Mr. Day and APPROVED BY UNANMOUS VOICE VOTE.

6. REVIEW OF NEW CASES
Item 6 (a) 2019-0381

Roman Catholic Church
101 San Marco Avenue
City Code, Chapter 22, Section 22-16 (b)(1)(i)
Use of and/or construction in city rights-of-ways

A new fence, constructed on the south property line of the above address, along Pine Street, was installed in the City Right-of Way.

Mr. Schauland read the staff report and recommended that the Board continue the case until the City Commission had an opportunity to review the License Agreement application that had been submitted.

Mrs. Mickler added to the record, that two emails with attachments had been received by staff from neighbors adjacent to the subject property, which communicated they were unable to attend the meeting as they were out of town, and that placement of the fence in the city right-of-way precluded a safe area for pedestrians to access when walking along Pine Street. [1]

Joanna Starke, 27 Ocean Avenue, St. Augustine, was present and testified to the following:

- Present to represent the respondents in the case.
- That when they originally obtained the permit, it stated that the new fence would be placed where the existing older fence had been, except for areas around trees, in which they placed the fence back further than the original fence. They were not given any indication that anything different would need to be done.
- So, at a large expense, with an approved permit, they placed the new fence where the existing fence had been, with exception of working around trees. And that there was a visual that had been submitted with the application.
- The original permit was approved by the city, and clearly stated that it would be placed where the old fence had been.

[1] Attached to original minutes

The Board discussed:

- Was there a copy of the permit that had been issued by the City in the material provided that day.
- It was noted that surveyors had been seen on the property that day.
- Whether the Ordinance override a mistake on a survey or would the survey hold.
- Whether there was documentation showing the fence on the city right-of-way.
- Was the City seeking for the entire fence to be moved, or only the portion on Pine Street.

Ms. Starke advised that the property was being surveyed.

Mr. Birchim stated that the permit description was to construct fence and gates around perimeter of grounds.

Mr. Cary advised that the Ordinance would be the rule, as there could be an error in the survey or by a city employee, and the Ordinance could not be overridden.

Mr. Schauland stated that the only portion being looked at was Pine Street.

Public comment was opened.

B. J. Kalaidi, West City, commented that in the record there was an email from the church's attorney to city staff. That the fence was installed illegally, and she encouraged the Board to visit the site. That the case was to be continued until

the City Commission could review the application, and she was unsure why the case had come before the Board at this time.

Charles Pappas, 315 Aqua Vista Lane, encouraged the Board to ask the City Commission to order the fence to be removed. That the permit should never had been issued in the beginning. That he did not understand a contractor placing a fence of this size without a survey prior to installation.

John Carres, 27 Ocean Avenue, Operations Manager, he stated that the permit application had the survey and plans that showed the placement of the fence. That a new survey was being done that day.

Mr. Weeks asked about the statement made in the email communications between Ms. Clayton where it was stated that the fence must be 5 feet from the curb.

Mr. Carres stated that the email was received after the fence had been placed.

Mr. Mahr commented that this Board was hearing the case to be moved onto the City Commission for review of the Licensing Agreement Application. And asked Mr. Carres if he would be willing to move the fence.

Mr. Carres stated that they would not be looking to move the fence if it were not required, as it was a large expense.

Chris van Horn, 7 Waldo Street, with Matthews Design Group, commented that their firm did not assist with the fence, but did assist with the Licensing Agreement Packet, and that the survey was received quickly after having been requested.

George Miller, former owner of 15 Pine Street, commented that the measurement shown in the photos conflicted with what was shown on the plans. He agreed that the fence was beautiful, however it was not safe for the residents/pedestrian traffic on Pine Street. That if he had placed a fence at 3 feet, he believed that the city would make him move the fence back to 5 feet. He encouraged the Board Members to visit the site.

Robert Rifco, 221 N. Churchill Drive, commented that it seemed to him that the church was trying to drag the city into a conflict between the fence contractor and themselves. That it was not the fault of the city, this board, or the church. And the church was failing to recognize the placement of the fence to the curb.

Public comment was closed.

Mr. Weeks asked staff and counsel if the Board could make recommendation with the application going to the City Commission.

Mr. Cary replied that the Board could make recommendation, but it would not have any legal affect.

Mr. Birchim stated that the case would remain open until the City Commission made a ruling on the Licensing Agreement Application, or the Commission could remand it back to the Board. And he advised there may be some wisdom to allow the City Commission to hold a hearing before opining your final decision.

MOTION

Mr. Masson moved to CONTINUE the case until such time as the City Commission has had an opportunity to review the Licensing Agreement Application. The motion was SECONDED by Mr. Day and APPROVED BY UNANIMOUS VOICE VOTE.

7. CITY ATTORNEY ITEMS

In response to the Board's request at the previous meeting, *Mr. Cary* produced a memo regarding the enforcement of tree companies and offered a brief description of the content in the memo. [2]

Mr. Mahr complimented Mr. Cary on the report and information provided. And added that to his recollection, there were no tree companies located within the City limits of St. Augustine.

Mr. Cary confirmed that was correct.

Ms. Reigle commented that Counsels report addressed many of the difficulties in enforcement of tree removal without a permit, and that the Board needed to take steps to ensure that property owners are educated on the requirement of permitting.

Mrs. Mickler and Mr. Masson expressed agreement that the public did need to be educated on the requirements.

Mr. Day suggested that it could be placed on the City's Website and brought up during City Workshops.

Mr. Birchim stated that we could look into options for educating the community.

8. OTHER BUSINESS

(None).

9. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

(None).

10. ADJOURNMENT

Meeting was adjourned at 4:05 P.M.

Martha Mickler, Chairperson

Sandra Partin, Administrative Coordinator

[2] Copy of memo attached to original minutes

ITEM 7 (a)

PREVIOUSLY HEARD CASES

CEAAB CASE# 2018-0773

13 Douglas Avenue

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **November 19, 2019**

SUBJECT: **Case Number: 2018-0773**

RESPONDENT: **Terence Neville**

LOCATION: **13 Douglas Avenue Parcel Number 154500 0010**

VIOLATION: **City Code, Chapter 8, Section 8-301**
International Property Maintenance Code, Section 303.1
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

BACKGROUND INFORMATION:

On December 18, 2018, I received a complaint about this swimming pool at the above property. The complaint alleges that the pool enclosure was damaged, the pool deck had been lifted up, and that the pool was not being maintained. The following issues were documented during a code enforcement inspection:

December 19, 2018: The swimming pool, the concrete deck around the pool, and the screen enclosure were all in a state of disrepair. The pool was partially filled with green, stagnant water, the screen was torn, and the pool had been lifted approximately two feet out of the ground. Photos were taken. I was able to contact the property owner and discuss the matter and he advised that it was simply an issue of not having the money to get the repair work done.

December 27, 2018: A letter was sent to the homeowner advising of the nature of the violations and allowing 15 days to correct the violations.

January 31, 2019: An Official Notice of Violation was sent via certified mail to the Respondent. The Notice of Violation was returned as unclaimed on March 6, 2019.

March 19, 2019: The above property was posted with the Notice of Violation.

April 9, 2019: The CEAAB found this case in violation of the above Codes. Specifically, the swimming pool, the concrete deck around the pool, and the screen enclosure were all in a state of disrepair. The pool was partially filled with green, stagnant water, the screen was torn, and the pool had been lifted approximately two feet out of the ground. The Respondent was allowed seven (7) days to correct the violation.

April 16, 2019: No one was home at the above address, and an inspection showed that the property had not been brought into compliance. It appeared that no work had been done to correct the condition of the swimming pool.

April 29, 2019: A second inspection showed that no work has been done to repair the swimming pool since the CEEAB considered this case on April 9, 2019. I spoke with the Respondent and he advised that the property is involved in legal proceedings. The Respondent, Mr. Neville, advised that he would be present at the May 14, 2019 CEEAB meeting.

May 14, 2019: The CEAAB reviewed evidence and heard testimony, and it was determined that the previously found violations remained. The Board ordered the previously imposed fine of $250.00 per day to continue until the property is been brought into compliance or until the accrued fines reached $50,000.00, at which time the City of St. Augustine would bring the case back before the Board with a recommendation to allow the fine to be filed as a lien against the property. The fine of $250.00 per day began on April 17, 2019 and as of November 19, 2019 the fine has been in effect for 216 days, bringing the fine to the amount of $54,000.00.

July 16, 2019: A follow up inspection showed that no work had been done to repair the swimming pool since the CEEAB first considered this case on April 9, 2019.

October 23, 2019: A follow up inspection showed that no work has been done to repair the swimming pool since the CEEAB first considered this case on April 9, 2019.

November 13, 2019: The most recent follow up inspection showed that no work has been done to repair the swimming pool since the CEEAB first considered this case on April 9, 2019.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends that the Board approve the $54,000.00 in fines to be filed as a lien with the St. Johns County Clerk of Court, and that the Board close this case. This property will continue to be monitored and if no repairs are made bringing the property into compliance within 60 days a new violation will be filed.

R. van Mierop

Robert van Mierop
Code Enforcement Officer

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: File

FROM: Sandra Partin, Administrative Coordinator, Planning & Building

DATE: November 12, 2019

RE: CEAAB Case# 2018-0773
13 Douglas Avenue

On April 9, 2019, the CEAAB approved an "Order Finding Violation" allowing the respondent seven (7) days to correct the violation, or a fine in the amount of $250/day and each day thereafter of continued violation be imposed in the form of a lien once the accrued daily fine reached $50,000.00. Below is a breakdown of the accrued fine.

• April 17 – 30, 2019	13 days	$ 3,250.00
• May 1 – 31, 2019	31 days	$ 7,750.00
• June 1 – 30, 2019	30 days	$ 7,500.00
• July 1 – 31, 2019	31 days	$ 7,750.00
• August 1 – 31, 2019	31 days	$ 7,750.00
• September 1 – 30, 2019	30 days	$ 7,500.00
• October 1 – 31, 2019	31 days	$ 7,750.00
• November 1 – 19, 2019	19 days	$ 4,750.00

TOTAL ACCRUED FINES $54,000.00

Sec. 8-301. - Property maintenance code.

The 2018 International Property Maintenance Code, published by the International Code Council, and all subsequent amendments and revisions is adopted and incorporated by reference as the property maintenance code for the City of St. Augustine.

(Ord. No. 18-15, § 3, 12-10-18)

302.9 Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303
SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F1346 shall be exempt from the provisions of this section.

SECTION 304
EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

304.2 Protective treatment. Exterior surfaces, including bu not limited to, doors, door and window frames, cornices porches, trim, balconies, decks and fences, shall be main tained in good condition. Exterior wood surfaces, other tha

13 Douglas Avenue

04/29/2019 09:02

04/29/2019 09:01

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON TUESDAY, NOVEMBER 19, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER: 2018-0773

PROPERTY LOCATION: 13 DOUGLAS AVENUE

PROPERTY OWNER: TERENCE L. NEVILLE
THOMAS A. NEVILLE

VIOLATION OF CITY CODE: CHAPTER 8, SECTION 8-301, AND INTERNATIONAL PROPERTY MAINTENANCE CODE, SECTION 303.1

POSTED AT PROPERTY: November 13, 2019

Robert van Mierop

ROBERT VAN MIEROP
CODE ENFORCEMENT INSPECTOR

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th **DAY OF** November, **2019.**

Sandra J. Partin

SIGNATURE OF NOTARY

SANDRA J. PARTIN
Notary Public – State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

POSTING AFFIDAVIT

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THOMAS A. NEVILLE

VIOLATION OF CITY CODE: CHAPTER 8, SECTION 8-301, AND INTERNATIONAL PROPERTY MAINTENANCE CODE, SECTION 303.1

POSTED AT CITY HALL: November 13, 2019

Darlene Galambos
DARLENE GALAMBOS
CITY CLERK

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th **DAY OF** November, **2019.**

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

SIGNATURE OF NOTARY

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

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

April 9, 2019

Terence L. Neville and Thomas A. Neville
13 Douglas Avenue
St. Augustine, FL 32084-2154

RE: **13 Douglas Avenue**
Property Maintenance, Swimming Pools.
City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section 303.1
CEAAB Case No. 2018-0773

Dear Mr. Neville:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on April 9, 2019, relative to your case.

The CEAAB found the case in "**Violation**". **The "Order Finding Violation" allowed the Respondent seven (7) days from the date of the "Order" to correct the violation, or a fine of $250 per day will be imposed for each day the violation continued.** A copy of the **"Order Finding Violation"** is attached. The CEAAB hearing was conducted in accordance with F.S. 162.07, and as a part of the hearing procedure this "Official Notice" is being sent to you as required by State Law.

This will also serve as your **"Official Notice"** that **you or your Representative are advised to appear at the CEAAB Meeting on Tuesday, May 14, 2019,** at 3:00 P.M. in the Alcazar Room at City Hall, as your case has been placed on the agenda for this meeting.

Please contact me at 825-1065 if you have any questions concerning this correspondence.

Sincerely,

Robert van Mierop
Code Enforcement Inspector

Certified Mail: 7015 3430 0000 8755 3757

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

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Thomas A. Neville

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City, Sta St. Augustine, FL 32084-2154

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1. Article Addressed to:

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Thomas A. Neville
13 Douglas Avenue
St. Augustine, FL 32084-2154

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: 2018-0773

IN THE MATTER OF:

Terence L. Neville
Thomas A. Neville
13 Douglas Avenue
St. Augustine, FL 32084-2154
(Hereinafter referred to as Respondent)

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

City Code, Chapter 8, Sections 8-301
International Property Maintenance Code, Section 303.1

VIOLATION SITE: **13 DOUGLAS AVENUE**

LEGAL DESCRIPTION: **2-1 NELMAR TERRACE S85FT LOT 74 OR382/474 & 3872/269 (L/E) & 4606/1486 (Q/C).**

PARCEL NUMBER: **154500-0010**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **APRIL 9, 2019,** 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 9, 2019, in accordance with Chapter 162, F.S.

   The respondent was not present.

2. The City of St. Augustine conducted an inspections and/or review of City records regarding the subject property on December 19, 2018, which revealed the following violations:

   - **Swimming pool is lifted out of the ground, and is partially full of green water.**

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

   Chapter 8, Sections 8-301
   International Property Maintenance Code, Section 303.1

4. On January 31, 2019, the Planning and Building Department sent an **"Official Notice of Violation"**, via certified mail, to formally advise the respondent of the violation, via certified mail. The notice gave the respondent until February 15, 2019, to correct the violation, or stipulated that the board may impose a maximum fine of $250 for each day the violation continued. That notice was returned unclaimed, and on March 9, 2019, the property was

posted with an "Official Notice of Violation", to formally advise the respondent of the violation, and allowed fifteen (15) days from the date of posting to correct the violation, or stipulated that the board may impose a maximum fine of $250 for each day the violation continued.

5. On March 26, 2019, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Hearing"** for April 9, 2019. AND a Posting Affidavit was placed at the property and with the City Clerk's office on April 2, 2019 for the CEAAB Hearing for April 9, 2019.

6. On April 9, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an **"Order Finding Violation**" which allowed the Respondent seven (7) days from the date of the "Order" to correct the violations, or the Board stipulated that a fine of $ 250.00 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 14, 2019, 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 repeat violation of this **"Order Finding Violation",** Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of $500 per day if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS **9TH DAY OF APRIL, 2019** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Martha Mickler

MARTHA MICKLER, 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, Martha Mickler, 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 9th day of April, A.D., 2019.

SANDRA J. PARTIN
Notary Public - State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

Sandra J Partin
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.

MOTION

Mr. Simmons moved to approve an order finding violation, allowing 10 days for the repairs to be made, stipulating that a fine in the amount of $250.00 would be imposed on the 11th day and each day thereafter that the violation continued. And further ordered that the case be brought back at the May 14, 2019, meeting for a compliance hearing. The motion was seconded by Mrs. Mickler and approved by unanimous voice vote.

Item 6 (d) 2018-0773

Terence L. Neville / Thomas A. Neville
13 Douglas Avenue
City Code, Chapter 8, Section 8-301; International Property Maintenance Code, Section 303.1.
Swimming pool not maintained and in state of disrepair.

Mr. van Mierop reported the following:

- On December 18, 2018, he received a complaint about the swimming pool at the above property. The complaint alleged that the pool enclosure was damaged, the pool deck had been lifted up, and that the pool was not being maintained.
- On December 19, 2018, the following issues were documented during a code enforcement inspection: The swimming pool, the concrete deck around the pool, and the screen enclosure were all in a state of disrepair. The pool was partially filled with green, stagnant water, the screen was torn, and the pool had been lifted approximately two feet out of the ground. Photos were taken and he was able to contact the property owner and discuss the matter. The respondent advised that it was simply an issue of not having the money to get the repair work done.
- On December 27, 2018, a letter was sent to the homeowner advising of the nature of the violations and allowing 15 days to correct the violations.
- On January 31, 2019, an Official Notice of Violation was sent via certified mail to the Respondent. The Notice of Violation was returned as unclaimed on March 6, 2019.
- On March 19, 2019, the above property was posted with the Notice of Violation.
- On March 26, 2019, an Official Notice of Hearing was sent to the respondent via certified mail of that days meeting.
- Staff recommended that the CEAAB find the property in violation and that a fine in the amount of $250.00 per day be imposed until the property was brought into compliance.

- He produced photos taken earlier that day showing the violation remained, and commented that he did have conversation with the respondent who advised that he would not be able to attend that days meeting, and was waiting on a pending legal matter concerning the property.
- That the respondent would like to have the pool either filled or removed, but did not have sufficient funds to have the work done.

The respondent nor representative were present for testimony.

Ms. Reigle asked if the damage was a result of the two recent hurricanes. Whether this would be a health issue that the County could handle. And she questioned why the respondent would not simply drill holes in the pool to allow for drainage.

Mr. Schauland stated that the pool was lifted prior to Hurricane Matthew.

Ms. Reigle commented that it was difficult to hear a case where the respondent was not present.

Mr. Day added that the pool needed to be drained, covered and posted with danger, and expressed that the conditions were also encouraging propagation of mosquitos. That there was a statement of financial hardship, but we could at least expect the respondent to be moving in the right direction.

Mr. Simmons expressed concern with the screen enclosure being appropriate security for the life safety of the pool and asked what the perimeter looked like.

Mr. van Mierop added that the pool could also be covered. And he pointed out from the photos, the screen was intact on the lower portion and that the driveway came up to the pool area.

Mrs. Mickler asked if the drive was public access, and if the owner resided on the property.

Mr. van Mierop replied affirmative.

Mr. Weeks asked if the pool were a molded fiberglass, and if that were the reason it had lifted. And asked if complaints had been received by neighbors.

The Board questioned whether the pool would require a fence enclosure.

Mr. Schauland informed the Board that a screen enclosure was sufficient. And he gave a brief history of the property with regard to the swimming pool.

Public comment was opened, however there was no response.

MOTION

Ms. Reigle moved to approve an order finding violation, allowing 7 days for the property to be brought into compliance, stipulating that a fine in the amount of $250.00 would be imposed on the 8th day and each day thereafter that the violation continued. And further ordered that the case be brought back at the May 14, 2019, meeting for a compliance hearing. The motion was seconded by Mrs. Mickler and approved by unanimous voice vote.

Mr. Masson was inclined to approve the motion made, however his concern was that this case was a health concern and a danger, and was troubling. He believed the Board was in a position to take more immediate action.

Mrs. Mickler advised that she shared the same concerns as Mr. Masson.

Mr. Simmons commented that the time allowed was not a factor where the respondent was not motivated.

Mr. Weeks was agreeable with allowing 7 days for compliance.

Mr. Mahr was also in agreement with allowing 7 days for compliance.

7. CITY ATTORNEY ITEMS

- Mr. Cary advised that with the nuisance ordinance, the general rule would be 15 days, but the ordinance also allowed for the building official or the city manager to set a different time, explaining that there was not a one size fits all.
- He then provided a response to Mr. Masson's inquiry at the previous meeting regarding burden of proof in code enforcement cases. He reported that there was a Supreme Court case in 2014 that corrected a Circuit Court that wanted to apply clear and convincing standard to a similar type of case, an estate case, and the Court essentially said that it's upon preponderance of the evidence standard, so this means more likely than not. And he provided the referenced case number.

8. OTHER BUSINESS

None.

9. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

None.

10. ADJOURNMENT

Meeting was adjourned at 4:33 P.M.

Martha Mickler

Martha Mickler, Chairman

Sandra Partin

Sandra Partin, Administrative Coordinator

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

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

May 14, 2019

Terence L. Neville and Thomas A. Neville
13 Douglas Avenue
St. Augustine, FL 32084-2154

RE: **13 Douglas Avenue**
Property Maintenance, Swimming Pools.
City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section 303.1
CEAAB Case No. 2018-0773

Dear Mr. Neville:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on May 14, 2019, relative to your case.

The CEAAB reviewed evidence and heard testimony regarding your case, and discovered that the previously found violations remained. **The Board ordered the previously imposed fine of $250.00 per day continue until the property has been brought into compliance or until the accrued fines reached $50,000.00,** at which time the City of St. Augustine will bring the case back to the Board for imposing the fine in the form of a lien against the property. 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.

If you should have any questions concerning this correspondence, please contact me at (904) 825-1065.

Sincerely,

Robert van Mierop
Code Enforcement Inspector

cc: John P. Regan, City Manager
Denise May, Assistant City Attorney
CEAAB File

Item 5 (b) 2018-0773

Terence L. Neville
Thomas A. Neville
Property Maintenance, Swimming pools.
City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section 303.1

Mr. van Mierop reported the following:

- On April 9, 2019, the Board found this case to be in violation of the City Codes listed above, and allowed the respondent seven days to correct the violations.
- On April 16, 2019, he went to the property for a compliance inspection. No one was home, and the inspection showed that the property remained in violation.
- On April 29, 2019, a second inspection showed that no change had been made to the property since the last meeting. At that time the respondent advised that the property was involved in legal proceedings, and that he would be present for this days meeting.
- He then presented photos that were taken on April 29, 2019 and earlier that day, and provided a brief description of each.
- The respondent was present for questions.

Mr. Simmons asked how soon after the April 9th meeting, had he spoken to the respondent.

Mr. van Mierop stated that he visited the site on April 16th, but no one was home. But he was able to speak with the respondent on April 29, 2019.

Terence Neville, 13 Douglas Avenue, was present and testified to the following:

- That prior to Hurricane Matthew, he had a pending pipe law suit against Tower Hill, with Morgan and Morgan representing.
- That Tower Hill had cancelled his insurance.
- That he and his brother were the owners of the property and did not have the funds to complete the work, adding that his brother was disabled and he was waiting a disability request.
- He requested additional time from the Board to bring the property into compliance.
- That the cost to remove the pool and place sod was $10,000.00, and although they did not have the funds now, he requested an extension of time to allow the pending matters to be resolved in the hope that they would then have sufficient funds to correct the violation.

Mr. Simmons addressed the respondent, stating that the property had shown no sign of repairs, and now in the eleventh hour he was requesting

additional time. And asked whether he had a friend that could bring a pump to empty the water from the pool.

Mr. Neville stated that they had pumped the water out, but it fills back in. That they had mosquito control come by and add tablets for mosquito control. That they could add silk screening, but they did not have money for the repairs.

Ms. Reigle asked whether he had a pump and did he just not run it. And she asked whether staff had checked on the status of an insurance policy.

Mr. Simmons reiterated that the City had come to him in the past, and that was why he had originally asked whether he understood why he was here. And added that the neighboring residents were subjected to the conditions.

Mrs. Mickler directed attention to the December 27, 2018 letter to the respondent from city staff stating that the "swimming pool was still unsafe and it remained in a state of disrepair. There was stagnant water in the pool, and it was not secure due to broken and/or missing screen enclosure caused by inadequate maintenance, dilapidation, and abandonment. There was no fence around the pool".

Mr. Neville stated that he had not lived in the house until recent, that his brother was the only one there. That he would pump the water out of the pool that day. That he had placed a piece of fence where there was a hole, but the rest of the screen on the enclosure was secure.

Mr. Simmons asked if the house was abandoned prior to him moving there. And expressed that while he was sympathetic to the circumstances, adequate time had been provided to correct the violations. And he shared responsibility to the surrounding community and the City trying to do their job to bring compliance to the violations that exist.

Mr. Neville responded that the house was not abandoned, as his mother and brother lived there. And he stated that he would pump the water out of the pool that day, and commented that the pool was secured.

Public comment was opened, however there was no response.

Mr. Weeks asked Mr. van Mierop if he considered the enclosure to be secure.

Mr. van Mierop explained from the photo, the screen was secure from the mid bar down, but that above the bar the screen was missing.

Mr. Simmons added that at the last meeting comment was made that a 4 foot barrier was sufficient. And that although the conditions of the enclosure was not pretty, it did satisfy the minimum requirement.

Mr. Schauland confirmed that was correct.

Mr. Simmons moved to approve an order finding violation and continue a fine of $250.00 per day, beginning in

seven days and each day until the property was brought into compliance. *(The motion did not stand as there was no second).*

Mr. Schauland noted that a fine in the amount of $250.00 per day had been ordered at the last meeting, and had run from April 17, 2019, with an accumulated fine to date being $6,750.00 for the 27 days of continued violation.

Mr. Simmons asked whether a fine could be reduced after it had been imposed.

Mr. Birchim stated that typically reduction is made once the property had been brought into compliance.

Mr. Cary stated that Chapter 162, would allow for a reduction of a previously imposed fine, based upon the discretion of this Board, and that Statute provided that if you can determine the gravity of the violation, actions taken by the violator to correct the violation, and any previous violations when considering the amount of the fines. And advised that findings should be on the record for any interest in reducing the fines on this case.

Mr. Simmons commented that this was the first opportunity that the Board had to hear from the respondent. That the Board had gone on the assumption that the request had been ignored, however after testimony heard this day, allocution had been made that that he could rely on that the violations would be corrected, and he was inclined to allow the fine to run and reduce the fine that day and over the next seven days.

Ms. Reigle commented that if the primary grievance was that the stagnant pool water remained, the fine could continue until the next month. And should the water be pumped out and remained out, the Board could then reduce the penalty at the next meeting. And she suggested that perhaps the enclosure could be removed and the pool filled with dirt.

Mr. Schauland explained that the proper disposal of a pool did not allow for filling with dirt.

Mrs. Mickler asked for clarity of the FEMA contact after the hurricane.

Mr. Schauland informed that would be St. Johns County.

Mr. Weeks asked whether the pumping out of the water would bring the property into compliance.

Mr. van Mierop responded that the screen enclosure would need to be removed or repaired. And added that the code speaks to the health safety issue of allowing standing water to remain and encouraging the propagation of mosquitos. He also expressed concerns of the water with the chemical tablets, being pumped out into the storm water system.

Mrs. Mickler asked for clarity of the requirement of the pool enclosure, as

she was confused about the screen enclosure, if the 4 feet meets code, and the screen is enclosed all the way around, did that meet code.

Mr. Schauland responded that the code had a 4 foot minimum requirement, however the pool enclosure was in a state of disrepair, so something was required to be done to correct that.

Mr. van Mierop added that parts of the enclosure was hanging down and blowing in the wind, and repairs or removal would be required.

Mr. Simmons added that the swimming pool was also lifting out of the ground. He then withdrew his previous motion.

MOTION

Mr. Weeks moved to find the case to be in continued violation, and that the previously imposed fine of $250 per day continue to run until the property had either been brought into compliance or the fine had reached $50,000.00, at which time the City would bring the case back before this Board for imposing of a lien and closing the case. The motion was seconded by Mr. Simmons and approved by unanimous voice vote.

6. **REVIEW OF NEW CASES**

Item 6 (a) 2019-0170

Barbara W. Teisan
47 Grove Avenue

Engaging in business without a business tax receipt; Attaching signs to a tree on public property.
City Code, Chapter 3, Section 3-2
City Code, Chapter 17, Section 17-72

Mr. van Mierop reported the following:

- On January 10, 2017, in case number 2016-4488, the owner of this property was found to be in violation of engaging in business without a receipt, and a fine in the amount of $250.00 was imposed. On that date the respondent was notified that in the event of a future violation the respondent may be notified of a new compliance hearing at which time the Board would review the evidence and impose the fine provided herein, or a maximum fine of $500.00 per day if said violation is determined to have again occurred.
- On March 7, 2019, he received a call from a neighbor advising that the resident at the above address had been parking cars for money and that he was nailing signs to a Cedar tree. The caller advised that this was causing additional traffic problems on Grove Avenue, and that they were aware that the owner of the above property had been fined in the past for this practice. He also received a complaint via email from another neighbor with a photo showing at least 14 cars parked in the yard at the above

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

March 26, 2019

IN THE MATTER OF: Name: TERENCE L. NEVILLE
THOMAS A. NEVILLE
Address: 13 DOUGLAS AVE
ST. AUGUSTINE, FL 32084-2154
Case #: CE2018-0773

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section 303.1

SITE OF VIOLATION: 13 DOUGLAS AVENUE

LEGAL DESCRIPTION: 2-1 NELMAR TERRACE S85FT LOT

PARCEL NUMBER: 154500 0010

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 9, 2019, 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:

- Swimming pool is lifted out of the ground, and is partially full of green water, in violation of City Code, Chapter 8, Section 8-301; International Property Maintenance Code, Section 303.1. "Swimming pools shall be maintained in a clean and sanitary condition, and in good repair".

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.

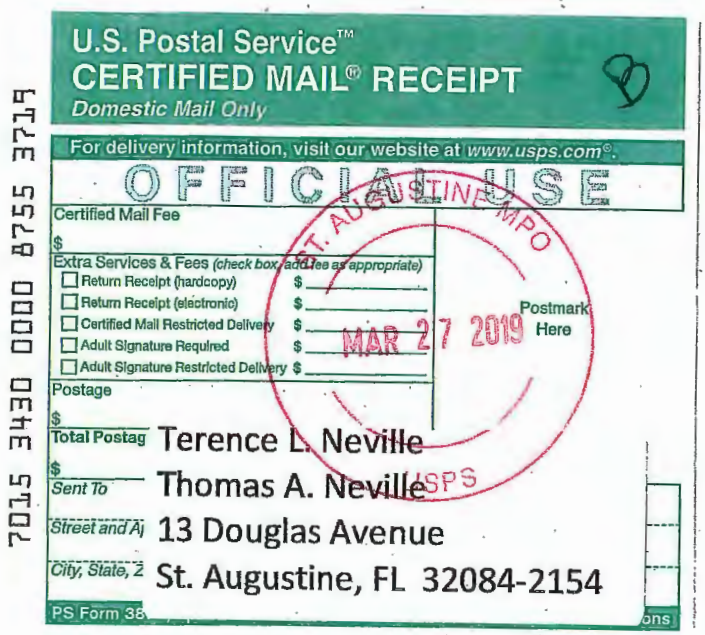
Robert "Bobby" Vanmierop
Code Enforcement Officer

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

Certified Mail Number: 7015 3430 0000 8755 3719

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.



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Thomas A. Neville

Street and Ap 13 Douglas Avenue

City, State, Z St. Augustine, FL 32084-2154

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1. Article Addressed to:

B

Terence L. Neville
Thomas A. Neville
13 Douglas Avenue
St. Augustine, FL 32084-2154

COMPLETE THIS SECTION ON DELIVERY

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☐ Agent
☐ Addressee

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13 Douglas

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

CODE ENFORCEMENT DIVISION

January 31, 2019

IN THE MATTER OF: Name: TERENCE L. NEVILLE
THOMAS A. NEVILLE
Address: 13 DOUGLAS AVENUE
ST. AUGUSTINE, FL 32084-2154
Case #: CE2018-0773

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

City Code, Chapter 8, Section 8-301, Unsafe building abatement
International Property Maintenance Code, Section 303.1, Swimming pools

SITE OF VIOLATION: 13 DOUGLAS AVENUE

LEGAL DESCRIPTION: 2-1 NELMAR TERRACE S85FT LOT

PARCEL NUMBER: 154500 0010

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on December 19, 2018, which revealed the following violations:

- Swimming pool is lifted out of the ground, and is partially full of green water, in violation of City Code, Chapter 8, Section 8-301; International Property Maintenance Code, Section 303.1. "Swimming pools shall be maintained in a clean and sanitary condition, and in good repair".

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, by February 15, 2019, 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:

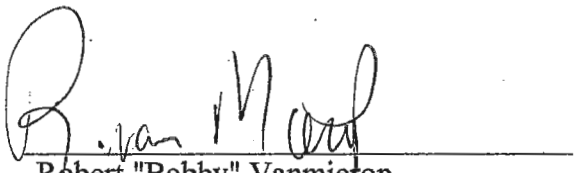
- Obtain the appropriate permits from within the Planning and Building Department, and remove or repair the swimming pool.

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

IF RESPONDENT HAS **NOT** ABATED or CORRECTED the violation(s) by taking the above steps on or before the compliance date, they will be placed on the agenda for the next meeting of the Code Enforcement, Adjustments and Appeals Board which shall convene in the Alcazar Room to hear evidence on the issue of compliance.

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.



Robert "Bobby" Vanmierop
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: 7015 3430 0000 8755 3276

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.

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
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Sent To Terence L. Neville
Thomas A. Neville

Street and A 13 Douglas Avenue

City, State, Z St. Augustine, FL 32084-2154

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ST. AUGUSTINE MPO 32084-9998 FL
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02/04/2019
US POSTAGE $006.80⁰

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011E11677258

RECEIVED
MAR 08 2019
Planning/Building Dept.

Terence L. Neville
Thomas A. Neville
13 Douglas Av
St. Augustine,

LW
NOTICE 2/6/19

NIXIE 322 DE 1 02/07/19
RETURN TO SENDER
UNCLAIMED
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BC: 32085021010 *1638-01776-04-42

UNC
32084-321885210

ALERT: PAYMENT TRANSACTIONS ON SOME APPLICATIONS WILL BE TEMPORARILY UNAVAI...

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Alert

March 6, 2019 at 11:14 am
Unclaimed/Being Returned to Sender
SAINT AUGUSTINE, FL 32084

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Feedback

Text & Email Updates ⌄

Tracking History ⌄

Product Information ⌄

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St. Johns County, FL

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1545000010
Location Address	13 DOUGLAS AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Nelmar Terrace & Genoply Tract (707)
Tax Description*	2-1 NELMAR TERRACE S85FT LOT 74 OR382/474 & 3872/269(L/E) & 4227/428(L/E) & 4606/1486(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Nelmar Terrace
Sec/Twp/Rng	53-7-30
District	City of St Augustine (District 452)
Millage Rate	20.0503
Acreage	0.140
Homestead	Y

Owner Information

Owner Name	Neville Terence L Etal 50% Neville Thomas A 50%
Mailing Address	13 DOUGLAS AVE SAINT AUGUSTINE, FL 32084-2154

Map

Valuation Information

	2020
Building Value	$125,502
Extra Features Value	$12,283
Total Land Value	$107,440
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$245,225**
Total Deferred	$0
Assessed Value	**$245,225**
Total Exemptions	$50,000
Taxable Value	**$195,225**

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
2019	$130,066	$12,283	$107,440	$0	$0	$249,789	$249,789	$50,000	$199,789
2018	$111,811	$12,283	$80,580	$0	$0	$204,674	$125,289	$134,885	$69,789
2017	$116,375	$10,379	$73,865	$0	$0	$200,619	$122,712	$133,407	$67,212
2016	$120,939	$10,037	$73,865	$0	$0	$204,841	$120,188	$140,153	$64,688
2015	$125,502	$10,037	$73,865	$0	$0	$209,404	$119,353	$145,551	$63,853
2014	$100,383	$10,037	$66,478	$0	$0	$176,898	$118,406	$113,992	$62,906
2013	$86,165	$10,037	$47,676	$0	$0	$143,878	$116,656	$82,722	$61,156
2012	$87,625	$10,037	$47,593	$0	$0	$145,255	$114,706	$85,549	$59,706
2011	$90,546	$10,037	$52,881	$0	$0	$153,464	$111,365	$97,099	$56,365
2010	$92,006	$10,037	$58,756	$0	$0	$160,799	$109,719	$106,080	$54,719

Exemption Information

Exemption Type	Amount
Partial Homestead	$25,000
Partial Homestead Band	$25,000

Building Information

Building	1
Actual Area	3059
Conditioned Area	1900
Actual Year Built	1973
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Aluminum Vinyl
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1088	1088
UNFINISHED GARAGE	0	368
FINISHED UPPER STORY	812	812
FRAME UTILITY	0	629
FINISHED OPEN PORCH	0	84
FINISHED DECK	0	78
Total SqFt	1900	3059

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Pool Enclosure (Average)	0	0	0	0	924
Residential Fence	0	0	0	0	1
Pool (Concrete)	0	0	0	0	364
Kool Deck	0	0	0	0	554

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	85	74	85	EF	$107,440

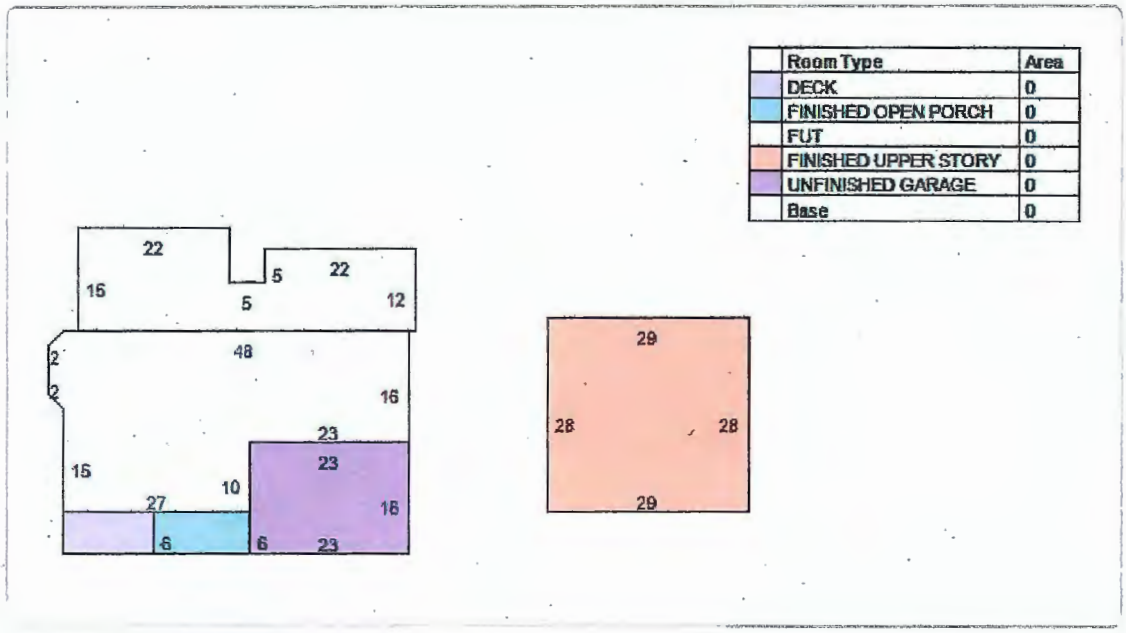
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/4/2018	9/3/2018	$100.00	QC	4606	1486	U	I	NEVILLE ROSALIA ***	NEVILLE TERENCE L ETAL
7/21/2016	7/15/2016	$0.00	LE	4227	428	U	I	NEVILLE ROSALIA ***	NEVILLE ROSALIA ***
4/25/2014	4/10/2014	$0.00	LE	3872	269	U	I	NEVILLE ROSALIA ***	NEVILLE ROSALIA ***
	1/1/1977	$0.00		382	474	U	I		NEVILLE THOMAS A,ROSALIA
	1/1/1977	$47,700.00		343	753	U	I		

Area Sales Report

Recent Sales in Area

Sketch Information



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Version 2.3.20

Account (2019) #154500-0010

Property Tax Details for Account (2019) #154500-0010

Parcel Information

BILL NUMBER: 95039
PROPERTY ADDRESS: 13 DOUGLAS AVE , FL
PROPERTY TYPE: REAL ESTATE
OWNER: NEVILLE TERENCE L ETAL
13 DOUGLAS AVE
SAINT AUGUSTINE , FL 32084-2154
SITUS: 13 DOUGLAS AVE ,
2-1 NELMAR TERRACE S85FT LOT
LEGAL: 74 OR382/474 & 3872/269(L/E) & 4227/428(L/E) & 4606/1486(Q/C)

Map not available for this bill

If you would like to print a copy of your receipt, bill or all available parcel history, please click the appropriate button below.

Return to Property Lookup
Property Appraiser

View/Print Bill

Payment Information

Ad-Valorem Taxes

Authority	Assessed	Exempts	Taxable	Millage	Total
GENERAL	249,789.00	50,000.00	199,789.00	4.95000	988.96
ROAD	249,789.00	50,000.00	199,789.00	0.90000	179.81
HEALTH	249,789.00	50,000.00	199,789.00	0.01710	3.42
SCHOOL - STATE LAW	249,789.00	25,000.00	224,789.00	3.88800	873.98
SCHOOL - LOCAL BOARD	249,789.00	25,000.00	224,789.00	2.24800	505.33
SJRWMD	249,789.00	50,000.00	199,789.00	0.24140	48.23
MOSQUITO	249,789.00	50,000.00	199,789.00	0.21000	41.96
CITY OF ST AUGUSTINE	249,789.00	50,000.00	199,789.00	7.50000	1,498.42
FL INLAND NAV DISTRICT	249,789.00	50,000.00	199,789.00	0.03200	6.39
PORT AUTHORITY	249,789.00	50,000.00	199,789.00	0.06380	12.75
			Ad-Valorem Total: $		4,159.25

Non Ad-Valorem Assessments

Authority	Total
4105 - C OF S A FIRE ASSESS FEE	199.60
Non Ad-Valorem Total: $	199.60

Total Certified Combined: $ 4,358.85

Payments

This Bill (2019)

If Paid By Please Pay	Nov 30, 2019 4184.50	Dec 31, 2019 4228.08	Jan 31, 2020 4271.67	Feb 29, 2020 4315.26	Mar 31, 2020 4358.85

Parcel History

	Year	Account #	Rcpt #	Balance Due	Confirm #
1	2019	154500-0010		4,184.50	
2	2018	154500-0010		1,982.29	
3	2017	154500-0010		0.00	
4	2016	154500-0010		0.00	
5	2015	154500-0010		0.00	
6	2014	154500-0010		0.00	
				6166.79	

Make A Payment

IF YOU HAVE A MORTGAGE COMPANY THAT PAYS YOUR PROPERTY TAXES, DO NOT REMIT PAYMENT.

*Name on Card/Check:
*Email Address:
*Phone Number:
*Payment Type: US Credit Card
*Credit Card Number:
Numbers Only
We Accept
Expiration Date (MM / YY)
CV2 Code
*Address:

Make Payment

Bill (2019) #95039

	Year	Account #	Rcpt #	Balance Due	Confirm #
7	2013	154500-0010		0.00	
8	2012	154500-0010		0.00	
9	2011	154500-0010		0.00	
10	2010	154500-0010		0.00	
11	2009	154500-0010		0.00	
				6166.79	

*Billing Zip:

*Payment Amount: $4184.50

Convenience Fee Total: $0.00

Processing Fee Total $102.52 (2.45% Fee)

Payment Total: $4287.02

By clicking "Make Payment", you agree that the Convenience and Processing fees charged are non-refundable.

Make Payment

Bill (2019) #95039

If you would like to print a copy of your receipt, bill or all available parcel history, please click the appropriate button below.

Bill

ITEM 7 (b)

PREVIOUSLY HEARD CASES

CEAAB CASE# 2019-0332

26 Miruela Avenue

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **November 19, 2019**

SUBJECT: **Case Number: 2019-0332**

RESPONDENT: **Richard and Beverly Sorrentino**

LOCATION: **26 Miruela Avenue** **Parcel Number 214330 0000**

VIOLATION: **Tree removal without permit**
City Code, Chapter 25, Section 25-56 (a)
Tree Removal and Replacement

BACKGROUND INFORMATION:

July 5, 2019: An Application for Tree Removal Permit was submitted by Josh Shaw, of Tree Worx tree company, working out of Ormond Beach. The Application was for the removal of a Southern Red Cedar tree that according to Tree Worx, was measured at 20" in diameter. The Application described the tree as "Rotting, hollow, holes in trunk". Included with the Application were photographs that show the tree, which appears to be a healthy Southern Red Cedar. The Application was submitted late in the afternoon on July 5, 2019, which was a Friday.

July 9, 2019: I went to assess the tree for the permit and observed that the tree had already been removed. One of the homeowners, Beverly Sorrentino, was present and she advised that this tree was removed on Friday, July 5, 2019, by Tree Works, and that the representative from Tree Works told her that his company had a permit to remove the tree. There is no record of an Arborist's Report or a report from a Certified Landscape Architect recommending this tree's removal. The tree was a 20" dbh Southern Red Cedar that would not have been approved by staff, due to its size. The stump was measured and photographed and it showed no signs of being hollow or rotten. There was no other tree debris present as it had all been removed.

August 27, 2019: An Official Notice of Violation was sent to the Respondent via Certified Mail and it was received and signed for on August 29, 2019.

August 28, 2019: An Official Notice of Hearing was posted at the above property.

September 10, 2019: The Board considered this case and the case was continued until the November 19, 2019 meeting.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends the CEAAB find the property in violation and that a fine be imposed, with the condition that two replacement Southern Red Cedar trees be planted on the above property.

R. van Mierop

Robert van Mierop
Code Enforcement Officer

Chapter 25, Section 25-56. - Tree removal and replacement.

(a) Permits required. It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (juniperus silicicola) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.

Chapter 25, Section 25-57. - Enforcement.

(c) (1) Violations and penalties.

Any person violating any of the provisions of this chapter may be cited in accordance with sections 2-316 through 2-329 of the Code of the City of St. Augustine, or referred to the municipal code enforcement board for appropriate action. The municipal code enforcement board may impose a fine up to two hundred fifty dollars ($250.00) per day. Each day that a violation of this chapter continues shall be deemed a separate offense.

Chapter 2, Section 2-316. - Authority and purpose.

This division is adopted pursuant to F.S. ch. 162, Pt. II, and F.S. ch. 633, as a supplemental method of enforcing the codes and ordinances of the City of St. Augustine, and is enacted to protect the public health, safety and welfare of the citizens of the City of St. Augustine, Florida, and in no way is intended to replace or exclude the enforcement of code or ordinance violations as otherwise permitted by law.

(Ord. No. 94-24, § 1, 7-25-94; Ord. No. 02-03, § 1, 3-25-02)

Select Year: 2018 Go

The 2018 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 162
COUNTY OR MUNICIPAL CODE ENFORCEMENT

View Entire Chapter

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real

or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

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07/09/2019 12:09

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

CODE ENFORCEMENT DIVISION

August 21, 2019

IN THE MATTER OF: Name: RICHARD AND BEVERLY SORRENTINO
Address: 26 MIRUELA AVENUE
ST. AUGUSTINE, FL 32080-3817
Case #: CE2019-0332

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

SITE OF VIOLATION: 26 MIRUELA AVENUE

LEGAL DESCRIPTION: 3-97 DAVIS SHORES LOTS 38 & 39 BLK 2 DB191/496 & 1143/986

PARCEL NUMBER: 214330 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on July 9, 2019, which revealed the following violations:

- Removal of a 20" d.b.h. Southern Red Cedar tree without a permit and without documentation from an Arborist certified by the International Society of Arboriculture or a Florida Licensed Landscape Architect.

In accordance with the Laws and Ordinances of the City of St. Augustine, and Florida Statues, Section 162.09, if a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing a fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

F.S. 162.09 (2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for the first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation. 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.

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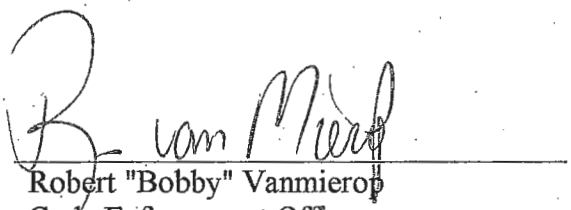

Robert "Bobby" Vanmierop
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 7015 3430 0000 8755 4082

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.

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

AUG 27 2019 Postmark Here

Postage
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Total Po

Sent To Richard and Beverly Sorrentino

Street an 26 Miruela Avenue

City, Stat St. Augustine, FL 32080-3817

PS Form

uctions

7015 3430 0000 8755 4082

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B

Richard and Beverly Sorrentino
26 Miruela Avenue
St. Augustine, FL 32080-3817

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X B Sorrentino ☐ Agent ☑ Addressee

B. Received by (Printed Name) B. Sorrentino
C. Date of Delivery 8/29/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SEP 06 2019

3. Service Type
- ☑ Certified Mail®
- ☐ Registered
- ☐ Insured Mail
- ☑ Priority Mail Express™
- ☐ Return Receipt for Merchandise
- ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 3430 0000 8755 4082

PS Form 3811, July 2013 Domestic Return Receipt 26 Miruela

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

August 27, 2019

IN THE MATTER OF: Name: RICHARD AND BEVERLY SORRENTINO
Address: 26 MIRUELA AVENUE
ST. AUGUSTINE, FL 32080-3817
Case #: CE2019-0332

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 25, Section 25-56

SITE OF VIOLATION: 26 MIRUELA AVENUE

LEGAL DESCRIPTION: 3-97 DAVIS SHORES LOTS 38 & 39 BLK 2 DB191/496 & 1143/986

PARCEL NUMBER: 214330 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, September 10, 2019, 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:

- Removal of a 20" d.b.h. Southern Red Cedar tree without a permit and without documentation from an Arborist certified by the International Society of Arboriculture or a Florida Licensed Landscape Architect.

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.

R van Mierop

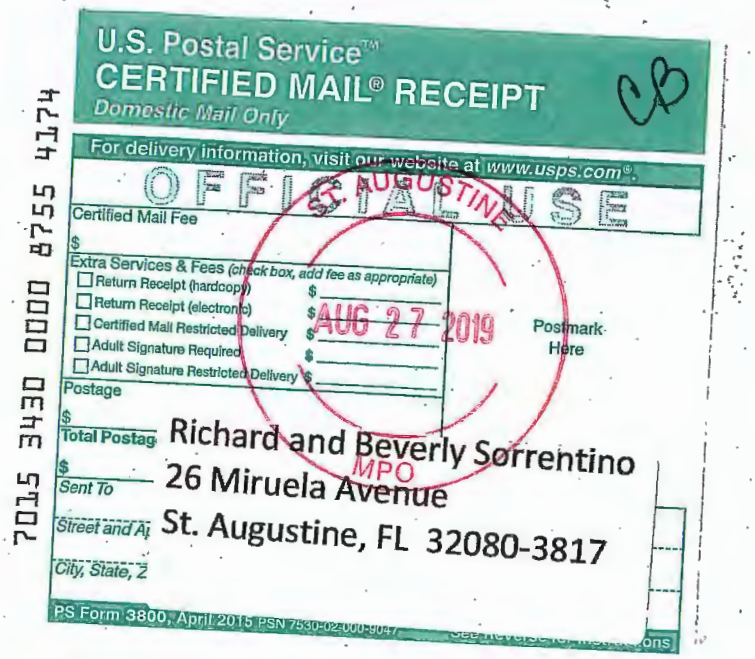
Robert van Mierop
Code Enforcement Officer

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

Certified Mail Number: 7015 3430 0000 8755 4174

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.



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$

Total Postag
$

Sent To
Street and Ap
City, State, Z

AUGUSTINE
AUG 27 2019
MPO

Postmark Here

Richard and Beverly Sorrentino
26 Miruela Avenue
St. Augustine, FL 32080-3817

PS Form 3800, April 2015 PSN 7530-02-000-9047

7015 3430 0000 8755 4174

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard and Beverly Sorrentino
26 Miruela Avenue
St. Augustine, FL 32080-3817

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Bev Sorrentino ☐ Agent ☑ Addressee

B. Received by (Printed Name) Sorrentino
C. Date of Delivery 8/26/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 3430 0000 8755 4174

PS Form 3811, July 2013 Domestic Return Receipt 26 Miruela

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON SEPTEMBER 10, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:	**CE2019-0332**
PROPERTY LOCATION:	**26 MIRUELA AVENUE**
PROPERTY OWNER:	**RICHARD AND BEVERLY SORRENTINO**
VIOLATION OF CITY CODE:	**CHAPTER 25, SECTION 25-56**

POSTED AT PROPERTY: August 25, **2019**

R. van Mierop

Robert "Bobby" Vanmierop
Code Enforcement Officer

NOTARY PUBLIC, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th **DAY OF** August, **2019.**

SANDRA J. PARTIN
Notary Public - State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

Sandra J. Partin

SIGNATURE OF NOTARY

POSTING AFFIDAVIT
08/28/2019 10:05

08/28/2019 10:05

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON SEPTEMBER 10, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER: CE2019-0332

PROPERTY LOCATION: 26 MIRUELA AVENUE

PROPERTY OWNER: RICHARD AND BEVERLY SORRENTINO

VIOLATION OF CITY CODE: CHAPTER 25, SECTION 25-56

POSTED AT CITY HALL: August 28, 2019

Darlene Galambos

DARLENE GALAMBOS
CITY CLERK

NOTARY PUBLIC, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th **DAY OF** August, 2019.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

SIGNATURE OF NOTARY

Sandy Partin

From: Richard and Beverly Sorrentino <rbsorrentino710@gmail.com>
Sent: Tuesday, September 10, 2019 1:53 PM
To: Sandy Partin
Subject: Tree removal

Case Number: CE2019-0332
Address: 26 Miruela Avenue, St. Augustine FL 32080

To Whom It May Concern:

I can not appear today my husband has dementia. He is having a very bad day so it is hard for me to leave him. I apologize for any difficulty, but I am his primary caregiver.

I will give you my testimony hoping that it will be satisfactory. This in reference to the tree that was taken down from my side yard in July of this year. A young man from a tree company stopped at the house between jobs. He pointed out to us that the tree was rotten inside, posing a danger to our home. He said he was calling city for a permit as part of the service. I had no idea that it had to be checked out or anything else so I let him take it down. I did not solicit him, he came to us. The tree was losing it's bark and I was concerned about it possibly damaging our home. I believed he was right so I let him take it down. I did not find out till later that he had lied to me. I am very sorry for this problem, we didn't mean to cause any harm, we were concerned for our home with hurricane season underway. We're only back in our home a short time after the repairs post Hurricanes Matthew and Irma.

Thank you for your time.

Sincerely,

Beverly Sorrentino

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

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

September 10, 2019

Richard and Beverly Sorrentino
26 Miruela Avenue
St. Augustine, FL 32080-3817

RE: **26 Miruela Avenue**
Removal of a 20" d.b.h. Southern Red Cedar tree without a permit and without documentation from an Arborist certified by the International Society of Arboriculture or a Florida Licensed Landscape Architect.
City Code, Chapter 25, Section 25-56
CEAAB Case No. 2019-0332

Dear Mr. and Mrs. Sorrentino:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on September 10, 2019, relative to your case.

The CEAAB ordered the case **"Continued until the November 19, 2019, CEAAB Meeting".** 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.

This will also serve as your **"Official Notice"** that **you or your authorized representative are advised to appear at the CEAAB Meeting on Tuesday, November 19, 2019** at 3:00 P.M. in the Alcazar Room at City Hall, as you have been placed on the agenda for this meeting.

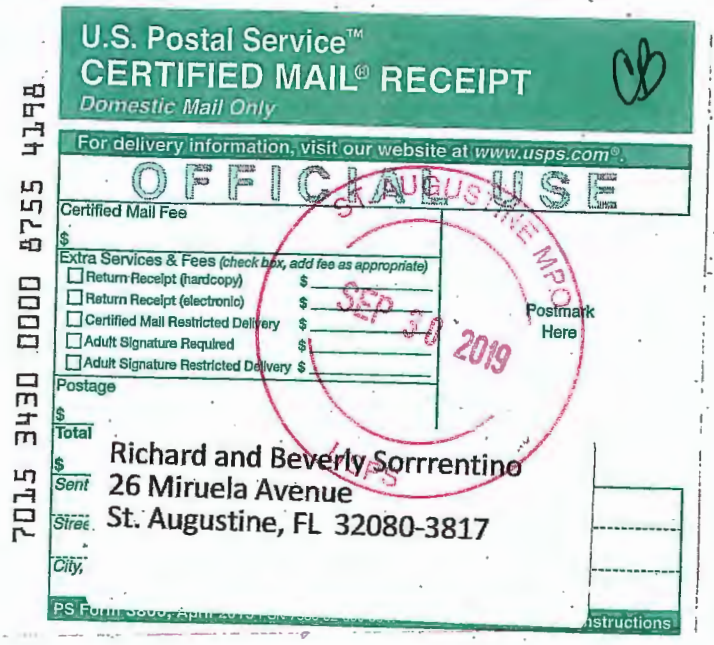
If you should have any questions concerning this correspondence, please contact me at (904) 825-1065.

Sincerely,

Robert van Mierop
Code Enforcement Inspector

Certified Mail: 7015 3430 0000 8755 4198

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



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent
Street
City,

ST AUGUSTINE FL POST OFFICE
SEP 30 2019
Postmark Here

Richard and Beverly Sorrrentino
26 Miruela Avenue
St. Augustine, FL 32080-3817

PS Form 3800, April 2015 ... Instructions

7015 3430 0000 8755 4198

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard and Beverly Sorrrentino
26 Miruela Avenue
St. Augustine, FL 32080-3817

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Beverly Sorrentino ☐ Agent ☐ Addressee

B. Received by (Printed Name) B Sorrentino
C. Date of Delivery 10/1/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
OCT 02 2019
Planning & Building Dept.

3. Service Type
- ☑ Certified Mail®
- ☐ Priority Mail Express™
- ☐ Registered
- ☑ Return Receipt for Merchandise
- ☐ Insured Mail
- ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 3430 0000 8755 4198

PS Form 3811, July 2013 Domestic Return Receipt 26 Miruela

CE2019-0332

RECEIVED
JUL 03 2019
Planning/Building Dept.

CITY OF ST. AUGUSTINE
APPLICATION FOR TREE REMOVAL PERMIT

White - Files Yellow - Applicant

Application Fee 30.00

Associated BDAC Project No. _____

Receipt No. 1645781

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT Josh Shaw Daytime Telephone 386-307-9217
   Business (if applicable) Tree Worx
   Address 454 S Yonge St Suite E City Ormond Beach State FL Zip 32174
2. NAME OF PROPERTY OWNER Beverly Sorrentino Daytime Telephone 904-315-6012
   Business (if applicable) _____
   Address 26 Mirulea Ave City St Augustine State FL Zip 32080
3. LEGAL DESCRIPTION OF PROJECT PROPERTY
   Lot _____ Block _____
   Subdivision _____ Parcel Number 214330-0000
4. PROJECT STREET ADDRESS 26 Mirulea Ave, St Augustine 32080
5. TREE REMOVAL REQUESTED

Trunk Diameter	Type	Reason for Removal
20" Diameter	Cedar	Rotting, Hollow, Holes in trunk

6. AGREEMENT

In filing this application, I understand that it becomes 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.

I further agree that I will relocate the tree being removed or replace the tree being removed somewhere on the project property (2 for 1 replacement for Southern Red Cedar Tree (Juniperus silicicola), 1 for 1 replacement for all others). Shade trees will be replaced with shade trees; understory trees will be replaced with either shade or understory trees. Shade trees will be a minimum of 10' overall height when planted. Understory trees will be a minimum of 8' overall height when planted. REQUIRED REPLACEMENT TREES MUST BE PLANTED WITHIN 30 DAYS.

7. _____ 7/3/19
   SIGNATURE OF APPLICANT OR PROPERTY OWNER DATE

STAFF USE ONLY

8. INSPECTION RESULTS
   Tree Removal ☐ Approved ☐ Denied
   Number of Replacement Trees Required _____ (Mark replacement trees on site)
   COMMENTS Tree removed prior to permits approval!

BUILDING OFFICIAL OR AUTHORIZED SIGNATURE DATE

Sandy Partin

From: St. Augustine Building Permits
Sent: Wednesday, July 03, 2019 12:24 PM
To: Sandy Partin
Subject: FW: Tree Removal Application - 26 Miruela
Attachments: 26 Miruela; PastedGraphic-1.tiff

From: Tree Worx [mailto:treeworxflorida@gmail.com]
Sent: Wednesday, July 03, 2019 12:07 PM
To: St. Augustine Building Permits <buildingpermits@citystaug.com>
Subject: Tree Removal Application - 26 Miruela

Please see attached for Tree removal permit. I also have attached pictures of the tree. Thanks!

Josh Shaw
Account Manager
Tree Worx
PO Box 730571
Ormond Beach, FL 32173
treeworxflorida.com
(368) 307-9217

3

2

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	2143300000
Location Address	26 MIRUELA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES LOTS 38 & 39 BLK 2 DB191/496 & 1143/986 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.300
Homestead	Y

Owner Information

Owner Name	Sorrentino Richard,Beverly 100% Sorrentino Beverly 100%
Mailing Address	26 MIRUELA AVE SAINT AUGUSTINE, FL 32080-3817

Map

Valuation Information

	2019
Building Value	$107,105
Extra Features Value	$0
Total Land Value	$201,400
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$308,505**
Total Deferred	$152,977
Assessed Value	**$155,528**
Total Exemptions	$155,528
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
2018	$102,803	$0	$190,800	$0	$0	$293,603	$152,628	$293,603	$0
2017	$106,557	$0	$172,250	$0	$0	$278,807	$149,489	$278,807	$0
2016	$84,924	$700	$172,250	$0	$0	$257,874	$146,414	$257,874	$0
2015	$87,904	$700	$132,500	$0	$0	$221,104	$145,396	$130,708	$90,396
2014	$84,135	$700	$111,300	$0	$0	$196,135	$144,242	$106,893	$89,242
2013	$86,939	$700	$90,100	$0	$0	$177,739	$142,110	$90,629	$87,110
2012	$88,342	$700	$79,420	$0	$0	$168,462	$139,735	$83,727	$84,735
2011	$91,146	$700	$88,245	$0	$0	$180,091	$135,665	$99,426	$80,665
2010	$92,548	$700	$98,050	$0	$0	$191,298	$133,660	$112,638	$78,660

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000
Veteran	$5,000
Veteran Percent	$100,528

Building Information

Building	1
Actual Area	2972
Conditioned Area	1908
Actual Year Built	1948
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco

Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Hardwood, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
FINISHED DECK	0	136
FRAME ADDITION	734	734
FINISHED DECK	0	378
HALF SCREEN PORCH	0	162
BASE AREA	1174	1174
FINISHED OPEN PORCH	0	119
UNFINISHED GARAGE	0	252

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	17
Total SqFt	1908	2972

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	106	125	106	EF	$201,400

Sale Information

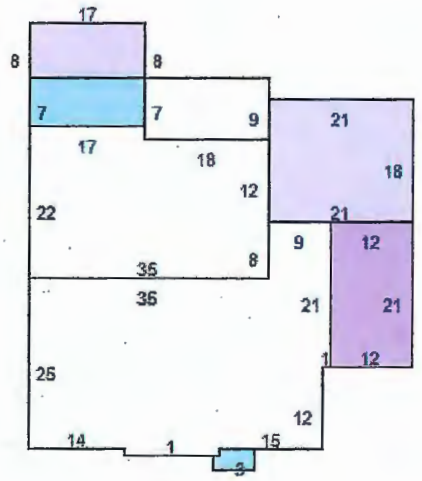
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	11/30/1995	$77,500.00	WD	1143	986	Q	I	YOUNG ELEANOR H	SORRENTINO RICHARD,BEVERLY

Area Sales Report

Recent Sales in Area

Sketch Information

	Room Type	Area
	UNFINISHED GARAGE	0
	FINISHED OPEN PORCH	0
	Base	0
	HSP	0
	FAD	0
	DECK	0



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.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2019, 11:30:26 PM

Version 2.3.0

Dennis W. Hollingsworth Tax Collector

generated on 9/5/2019 9:30:27 AM EDT

Tax Record

Last Update: 9/5/2019 9:30:26 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number	Tax Type	Tax Year
214330-0000	**REAL ESTATE**	**2018**

Mailing Address
SORRENTINO RICHARD,BEVERLY
26 MIRUELA AVE
SAINT AUGUSTINE FL 32080-3817

Physical Address
26 MIRUELA AVE

Exempt Amount	Taxable Value
$152,628.00	**$0.00**

Exemption Detail
HX 25000
VX 5000
VP 97628
HB 25000

Millage Code
452

Escrow Code
515114

Legal Description
17-07-30 .30 Acres 3-97 DAVIS SHORES LOTS 38 & 39 BLK 2 DB191/496 & 1143/986

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	5.1000	152,628	152,628	$0	$0.00
ROAD	0.7500	152,628	152,628	$0	$0.00
HEALTH	0.0171	152,628	152,628	$0	$0.00
SCHOOL					
SCHOOL - STATE LAW	4.0300	152,628	152,628	$0	$0.00
SCHOOL - LOCAL BOARD	2.2480	152,628	152,628	$0	$0.00
SJRWMD	0.2562	152,628	152,628	$0	$0.00
MOSQUITO	0.2200	152,628	152,628	$0	$0.00
CITY OF ST AUGUSTINE	7.5000	152,628	152,628	$0	$0.00
FL INLAND NAV DISTRICT	0.0320	152,628	152,628	$0	$0.00
PORT AUTHORITY	0.0638	152,628	152,628	$0	$0.00

Total Millage	20.2171	Total Taxes	$0.00

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
4105	C OF S A FIRE ASSESS FEE	$136.77

Total Assessments	$136.77
Taxes & Assessments	$136.77

Paid By	Amount Due
	$0.00

				Amount
11/4/2018	PAYMENT	1057837.0001	2018	$131.30

Prior Year Taxes

NO DELINQUENT TAXES

ITEM 7 (c)

PREVIOUSLY HEARD CASES

CEAAB CASE# 2019-0328

36 Magnolia Avenue

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **November 19, 2019**

SUBJECT: **Case Number: 2019-0328**

RESPONDENT: **Sara Robert**

LOCATION: **36 Magnolia Avenue, Parcel Number 191870 0000**

VIOLATION: **City Code, Chapter 8, Section 8-301, International Property Maintenance Code, Section 304.2 (Fence)**

City Code, Chapter 8, Section 8-301, International Property Maintenance Code, Section 304.13 (Window)

City Code, Chapter 8, Section 8-301, International Property Maintenance Code, Section 304.7 (Roof)

BACKGROUND INFORMATION:

June 27, 2019: I noticed that the property is in a state of disrepair. A blue tarp on the roof was weathered and torn, and it was falling off, exposing roof damage. A previously boarded up window on the north side of the house was open and the plywood had fallen off. A fence panel at the northeast corner of the house had fallen to the ground, leaving the property open to trespass. While at the property several neighbors approached me and voiced their concerns for the state of the property.

June 28, 2019: During a telephone conversation with the Respondent, I advised what needed to be done in order to bring this property into compliance. The Respondent advised that his family was trying to decide what to do with the property.

July 10, 2019: A Notice of Violation was sent via Certified Mail to the Respondent. The Notice of Violation was delivered to the Respondent on July 29, 2019. The Notice of Violation provided 14 days within which to bring the property into compliance.

August 20, 2019: A follow up inspection showed that the missing fence panel had been replaced, however the north facing window was still out and not boarded up, and the roof had not been repaired.

August 22, 2019: An Official Notice of Hearing was sent to the Respondent via Certified Mail. The Notice was returned by the Postal Service and was not delivered

August 28, 2019: The property was posted with an Official Notice of Hearing.

September 10, 2019: The Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent until September 25, 2019, to correct the violation. The Board further ordered that a fine of $250.00 per day would be imposed on September 26, 2019, and for each day thereafter of continued violation.

October 1, 2019: I received a telephone call from Sara Robert, who advised she recently purchased the above property and that the closing was Thursday, September 26, 2019. I advised of the pending Code Enforcement case and she said she has already contacted contractors to replace the roof and to begin the restoration of the house. Staff will follow up as to the progress of the repairs.

October 7, 2019: The window on the north side is boarded up and is secure. A roofer has been hired and the roof is now completely covered by a tarp and it is no longer allowing water into the structure. A permit to replace or repair the roof has not been issued as of today's date. The fence has been repaired.

November 7, 2019: Follow up investigations show that since purchasing the property, the Respondent has secured the following permits:

10/22/2019: Replace Drywall & Insulation, Replace (22) Windows & Replace (3) Exterior Doors
10/31/2019: 200 AMP meter can & temp pole – no electrical work is to be done inside

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends that this case be continued for 60 days to allow time for permitted work to be completed and for additional permits to be issued. Significant progress has been made on this property since the current owner bought the house. Staff will continue to monitor this property as work continues.

Robert van Mierop
Code Enforcement Officer

Sec. 8-301. - Property maintenance code.

The 2018 International Property Maintenance Code, published by the International Code Council, and all subsequent amendments and revisions is adopted and incorporated by reference as the property maintenance code for the City of St. Augustine.

(Ord. No. 18-15, § 3, 12-10-18)

302.9 Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303
SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F1346 shall be exempt from the provisions of this section.

SECTION 304
EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored,* or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official.*

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than

decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a

08/20/2019 10:53

08/20/2019 11:04

06/27/2019 11:11

06/27/2019 11:11

06/27/2019 11:13

Building

CITY OF ST. AUGUSTINE

Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: PR2019-1610

Contractor: ROBERT SARAH E REVOCABLE TRUST, 904-610-1627

Owner: ROBERT SARAH E REVOCABLE TRUST

Parcel: 191870 0000

Legal: 3/41 MIRAMAR ON THE BAY LOT 11 OR4362/1586

Zoning: RS1

Project Address: 36 MAGNOLIA AVE

Proposed Work: Replace Drywall & Insulation, Replace (22) Windows, & Replace (3) Exterior Doors

Job Cost: $25,000.00

Permit Fees: $174.25

ALL INSPECTIONS MUST BE SCHEDULED BY CALLING THE INSPECTION REQUEST LINE AT 904-209-4329 AT LEAST 24 HOURS IN ADVANCE.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STAFF USE ONLY

AUTHORIZED SIGNATURE Shelby Clayton **DATE ISSUED** October 22, 2019

Electrical

CITY OF ST. AUGUSTINE

Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: PR2019-1643

Contractor: TURNER ELECTRIC SERVICE LLC, (907) 797-5513

Owner: SEXTON NEIL

Parcel: 191870 0000

Legal: 3/41 MIRAMAR ON THE BAY LOT 11 OR4362/1586

Zoning: RS1

Project Address: 36 MAGNOLIA AVE, Building: 1, SAINT AUGUSTINE, FL 32084-0000

Proposed Work: 200 AMP METER CAN & TEMP POLE - NO ELECTRICAL WORK IS TO BE DONE INSIDE

Job Cost: $900.00

Permit Fees: $54.00

ALL INSPECTIONS MUST BE SCHEDULED BY CALLING THE INSPECTION REQUEST LINE AT 904-209-4329 AT LEAST 24 HOURS IN ADVANCE.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STAFF USE ONLY

AUTHORIZED SIGNATURE Ann Cannon **DATE ISSUED** October 31, 2019

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

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

October 8, 2019

Sarah Robert
69 Magnolia Avenue
St. Augustine, FL 32084

RE: **36 Magnolia Avenue**
Property Maintenance
City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section(s) 304.2, 304.7 & 304.13
CEAAB Case No. 2019-0328

Dear Ms. Robert:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on October 8, 2019, relative to your case.

The CEAAB ordered the case **"Continued until the November 19, 2019, CEAAB Meeting".** 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.

This will also serve as your **"Official Notice"** that **you or your authorized representative are advised to appear at the CEAAB Meeting on Tuesday, November 19, 2019** at 3:00 P.M. in the Alcazar Room at City Hall, as you have been placed on the agenda for this meeting.

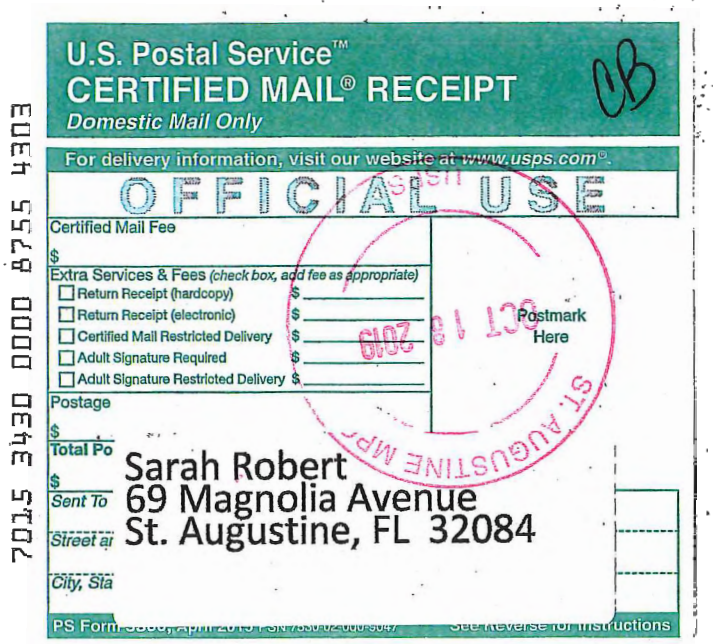
If you should have any questions concerning this correspondence, please contact me at (904) 825-1066.

Sincerely,

Robert van Mierop
Code Enforcement Inspector

Certified Mail: 7015 3430 0000 8755 4303

cc: John P. Regan, City Manager
John Cary, Assistant City Attorney
CEAAB File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Return Receipt (electronic) $
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OCT 18 2019
ST AUGUSTINE MPF
Sarah Robert
69 Magnolia Avenue
St. Augustine, FL 32084
7015 3430 0000 8755 4303

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70153430000087554303

Remove ×

The delivery status of your item has not been updated as of October 21, 2019, 10:34 pm. We apologize that it may arrive later than expected.

Alert

October 21, 2019 at 10:34 pm
Awaiting Delivery Scan

Get Updates ⌄

Feedback

Text & Email Updates ⌄

Tracking History ⌄

Product Information ⌄

See Less ^

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON OCTOBER 8, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:	**CE2019-0328**
PROPERTY LOCATION:	**36 MAGNOLIA AVENUE**
PROPERTY OWNER:	**SARA ROBERT**
VIOLATION OF CITY CODE:	**CHAPTER 8, SECTION 8-301 INTERNATIONAL PROPERTY MAINTENANCE CODE: SECTION(S) 304.2, 304.7 & 304.13**

POSTED AT PROPERTY: **October 3, 2019**

Robert "Bobby" Vanmierop
Code Enforcement Officer

NOTARY PUBLIC, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF OCTOBER, 2019.

SANDRA J. PARTIN
Notary Public - State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

SIGNATURE OF NOTARY

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

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

September 10, 2019

Neil Sexton
10 Bulow Woods Circle
Flagler Beach, FL 32136

RE: **36 Magnolia Avenue**
Property Maintenance
City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section(s) 304.2, 304.7, & 304.13
CEAAB Case No. 2019-0328

Dear Mr. Sexton:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on September 10, 2019, relative to your case.

The CEAAB found the case in "**Violation**". **The "Order Finding Violation" allowed the Respondent until September 25, 2019, to correct the violation, or a fine of $250 per day will be imposed for each day the violation continued.** A copy of the **"Order Finding Violation"** is attached. The CEAAB hearing was conducted in accordance with F.S. 162.07, and as a part of the hearing procedure this "Official Notice" is being sent to you as required by State Law.

This will also serve as your **"Official Notice"** that **you or your Representative are advised to appear at the CEAAB Meeting on Tuesday, October 8, 2019,** at 3:00 P.M. in the Alcazar Room at City Hall, as your case has been placed on the agenda for this meeting.

Please contact me at 825-1065 if you have any questions concerning this correspondence.

Sincerely,

R. van Mierop

Robert van Mierop
Code Enforcement Inspector

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

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

ORDER FINDING VIOLATION
CEAAB CASE NUMBER: CE2019-0328

IN THE MATTER OF:

NEIL SEXTON
36 MAGNOLIA AVENUE
ST. AUGUSTINE, FL 32084-0000

(Hereinafter referred to as Respondent)

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

City Code, Chapter 8, Section 8-301
International Property Maintenance Code, Section(s) 304.2, 304.7, & 304.13

VIOLATION SITE: 36 MAGNOLIA AVENUE

LEGAL DESCRIPTION: 3/41 MIRAMAR ON THE BAY LOT 11 OR4362/1586

PARCEL NUMBER: 191870 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD SEPTEMBER 10, 2019 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 September 10, 2019) in accordance with Chapter 162, F.S.

   The respondent and/or authorized representative was present at the September 10, 2019 Code Enforcement, Adjustments and Appeals Board meeting and testified under oath.

2. The City of St. Augustine conducted an inspections and/or review of City records regarding the subject property on June 27, 2019, which revealed the following violations:

   - A fence panel on the Northeast corner of the house has fallen.
   - A large North facing window has been completely broken out and has not been repaired.
   - The blue tarp covering roof damage is wearing thin and coming off, exposing damage.

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

   Chapter 8, Section 8-301
   International Property Maintenance Code: Section(s) 304.2, 304.7, & 304.13

4. On July 10, 2019, 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 Fourteen (14) days from the receipt of the letter to correct the violation, and advised the respondent that the Code Enforcement, Adjustment and Appeals Board may impose a maximum fine of $250 for each day the violation continued.

5. On August 22, 2019, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of CEAAB Hearing"** for September 10, 2019. And on August 28, 2019, the property and the City Clerk's Office was posted with an affidavit of an **"Official Notice of CEAAB Hearing"** for September 10, 2019.

6. **On September 10, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" which allowed the Respondent until September 25, 2019, to correct the violation. The Board further ordered that a fine of $250.00 per day would be imposed on September 26, 2019, and for each day thereafter of continued violation.**

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, October 8, 2019,** 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 SECTIONS 162.08 AND 162.09, FLORIDA STATUES. 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 **10TH DAY OF SEPTEMBER 2019**, in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Martha W. Mickler

Martha Mickler, Chairman
Code Enforcement, Adjustments and 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, Martha Mickler, 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 10th day of September, A.D., 2019.

SANDRA J. PARTIN
Notary Public - State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

Sandra J. Partin

Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of $250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

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

CODE ENFORCEMENT DIVISION

July 10, 2019

IN THE MATTER OF: Name: NEIL SEXTON
Address: 36 MAGNOLIA AVENUE
ST. AUGUSTINE, FL 32084-0000
Case #: CE2019-0328

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Section 8-301
International Property Maintenance Code: Section(s) 304.2, 304.7, and 304.13

SITE OF VIOLATION: 36 MAGNOLIA AVENUE

LEGAL DESCRIPTION: 3/41 MIRAMAR ON THE BAY LOT 11 OR4362/1586

PARCEL NUMBER: 191870 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on June 27, 2019, which revealed the following violations:

- A fence panel on the Northeast corner of the house has fallen down.
- A large North facing window has been completely broken out and has not been repaired.
- The blue tarp covering roof damage is wearing thin and coming off, exposing damage.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, within fourteen (14) days, 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:

- Permanently repair the broken window, the fence, and the roof and maintain in accordance with City Code.

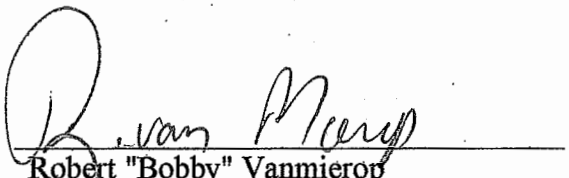
UPON COMPLIANCE, RESPONDENT SHALL PROVIDE NOTIFICATION TO THE CODE INSPECTOR AT THE CITY OF ST. AUGUSTINE, FLORIDA, PLANNING AND

BUILDING DEPARTMENT WHO SHALL INSPECT THE PROPERTY TO DETERMINE THE ISSUE OF COMPLIANCE.

IF RESPONDENT HAS **NOT** ABATED or CORRECTED the violation(s) by taking the above steps on or before the compliance date, they will be placed on the agenda for the next meeting of the Code Enforcement, Adjustments and Appeals Board which shall convene in the Alcazar Room to hear evidence on the issue of compliance.

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.



Robert "Bobby" Vanmierop
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: **7015 3430 0000 8755 3955**
7015 3430 0000 8755 3962

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.

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To Neil Sexton

Street an 1804 Almira Street

City, Stat Jacksonville, FL 32211-4621

JUL 01 2019 Postmark Here

ST. AUGUSTINE

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3430 0000 8755 3955

B

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Neil Sexton
1804 Almira Street
Jacksonville, FL 32211-4621

B

RECEIVED
JUL 29 2019
Planning & Building Dept.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

B. Received by (Printed Name) NEIL SEXTON
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUL 26 2019 ST. AUGUSTINE FL 32084

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

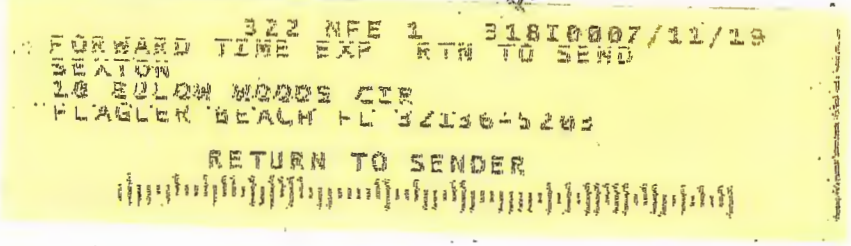
2. Article Number (Transfer from service label) 7015 3430 0000 8755 3955

PS Form 3811, July 2013 Domestic Return Receipt 36 Magnolia

CITY OF ST. AUGUSTINE
PO BOX 210
ST. AUGUSTINE, FLORIDA 32085-0210

ADDRESS SERVICE REQUESTED

Neil Sexton
1668 Shirl Lane
Jacksonville, FL 32207



32207-771660
32085>0210

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

August 22, 2019

IN THE MATTER OF: Name: NEIL SEXTON
Address: 36 MAGNOLIA AVENUE
ST. AUGUSTINE, FL 32084
Case #: CE2019-0328

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 8, Section 8-301
International Property Maintenance Code: Section(s) 304.2, 304.7, and 304.13

SITE OF VIOLATION: 36 MAGNOLIA AVENUE

LEGAL DESCRIPTION: 3/41 MIRAMAR ON THE BAY LOT 11 OR4362/1586

PARCEL NUMBER: 191870 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, September 10, 2019, 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:

- A fence panel on the Northeast corner of the house has fallen.
- A large North facing window has been completely broken out and has not been repaired.
- The blue tarp covering roof damage is wearing thin and coming off, exposing damage.

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 "Bobby" Vanmierop
Code Enforcement Officer

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

Certified Mail Number: 7015 3430 0000 8755 4112
7015 3430 0000 8755 4129

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.

7015 3430 0000 8755 4112

CITY OF ST. AUGUSTINE
PO BOX 210
ST. AUGUSTINE, FLORIDA 32085-0210

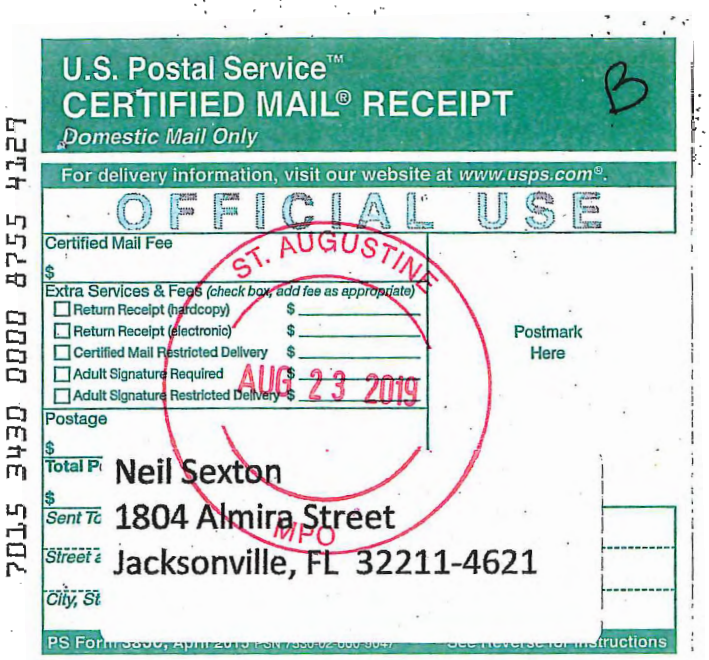
ADDRESS SERVICE REQUESTED

RECEIVED
AUG 27 2019
Planning/Building Dept.

Neil Sexton
36 Magnolia Avenue
St. Augustine,

NIXIE 322 DE 1 0008/25/19
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC BC: 32085021010 *0538-04533-23-45


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total P
$
Sent To
Street a
City, St
ST. AUGUSTINE
AUG 23 2019
MPO
Postmark Here
Neil Sexton
1804 Almira Street
Jacksonville, FL 32211-4621
PS Form
See Reverse for Instructions
7015 3430 0000 8755 4127

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B

Neil Sexton
1804 Almira Street
Jacksonville, FL 32211-4621

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7015 3430 0000 8755 4129

PS Form 3811, July 2013 Domestic Return Receipt 3le Magnolia

RECEIVED
SEP 09 2019
Planning/Building Dept

CITY OF ST. AUGUSTINE
PO BOX 210
ST. AUGUSTINE, FLORIDA 32085-0210

ADDRESS SERVICE REQUESTED

CERTIFIED MAIL®

7015 3430 0000 8755 4129

Hasler
08/23/2019
US POSTAGE $006.80º

FIRST-CLASS MAIL

ZIP 32084
011E11677258

Neil Sexton
1804 Almira Street
Jacksonville, FL 32211-4621

NIXIE 339 DE 1 0009/06/19
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 320850210 10 *1638-01001-23-42

SEND

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON SEPTEMBER 10, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:	**CE2019-0328**
PROPERTY LOCATION:	**36 MAGNOLIA AVENUE**
PROPERTY OWNER:	**NEIL SEXTON**
VIOLATION OF:	**CITY CODE, CHAPTER 8, SECTION 8-301 INTERNATIONAL PROPERTY MAINTENANCE CODE: SECTION(S) 304.2, 304.7, & 304.13**

POSTED AT PROPERTY: August 28, 2019

R. Van Mcerop

Robert "Bobby" Vanmierop
Code Enforcement Officer

NOTARY PUBLIC, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th **DAY OF** August, **2019.**

SANDRA J. PARTIN
Notary Public State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

Sandra J Partin

SIGNATURE OF NOTARY

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HELD BY THE
CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON SEPTEMBER 10, 2019
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER: CEC2019-0328

PROPERTY LOCATION: 36 MAGNOLIA AVENUE

PROPERTY OWNER: NEIL SEATON

VIOLATION OF: CITY CODE, CHAPTER 8, SECTION 8-201
INTERNATIONAL PROPERTY MAINTENANCE CODE:
SECTION(S): 304.2, 304.7, & 304.13

POSTED AT PROPERTY: August 28, 2019

Robert "Bobby" Vanmierop
Code Enforcement Officer

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF August, 2019.

SIGNATURE OF NOTARY

08/28/2019 08:20

08/28/2019 08:21

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON SEPTEMBER 10, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:	**CE2019-0328**
PROPERTY LOCATION:	**36 MAGNOLIA AVENUE**
PROPERTY OWNER:	**NEIL SEXTON**
VIOLATION OF:	**CITY CODE, CHAPTER 8, SECTION 8-301 INTERNATIONAL PROPERTY MAINTENANCE CODE: SECTION(S) 304.2, 304.7, & 304.13**

POSTED AT CITY HALL: August 28 **2019**

Darlene Galambos

DARLENE GALAMBOS
CITY CLERK

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th **DAY OF** August**, 2019.**

Notary Public State of Florida
Candice J Seymour
My Commission GG 176521
Expires 05/13/2022

SIGNATURE OF NOTARY

Instr #2019071557 BK: 4802 PG: 162, Filed & Recorded: 9/26/2019 11:46 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,568.00

This instrument was prepared by:
Jenny Brown
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:19-17689
Consideration: $224,000.00
Documentary Stamps Paid: $1,568.00

This Warranty Deed

Made this **September 26, 2019 A.D.** By
Neil Sexton, conveying non-homestead property hereinafter called the grantor, to **Sarah Robert, a single woman,** whose post office address
is: 69 Magnolia Avenue, St. Augustine, Florida 32084
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that Grantor, for the sum of **Ten Dollars and no cents ($10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 11, Miramar on the Bay, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 41, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 191870-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at: 1804 Almira St., Jacksonville, FL 32211.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to **December 31, 2018.**

In **Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] _____

Witness Print Name: Jennifer F. Brown

_____ (Seal)

Neil Sexton

Address: 1804 Almira St., Jacksonville, FL 32211

[2] _____

Witness Print Name Gerald R. Leach

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this September 24, 2019, by Neil Sexton, conveying non-homestead property, who ☐ is | are personally known to me or ☒ who has | have produced DRIVER'S LICENSE(S) as identification.

(NOTARY SEAL)

JENNIFER F. BROWN
MY COMMISSION EXPIRES FEBRUARY 2, 2021
#GG 048116
Notary Public Underwriters
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

_____

Notary Public
Print Name: Jennifer F. Brown
My Commission Expires: 02/02/2021

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1918700000
Location Address	36 MAGNOLIA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Miramar on the Bay (599)
Tax Description*	3/41 MIRAMAR ON THE BAY LOT 11 OR4362/1586 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Miramar On The Bay
Sec/Twp/Rng	52-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.110
Homestead	N

Owner Information

Owner Name	Sexton Neil 100%
Mailing Address	1804 ALMIRA ST JACKSONVILLE, FL 32211-4621

Map

Valuation Information

	2019
Building Value	$87,560
Extra Features Value	$0
Total Land Value	$80,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$167,560**
Total Deferred	$0
Assessed Value	**$167,560**
Total Exemptions	$0
Taxable Value	**$167,560**

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
2018	$108,574	$0	$78,000	$0	$0	$186,574	$186,574	$0	$186,574
2017	$94,535	$0	$62,250	$0	$0	$156,785	$156,785	$0	$156,785
2016	$86,751	$0	$186,450	$0	$0	$273,201	$113,153	$260,048	$13,153
2015	$79,671	$0	$186,450	$0	$0	$266,121	$112,366	$253,755	$12,366
2014	$73,080	$0	$169,125	$0	$0	$242,205	$111,474	$230,731	$11,474
2013	$63,235	$0	$167,063	$0	$0	$230,298	$109,827	$170,471	$59,827
2012	$64,553	$0	$167,063	$0	$0	$231,616	$107,991	$173,625	$57,991
2011	$67,188	$0	$185,625	$0	$0	$252,813	$104,846	$197,967	$54,846
2010	$69,822	$0	$206,250	$0	$0	$276,072	$103,297	$222,775	$53,297

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	1216	**Roof Cover**	Asbestos
Conditioned Area	2432	**Interior Flooring**	Hardwood, Sheet Vinyl
Actual Year Built	1925	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Forced Air
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Window
Exterior Wall	Stucco	**Baths**	1.5

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Asbestos	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Wood Frame	100%
Plumbing	7 Fixtures	100%
Electrical	Minimum	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
2 STORY	2432	1216
Total SqFt	2432	1216

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	100	50	FF	$80,000

Sale Information

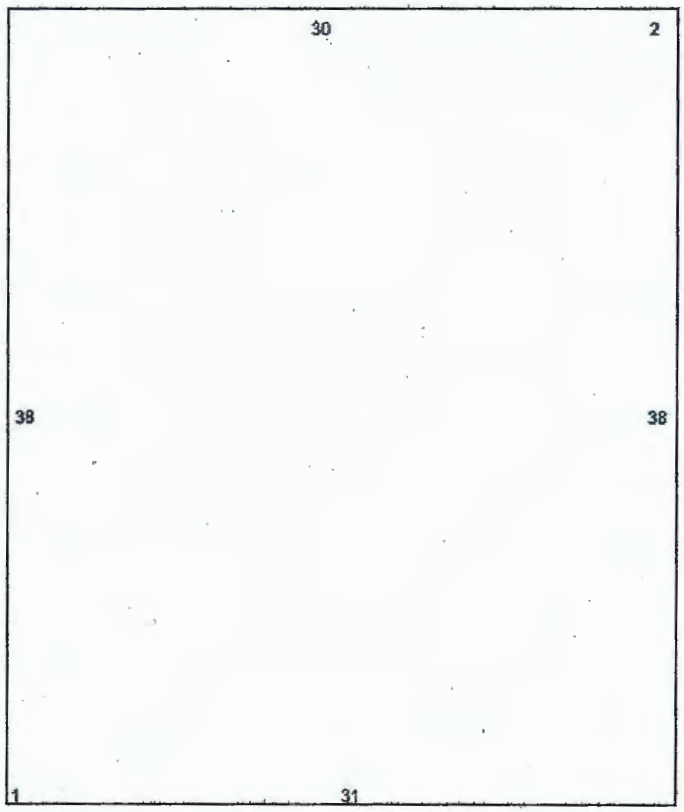
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/24/2017	4/20/2017	$220,000.00	WD	4362	1586	Q	I	LOCAL LAND LLC	SEXTON NEIL
3/17/2016	3/15/2016	$350,000.00	WD	4163	1280	Q	I	BUELL CAROLINE M	LOCAL LAND LLC

Area Sales Report

Recent Sales in Area

Sketch Information

	Room Type	Area
	TWO	0



No data available for the following modules: 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.

Last Data Upload: 7/9/2019, 11:40:09 PM

Version 2.2.29

Developed by Schneider GEOSPATIAL

Dennis W. Hollingsworth Tax Collector

generated on 9/5/2019 11:11:00 AM EDT

Tax Record

Last Update: 9/5/2019 11:11:00 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number	Tax Type	Tax Year
191870-0000	**REAL ESTATE**	**2018**

Mailing Address
SEXTON NEIL
1804 ALMIRA ST
JACKSONVILLE FL 32211-4621

Physical Address
36 MAGNOLIA AVE

Exempt Amount	Taxable Value
$0.00	**$186,574.00**

Exemption Detail
NO EXEMPTIONS

Millage Code
452

Escrow Code

Legal Description
52-07-30 .11 Acres 3/41 MIRAMAR ON THE BAY LOT 11 OR4362/1586

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	5.1000	186,574	0	$186,574	$951.53
ROAD	0.7500	186,574	0	$186,574	$139.93
HEALTH	0.0171	186,574	0	$186,574	$3.19
SCHOOL					
SCHOOL - STATE LAW	4.0300	186,574	0	$186,574	$751.89
SCHOOL - LOCAL BOARD	2.2480	186,574	0	$186,574	$419.42
SJRWMD	0.2562	186,574	0	$186,574	$47.80
MOSQUITO	0.2200	186,574	0	$186,574	$41.05
CITY OF ST AUGUSTINE	7.5000	186,574	0	$186,574	$1,399.31
FL INLAND NAV DISTRICT	0.0320	186,574	0	$186,574	$5.97
PORT AUTHORITY	0.0638	186,574	0	$186,574	$11.90

Total Millage	20.2171	Total Taxes	$3,771.99

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
4105	C OF S A FIRE ASSESS FEE	$71.62

Total Assessments	$71.62
Taxes & Assessments	$3,843.61

Prior Year Taxes Due

Year	Folio	Status	Cert.	Year	Amount
2018	111503		3785	2019	$4,372.80

2017	107437	3505	2018	$3,748.20

Prior Years Total	$8,121.00

If Paid By	Prior Years Due
9/30/2019	**$8,121.00**

PER Florida DOR , Rules and Regulations. Payment of delinquent taxes must be in the form of CASHIERS CHECK, MONEY ORDER, OR CERTIFIED FUNDS. Payment should be made payable to Dennis W. Hollingsworth, St. Johns County Tax Collector.

Click Here To Pay Now

ITEM 7 (d)

PREVIOUSLY HEARD CASES

CEAAB CASE# 2019-0357

12 Eugene Place

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **November 19, 2019**

SUBJECT: **Case Number: 2019-0357**

RESPONDENT: **Michelle A. Ragognetti, et al**

LOCATION: **12 Eugene Place** **Parcel Number 160780 0000**

VIOLATION: **Tree removal without permit**
City Code, Chapter 25, Section 25-56 (a)
Tree Removal and Replacement

BACKGROUND INFORMATION:

July 9, 2019: Staff received a phone call from the Solid Waste Division advising that there was a large amount of tree debris which had been placed curbside in front of the above property, and that the debris appeared to be that of a large oak tree. I immediately went to the above address where I measured and photographed the debris which consisted of sections of the trunk of a Live Oak tree that measured 23 inches in diameter. In addition to the tree trunk there was a significant amount of leaves and branches that appeared to be in good health at the time of the tree's removal. As of July 9, 2019 there was no record of a permit issued for the removal of this tree, and there was no record of an Arborist or Landscape Architect report recommending the removal of this tree.

July 16, 2019: An Official Notice of Violation was sent via Certified Mail to the Respondent's address however it was returned on July 22, 2019.

July 19, 2019: An Official Notice of Hearing was sent to the Respondent via Certified Mail.

July 30, 2019: An Official Notice of Hearing was posted at the above property.

July 30, 2019: After Staff posted the property with the Notice of Hearing, an employee with Matanzas Construction arrived at the property. He advised that the property owner had hired "some Russian guy", to remove the tree, and that the tree was cut down during the weekend before the July 9, 2019 phone call that Staff received from Solid Waste.

On August 13, 2019 the CEAAB found this case in violation for the removal of a 23" d.b.h. Live Oak tree without a permit and without documentation from an arborist certified by the International Society of Arboriculture or a Florida Licensed Landscape architect that the tree presented a danger to persons or property. The CEAAB issued an "Order Finding Violation and Imposing a Fine" in the amount of $800.00 and stipulated that one replacement shade tree be planted on the property.

On August 30, 2019, the respondent paid the $800.00 fine.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends the CEAAB find that the respondent has paid the fine in full and that the CEAAB allow City Staff to administratively close this case upon the planting of one replacement shade tree. Due to ongoing construction at the above address the replacement tree has not yet been planted, and Staff will monitor this property to ensure the planting of the replacement tree.

Robert van Mierop
Code Enforcement Officer

City of St. Augustine, FL

Code of Ordinances

Chapter 25, Section 25-56. - Tree removal and replacement.

(a) Permits required. It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (juniperus silicicola) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.

Chapter 25, Section 25-57. - Enforcement.

(c) (1) Violations and penalties.

Any person violating any of the provisions of this chapter may be cited in accordance with sections 2-316 through 2-329 of the Code of the City of St. Augustine, or referred to the municipal code enforcement board for appropriate action. The municipal code enforcement board may impose a fine up to two hundred fifty dollars ($250.00) per day. Each day that a violation of this chapter continues shall be deemed a separate offense.

Chapter 2, Section 2-316. - Authority and purpose.

This division is adopted pursuant to F.S. ch. 162, Pt. II, and F.S. ch. 633, as a supplemental method of enforcing the codes and ordinances of the City of St. Augustine, and is enacted to protect the public health, safety and welfare of the citizens of the City of St. Augustine, Florida, and in no way is intended to replace or exclude the enforcement of code or ordinance violations as otherwise permitted by law.

(Ord. No. 94-24, § 1, 7-25-94; Ord. No. 02-03, § 1, 3-25-02)

Select Year: 2018 Go

The 2018 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 162
COUNTY OR MUNICIPAL CODE ENFORCEMENT

View Entire Chapter

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real

or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

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07/09/2019 11:45

OUTHOUSE
07/09/2019 11:45

07/09/2019 11:43

07/09/2019 11:48

07/09/2019 11:48

1F 7
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29-1680
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CONSTRUCTION LLC
www.matanzasconstruction.com
CBC1260020
07/09/2019 11:49

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street
St. Augustine FL 32084

DATE: 08/30/19 CUSTOMER#: 000000000
TIME: 09:38
CLERK: 1596plan

RECPT#: 1681948 PREV BAL:
TP/YR: MS/2019 AMT PAID: 805.00
BILL: ADJSTMNT:
EFF DT: 08/30/19 BAL DUE:
MISCELLANEOUS PAYMENT

----------TOTALS----------

PRINCIPAL PAID:	805.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00
AMT TENDERED:	805.00
AMT APPLIED:	805.00
CHANGE:	.00

PAID BY: MICHELLE RAGOGNETTI
PAYMENT METH: CREDIT CARD
PAYMENT REF:

Fine + $5.00 Credit Card Convenience fee.

Ref: CEAAB CASE# 2019-0357

Fine Paid In Full.

8/30/2019

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

OFFICIAL NOTICE OF CONFIRMATION OF ACTION

August 13, 2019

Michelle A. Ragognetti, Etal
12 Eugene Place
St. Augustine, FL 32080-0000

RE: **12 Eugene Place**
Removal of a 23" dbh Live Oak tree without a permit.
City Code, Chapter 25, Section 25-56
CEAAB Case No. 2019-0357

Dear Ms. Ragognetti:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on August 13, 2019, relative to your case.

The CEAAB found the case **"In Violation"** and issued an **"Order Finding Violation and Imposing a Fine".** The **"Order" stipulated a fine of $800 for the removal of a 23" dbh Live Oak tree without a permit, and without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presented a danger to persons or property.** A copy of the **"Order Finding Violation and 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 me at 825-1065 if you have any questions concerning this correspondence.

Sincerely,

R. van Mierop

Robert van Mierop
Code Enforcement Inspector

Attachment

cc: John P. Regan, City Manager
Denise May, Assistant City Attorney
CEAAB File

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

ORDER FINDING VIOLATION AND IMPOSING A FINE

CEAAB CASE NUMBER: CE2019-0357

IN THE MATTER OF:

MICHELLE A. RAGOGNETTI, ETAL
12 EUGENE PL
SAINT AUGUSTINE, FL 32080-0000

(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

VIOLATION SITE: 12 EUGENE PLACE

LEGAL DESCRIPTION: 8-9 HIGHLAND MANOR LOT 25 (EX E3FT IN OR4686/139

PARCEL NUMBER: 160780 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON AUGUST 13, 2019 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 August 13, 2019, in accordance with Chapter 162, F.S.

   The respondent and/or authorized representative was present at the August 13, 2019, 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 July 9, 2019:

   Removal of a 23" dbh Live Oak tree without a permit, and without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property.

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 July 16, 2019, the Planning and Building Department sent an **"Official Notice of Violation"** to the respondent, via certified mail, which was returned unclaimed.

5. On July 19, 2019, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Hearing"** for August 13, 2019, which was returned unclaimed. And on July 30, 2019, the property was posted with an affidavit of an **"Official Notice of Hearing"** for August 13, 2019, as well as the City Clerk's Office was also posted with a Posting Affidavit of that same hearing on July 29, 2019.

6. **On August 13, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in "violation" and issued an "Order Imposing a Fine" in the amount of $800.00 and stipulated that one replacement shade tree be planted on the property.**

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 STATUES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY.

DONE AND ORDERED THIS **13TH DAY OF** August **, 2019** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

STEPHEN SIMMONS, VICE-CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Stephen Simmons, 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 13th day of August, A.D., 2019.

Notary Public, State of Florida

SANDRA J. PARTIN
Notary Public – State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of $250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

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

CODE ENFORCEMENT DIVISION

July 16, 2019

IN THE MATTER OF: Name: MICHELLE A. RAGOGNETTI, ET AL
Address: 12 EUGENE PLACE
ST. AUGUSTINE, FL 32080
Case #: CE2019-0357

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

SITE OF VIOLATION: 12 EUGENE PLACE

LEGAL DESCRIPTION: 8-9 HIGHLAND MANOR LOT 25 (EX E3FT IN OR4686/139

PARCEL NUMBER: 160780 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on July 9, 2019, which revealed the following violations:

- Removal of a 23" d.b.h. Live Oak tree without a permit, and without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property.

In accordance with the Laws and Ordinances of the City of St. Augustine, and Florida Statues, Section 162.09, if a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing a fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

F.S. 162.09 (2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for the first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

Notice of Violation
CE2019-0357

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

R. Van Mierop

Robert "Bobby" Vanmierop
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: 7015 3430 0000 8755 3986

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.

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ST. AUGUSTINE, FL
7015 3430 0000 8755 3986
Michelle A. Ragagnetti, Etal
12 Eugene Place
St. Augustine, FL 32080

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Jul 18	8:15 AM	Saint Augustine, FL, United States	Vacant
Jul 17	8:39 PM	Jacksonville Fl Distribution Center	Arrived at USPS regional facility

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- usps tracking **certified mail**
- usps **order** number
- usps **priority mail** tracking **by** number
- usps **mail** tracking **online**

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

July 19, 2019

IN THE MATTER OF: Name: MICHELLE A. RAGOGNETTI, ETAL
Address: 12 EUGENE PLACE
ST. AUGUSTINE, FL 32080
Case #: CE2019-0357

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 25, Section 25-56

SITE OF VIOLATION: 12 EUGENE PLACE

LEGAL DESCRIPTION: 8-9 HIGHLAND MANOR LOT 25 (EX E3FT IN OR4686/139

PARCEL NUMBER: 160780 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, August 13, 2019, 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:

- Removal of a 23" dbh Live Oak tree without a permit, and without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or 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 "Bobby" Vanmierop
Code Enforcement Officer

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

Certified Mail Number: 7015 3430 0000 8755 4037

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.

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ST. AUGUSTINE, FLORIDA 32085-0210

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Michelle A. Ragagnetti, Etal
12 Eugene Place
St. Augustine, FL

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Sent To Michelle A. Ragagnetti, Etal

Street a 12 Eugene Place

City, St St. Augustine, FL 32080

PS For

ST. AUGUSTINE MPO
JUL 22 2019
USPS

Postmark Here

7015 3430 0000 8755 4037

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B

Michelle A. Ragagnetti, Etal
12 Eugene Place
St. Augustine, FL 32080

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

RECEIVED
JUL 29 2019
Planning/Building Dept.

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☑ Certified Mail®
- ☐ Priority Mail Express™
- ☐ Registered
- ☑ Return Receipt for Merchandise
- ☐ Insured Mail
- ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 3430 0000 8755 4037

PS Form 3811, July 2013 Domestic Return Receipt 12 Eugene

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON TUESDAY, AUGUST 13, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER: 2019-0357

PROPERTY LOCATION: 12 Eugene Place

PROPERTY OWNER: Michelle A. Ragognetti, Etal

VIOLATION OF CITY CODE: CHAPTER 25, SECTION 25-56

POSTED AT PROPERTY **DATE** July 30, 2019

R. van Mierop

ROBERT VAN MIEROP
CODE ENFORCEMENT INSPECTOR

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th **DAY**

OF July, **2019.**

Sandra J. Partin

SIGNATURE OF NOTARY

SANDRA J. PARTIN
Notary Public – State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON TUESDAY, AUGUST 13, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER: 2019-0357

PROPERTY LOCATION: 12 Eugene Place

PROPERTY OWNER: Michelle A. Ragognetti, Etal

VIOLATION OF CITY CODE: CHAPTER 25, SECTION 25-56

POSTED AT CITY HALL: **DATE:** 7/29/19

for **DARLENE GALAMBOS**
CITY CLERK

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th **DAY**

OF July, **2019.**

Robin DiAngelis
SIGNATURE OF NOTARY

ROBIN DIANGELIS
Commission # GG 279330
Expires January 26, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1607800000
Location Address	12 EUGENE PL SAINT AUGUSTINE 32080-0000
Neighborhood	Highland Manor (635)
Tax Description*	8-9 HIGHLAND MANOR LOT 25 (EX E3FT IN OR4686/139 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Highland Manor Unit #1
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.200
Homestead	N

Owner Information

Owner Name	Ragognetti Michelle A Et AL 100% Williams Benjamin 100%
Mailing Address	12 EUGENE PL SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2019
Building Value	$60,028
Extra Features Value	$0
Total Land Value	$84,672
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$144,700**
Total Deferred	$14,596
Assessed Value	**$130,104**
Total Exemptions	$0
Taxable Value	**$130,104**

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
2018	$66,532	$0	$51,744	$0	$0	$118,276	$118,276	$0	$118,276
2017	$67,555	$477	$47,040	$0	$0	$115,072	$78,459	$86,613	$28,459
2016	$69,602	$477	$47,040	$0	$0	$117,119	$76,845	$90,274	$26,845
2015	$61,414	$477	$36,064	$0	$0	$97,955	$76,311	$71,644	$26,311
2014	$50,554	$477	$29,792	$0	$0	$80,823	$75,705	$55,118	$25,705
2013	$51,266	$477	$29,792	$0	$0	$81,535	$74,586	$56,535	$25,000
2012	$52,690	$477	$29,792	$0	$0	$82,959	$73,339	$57,959	$25,000
2011	$53,402	$477	$33,869	$0	$0	$87,748	$71,203	$62,748	$25,000
2010	$32,042	$477	$37,632	$0	$0	$70,151	$70,151	$45,151	$25,000

Building Information

Building	1
Actual Area	1407
Conditioned Area	1119
Actual Year Built	1956
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Block
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Forced Air
Heating Fuel	
Air Conditioning	Window
Baths	1

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
FRAME UTILITY	0	121
BASE AREA	899	899
FINISHED DECK	0	32
FINISHED DECK	0	135
FRAME ADDITION	220	220
Total SqFt	1119	1407

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	360

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	64	120	64	EF	$84,672

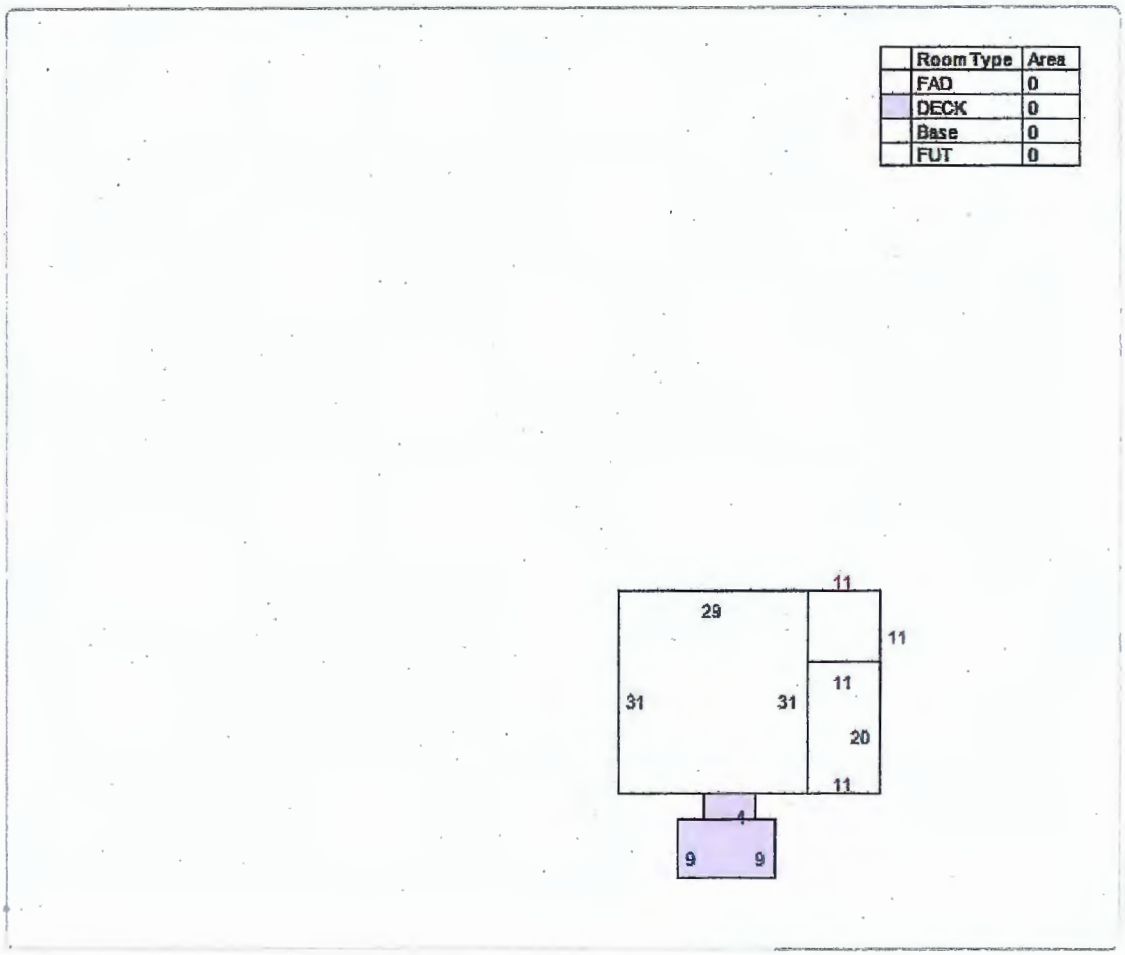
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/27/2019	2/26/2019	$133,900.00	WD	4686	139	U	I	EAGLESON ARLOW C	RAGOGNETTI MICHELLE A ET AL
8/17/2018	12/11/2017	$0.00	HR	4598	1275	U	I	EAGLESON MICHAEL G ESTATE	EAGLESON ARLOW C
	9/26/2007	$6,500.00	QC	2993	1432	U	I	EAGLESON ARLOW C	EAGLESON MICHAEL
	6/5/2007	$4,300.00	QC	2939	831	U	I	EAGLESON ARLOW C	EAGLESON ARLOW C & MICHAEL
	9/9/1990	$0.00	DC	2063	179	U	I	ALTER W D(DECD 9/9/90) & EAGLESON ARLOW C(JTR	EAGLESON ARLOW C
	10/1/1985	$0.00		688	535	U	I		ALTER W D ESTATE

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Exemption Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/15/2019, 11:59:42 PM

Version 2.2.31

Dennis W. Hollingsworth Tax Collector

generated on 7/29/2019 2:32:53 PM EDT

Tax Record

Last Update: 7/29/2019 2:32:53 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number	Tax Type	Tax Year
160780-0000	**REAL ESTATE**	**2018**

Mailing Address
EAGLESON MICHAEL DEC'D
% EAGLESON ARLOW C
511 A1A BEACH BLVD
SAINT AUGUSTINE FL 32080-5338

Physical Address
12 EUGENE PL

Exempt Amount	Taxable Value
$0.00	**$118,276.00**

Exemption Detail
NO EXEMPTIONS

Millage Code
452

Escrow Code

Legal Description
21-07-30 .20 Acres 8-9 HIGHLAND MANOR LOT 25 (EX E3FT IN OR633/595) OR688/535 & 2063/179(D/C) & 2939/831(Q/C) &2993/1432(Q/C)

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	5.1000	118,276	0	$118,276	$603.21
ROAD	0.7500	118,276	0	$118,276	$88.71
HEALTH	0.0171	118,276	0	$118,276	$2.02
SCHOOL					
SCHOOL - STATE LAW	4.0300	118,276	0	$118,276	$476.65
SCHOOL - LOCAL BOARD	2.2480	118,276	0	$118,276	$265.88
SJRWMD	0.2562	118,276	0	$118,276	$30.30
MOSQUITO	0.2200	118,276	0	$118,276	$26.02
CITY OF ST AUGUSTINE	7.5000	118,276	0	$118,276	$887.07
FL INLAND NAV DISTRICT	0.0320	118,276	0	$118,276	$3.78
PORT AUTHORITY	0.0638	118,276	0	$118,276	$7.55
Total Millage	20.2171	**Total Taxes**			$2,391.19

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
4105	C OF S A FIRE ASSESS FEE	$73.04
	Total Assessments	$73.04
	Taxes & Assessments	$2,464.23
	If Paid By	Amount Due
		$0.00

Paic			lte	nt
2/28/2019	PAYMENT	1107286.0001	2018	$2,439.59

NO DELINQUENT TAXES

ITEM 7 (e)

PREVIOUSLY HEARD CASES

CEAAB CASE# 2019-0269

9 Althea Street

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **November 19, 2019**

SUBJECT: **Case Number: 2019-0269**

RESPONDENT: **Mihai Cosereanu**

LOCATION: **9 Althea Street** **Parcel Number 151290 0130**

VIOLATION: **Tree removal without permit**
City Code, Chapter 25, Section 25-56 (a)
Tree Removal and Replacement

BACKGROUND INFORMATION:

May 30, 2019: I noticed tree debris from a Southern Red Cedar, which had been placed curbside in front of the above address. I contacted the homeowner who advised that he cut the tree down the day before because it was leaning toward another tree. I photographed the stump and the tree debris. The stump measured 9 inches in diameter. No permit has been issued for the removal of this tree, and there was no evidence of rot, decay, or any other issues that could make it necessary for this tree to be removed.

July 9, 2019: An Official Notice of Violation was sent via Certified Mail to the Respondent's address and it was delivered on July 12, 2019.

July 19, 2019: An Official Notice of Hearing was sent to the Respondent via Certified Mail.

July 30, 2019: An Official Notice of Hearing was posted at the above property.

On August 13, 2019 the CEAAB found this case in violation for the removal of a 9" d.b.h. Southern Red Cedar tree without a permit and without documentation from an arborist certified by the International Society of Arboriculture or a Florida Licensed Landscape architect that the tree presented a danger to persons or property. The CEAAB issued an "Order Finding Violation and Imposing a Fine" in the amount of $200.00 and stipulated that two replacement Southern Red Cedar trees be planted on the property.

On September 23, 2019, the respondent paid the $200.00 fine.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends the CEAAB find that the respondent has paid the fine in full and that the CEAAB allow City Staff to administratively close this case upon the planting of two replacement Southern Red Cedar trees on the above property. Due to availability issues, the replacement trees have not yet been planted, and Staff will monitor this property to ensure the planting of the replacement trees.

Robert van Mierop
Code Enforcement Officer

Chapter 25, Section 25-56. - Tree removal and replacement.

(a) Permits required. It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (juniperus silicicola) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.

Chapter 25, Section 25-57. - Enforcement.

(c) (1) Violations and penalties.

Any person violating any of the provisions of this chapter may be cited in accordance with sections 2-316 through 2-329 of the Code of the City of St. Augustine, or referred to the municipal code enforcement board for appropriate action. The municipal code enforcement board may impose a fine up to two hundred fifty dollars ($250.00) per day. Each day that a violation of this chapter continues shall be deemed a separate offense.

Chapter 2, Section 2-316. - Authority and purpose.

This division is adopted pursuant to F.S. ch. 162, Pt. II, and F.S. ch. 633, as a supplemental method of enforcing the codes and ordinances of the City of St. Augustine, and is enacted to protect the public health, safety and welfare of the citizens of the City of St. Augustine, Florida, and in no way is intended to replace or exclude the enforcement of code or ordinance violations as otherwise permitted by law.

(Ord. No. 94-24, § 1, 7-25-94; Ord. No. 02-03, § 1, 3-25-02)

Select Year: 2018 Go

The 2018 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 162
COUNTY OR MUNICIPAL CODE ENFORCEMENT

View Entire Chapter

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real

or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

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05/30/2019 10:02

05/30/2019 10:07
Luftkin
25 FT.
FT. & IN.
INCHES

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street
St. Augustine FL 32084

DATE: 09/23/19 CUSTOMER#: 000000000
TIME: 10:01
CLERK: 1596plan

RECPT#: 1695606 PREV BAL:
TP/YR: MS/2019 AMT PAID: 200.00
BILL: ADJSTMNT:
EFF DT: 09/23/19 BAL DUE:
MISCELLANEOUS PAYMENT

----------TOTALS----------

PRINCIPAL PAID:	200.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00
AMT TENDERED:	200.00
AMT APPLIED:	200.00
CHANGE:	.00

PAID BY: MIHAI COSEREANU
PAYMENT METH: CASH
PAYMENT REF:

Fine Paid in Full.
9 Alhambra St.
CEHAB CASE#
2019-0269

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

OFFICIAL NOTICE OF CONFIRMATION OF ACTION

August 13, 2019

Mihai Cosereanu, Etal
9 Althea Street
St. Augustine, FL 32084-0000

RE: **9 Althea Street**
Removal of a 9" dbh Southern Red Cedar tree without a permit.
City Code, Chapter 25, Section 25-56
CEAAB Case No. 2019-0269

Dear Mr. Cosereanu:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on August 13, 2019, relative to your case.

The CEAAB found the case **"In Violation"** and issued an **"Order Finding Violation and Imposing a Fine".** The **"Order Finding Violation and Imposing a Fine" in the amount of $200.00 with stipulation that two replacement Southern Red Cedar trees be planted, for the removal of a 9" dbh Southern Red Cedar tree without a permit and without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presented a danger to persons or property.** A copy of the **"Order Finding Violation and 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 me at 825-1065 if you have any questions concerning this correspondence.

Sincerely,

R. van Mierop

Robert van Mierop
Code Enforcement Inspector

Attachment

cc: John P. Regan, City Manager
Denise May, Assistant City Attorney
CEAAB File

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

ORDER FINDING VIOLATION AND IMPOSING A FINE

CEAAB CASE NUMBER: CE2019-0269

IN THE MATTER OF:

MIHAI COSEREANU, ETAL
9 ALTHEA STREET
SAINT AUGUSTINE, FL 32084-0000

(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

VIOLATION SITE: 9 ALTHEA STREET

LEGAL DESCRIPTION: 3-29 LEW SUB NW31.25FT LOT 13 & SE25FT LOT 15 OR4675/1381

PARCEL NUMBER: 151290 0130

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON AUGUST 13, 2019 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 August 13, 2019 in accordance with Chapter 162, F.S.

   The respondent and/or authorized representative was present at the August 13, 2019, Code Enforcement, Adjustments and Appeals Board meeting and testified under oath.

2. During a routine code enforcement inspection, the staff observed the following code violations on May 30, 2019:

   Removal of a 9" dbh Southern Red Cedar tree without a permit, and without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property.

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 July 9, 2019, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On July 19, 2019 the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Hearing"** for August 13, 2019. AND on July 30, 2019, the property was posted with an affidavit of an **"Official Notice of Hearing"** for August 13, 2019, as well as the City Clerk's Office was also posted with an affidavit of that same hearing on July 29, 2019.

6. **On August 13, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in "violation" and issued an "Order Imposing a Fine" in the amount of $200.00 and stipulated that two replacement Southern Red Cedar trees be planted on the property.**

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 STATUES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY.

DONE AND ORDERED THIS **13TH DAY OF** August **, 2019** in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

STEPHEN SIMMONS, VICE-CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Stephen Simmons, 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 13th day of August, A.D., 2019

SANDRA J. PARTIN
Notary Public - State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of $250 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

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

CODE ENFORCEMENT DIVISION

July 9, 2019

IN THE MATTER OF: Name: MIHAI COSEREANU, ETAL
Address: 9 ALTHEA STREET
ST. AUGUSTINE, FL 32084
Case #: CE2019-0269

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

SITE OF VIOLATION: 9 ALTHEA STREET

LEGAL DESCRIPTION: 3-29 LEW SUB NW31.25FT LOT 13 & SE25FT LOT 15 OR4675/1381

PARCEL NUMBER: 151290 0130

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 30, 2019, which revealed the following violations:

- Removal of a 9" dbh Southern Red Cedar tree without a permit.

If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing a fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for the first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

Notice of Violation
CE2019-0269

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

R. Van Mierop

Robert "Bobby" Vanmierop
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: 7015 3430 0000 8755 3917

cc: John P. Regan, City Manager
CHAAB 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.

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

Sent To Mihai Cosereanu, Etal

Street and 1304 Flagship Court

City, State St. Augustine, FL 32080-0000

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ST. AUGUSTINE MPO
USPS
Postmark Here
JUL 10 2019

7015 3430 0000 8755 3917

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B

Mihai Cosereanu, Etal
1304 Flagship Court
St. Augustine, FL 32080-0000

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
JUL 12 2019
Planning/Building Dept.

3. Service Type
- ☑ Certified Mail®
- ☐ Priority Mail Express™
- ☐ Registered
- ☑ Return Receipt for Merchandise
- ☐ Insured Mail
- ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 3430 0000 8755 3917

PS Form 3811, July 2013 Domestic Return Receipt

Althea

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

July 19, 2019

IN THE MATTER OF: Name: MIHAI COSEREANU, ETAL
Address: 9 ALTHEA STREET
ST. AUGUSTINE, FL 32084
Case #: CE2019-0269

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 25, Section 25-56

SITE OF VIOLATION: 9 ALTHEA STREET

LEGAL DESCRIPTION: 3-29 LEW SUB NW31.25FT LOT 13 & SE25FT LOT 15 OR4675/1381

PARCEL NUMBER: 151290 0130

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, August 13, 2019, 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:

- Removal of a 9" dbh Southern Red Cedar tree without a permit, and without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or 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.

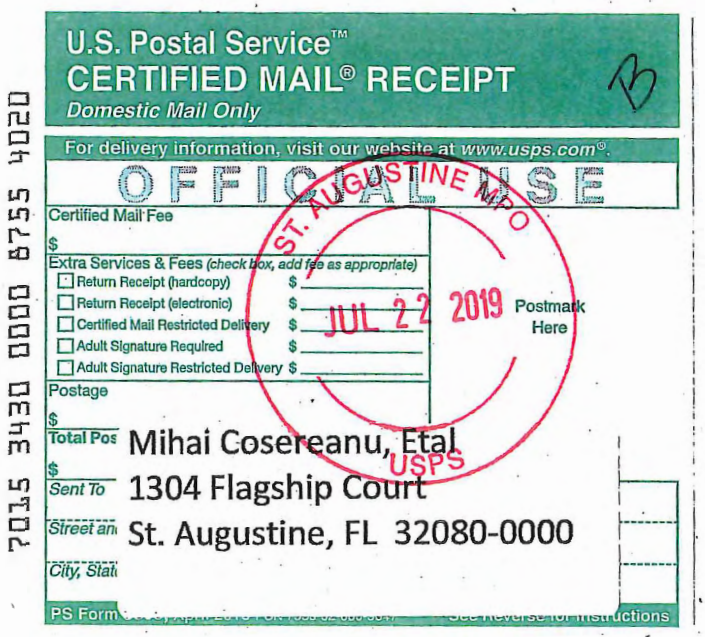
Robert "Bobby" Vanmierop
Code Enforcement Officer

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

Certified Mail Number: 7015 3430 0000 8755 4020

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.



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- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

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Total Pos
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Sent To Mihai Cosereanu, Etal

Street an 1304 Flagship Court

City, Stat St. Augustine, FL 32080-0000

PS Form

See Reverse for Instructions

ST. AUGUSTINE MPO
JUL 22 2019
USPS
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POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON TUESDAY, AUGUST 13, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER: 2019-0269

PROPERTY LOCATION: 9 Althea Street

PROPERTY OWNER: Mihai Cosereanu

VIOLATION OF CITY CODE: CHAPTER 25, SECTION 25-56

POSTED AT PROPERTY **DATE** July 30, 2019

ROBERT VAN MIEROP
CODE ENFORCEMENT INSPECTOR

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30th **DAY**

OF July, **2019.**

SIGNATURE OF NOTARY

SANDRA J. PARTIN
Notary Public - State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

POSTING AFFIDAVIT

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VIOLATION OF CITY CODE: CHAPTER 25, SECTION 25-56

POSTED AT CITY HALL: **DATE:** 7/29/19

for **DARLENE GALAMBOS**
CITY CLERK

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29th **DAY**

OF July, **2019.**

ROBIN DIANGELIS
Commission # GG 279330
Expires January 26, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Robyn DiAngelis
SIGNATURE OF NOTARY

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1512900130
Location Address	9 ALTHEA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Lew Subdivision (582)
Tax Description*	3-29 LEW SUB NW31.25FT LOT 13 & SE25FT LOT 15 OR4675/1381 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Lew Subdivision Of Blocks A B &C Hildret
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.150
Homestead	Y

Owner Information

Owner Name	Cosereanu Mihai Etal 100% Schroeder Sabine 100%
Mailing Address	1304 FLAGSHIP CT SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2019
Building Value	$227,328
Extra Features Value	$4,060
Total Land Value	$87,808
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$319,196**
Total Deferred	$98,250
Assessed Value	**$220,946**
Total Exemptions	$50,000
Taxable Value	**$170,946**

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
2018	$230,035	$1,224	$65,856	$0	$0	$297,115	$216,826	$130,289	$166,826
2017	$215,870	$1,261	$65,856	$0	$0	$282,987	$212,366	$120,621	$162,366
2016	$218,351	$1,289	$65,856	$0	$0	$285,496	$207,998	$127,498	$157,998
2015	$182,696	$1,317	$54,331	$0	$0	$238,344	$206,552	$81,792	$156,552
2014	$173,902	$1,346	$54,331	$0	$0	$229,579	$204,913	$74,666	$154,913
2013	$145,844	$1,710	$54,331	$0	$0	$201,885	$201,885	$50,000	$151,885
2012	$147,465	$2,075	$54,331	$0	$0	$203,871	$203,871	$50,000	$153,871
2011	$149,085	$2,438	$54,331	$0	$0	$205,854	$198,888	$56,966	$148,888
2010	$150,706	$2,469	$60,368	$0	$0	$213,543	$195,949	$67,594	$145,949

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	3588	**Roof Cover**	Composite Shingle
Conditioned Area	1817	**Interior Flooring**	Carpet, Ceramic Tile
Actual Year Built	2001	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Stucco	**Baths**	2

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	11 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Wind	2 Story Masonry	100%

Description	Conditioned Area	Actual Area
PATIO	0	176
FINISHED DECK	0	52
FINISHED UPPER STORY	1016	1016
UNFINISHED STORAGE	0	210
FINISHED DECK	0	64
FINISHED SCREEN PORCH	0	196
OUTSIDE STAIRS	0	44
BASE AREA	801	801

Description	Conditioned Area	Actual Area
FINISHED SCREEN PORCH	0	304
FINISHED DECK	0	28
FINISHED GARAGE	0	589
FINISHED OPEN PORCH	0	80
FINISHED DECK	0	28
Total SqFt	1817	3588

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	106
Spa / Hot Tub	0	0	0	0	1
Screen Enclosure (Low)	0	0	0	0	28

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	56	120	56	EF	$87,808

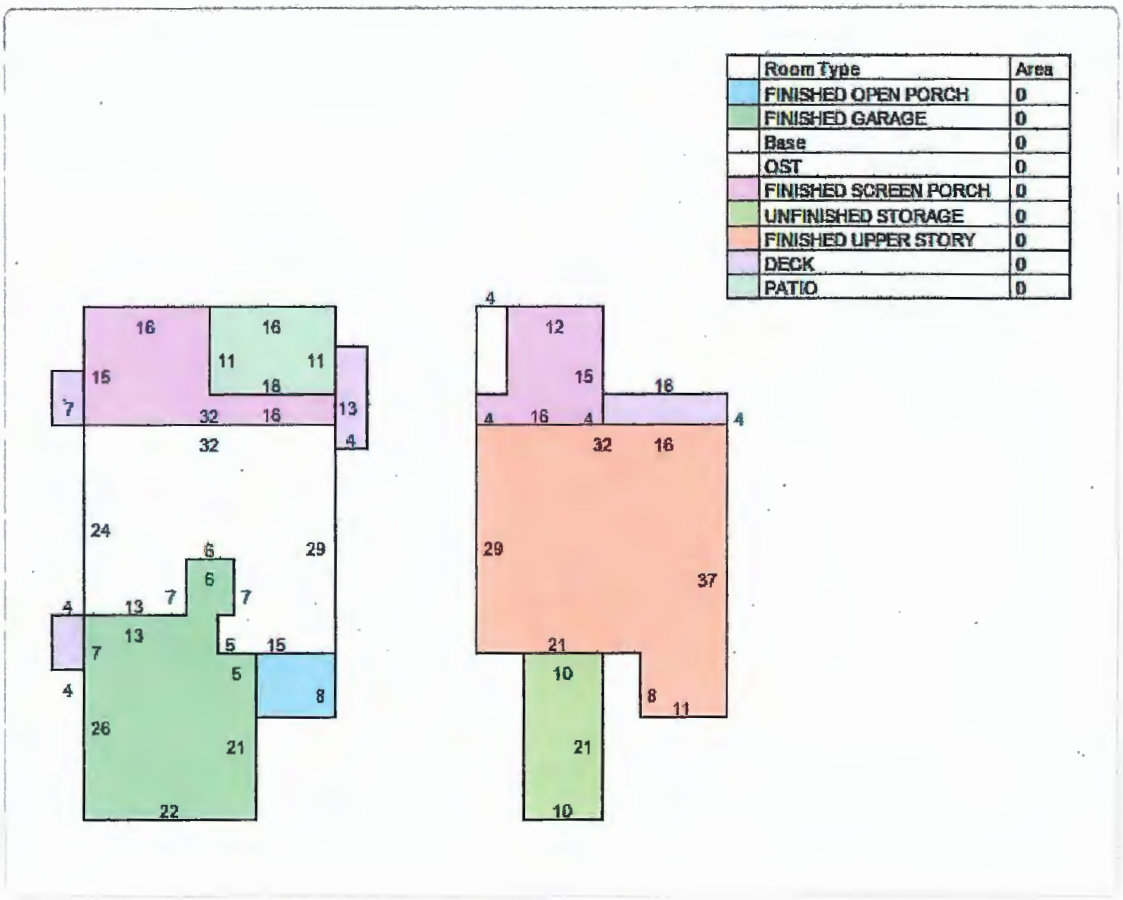
Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/4/2019	1/30/2019	$320,000.00	WD	4675	1381	Q	I	WAZAR ROBERT,SUSAN PILBEAM	COSEREANU MIHAI ETAL
	7/1/1991	$19,500.00		900	1774	Q	V		WAZAR ROBERT,SUSAN PILBEAM
	9/1/1988	$0.00		795	724	U	V		

Area Sales Report

Recent Sales in Area

Sketch Information



Dennis W. Hollingsworth Tax Collector

generated on 7/29/2019 1:34:57 PM EDT

Tax Record

Last Update: 7/29/2019 1:34:57 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number	Tax Type	Tax Year
151290-0130	**REAL ESTATE**	**2018**

Mailing Address
WAZGAR ROBERT,SUSAN PILBEAM
9 ALTHEA ST
SAINT AUGUSTINE FL 32084-2182

Physical Address
9 ALTHEA ST

Exempt Amount	Taxable Value
$50,000.00	**$166,826.00**

Exemption Detail
HX 25000
HB 25000

Millage Code
452

Escrow Code

Legal Description
06-07-30 .15 Acres 3-29 LEW SUB NW31.25FT LOT 13 & SE25FT LOT 15 OR900/1774

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	5.1000	216,826	50,000	$166,826	$850.81
ROAD	0.7500	216,826	50,000	$166,826	$125.12
HEALTH	0.0171	216,826	50,000	$166,826	$2.85
SCHOOL					
SCHOOL - STATE LAW	4.0300	216,826	25,000	$191,826	$773.06
SCHOOL - LOCAL BOARD	2.2480	216,826	25,000	$191,826	$431.22
SJRWMD	0.2562	216,826	50,000	$166,826	$42.74
MOSQUITO	0.2200	216,826	50,000	$166,826	$36.70
CITY OF ST AUGUSTINE	7.5000	216,826	50,000	$166,826	$1,251.20
FL INLAND NAV DISTRICT	0.0320	216,826	50,000	$166,826	$5.34
PORT AUTHORITY	0.0638	216,826	50,000	$166,826	$10.64
Total Millage	20.2171	**Total Taxes**			$3,529.68

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
4105	C OF S A FIRE ASSESS FEE	$186.12

Total Assessments	$186.12
Taxes & Assessments	$3,715.80

If Paid By	Amount Due
	$0.00

				Amount
11/16/2018	PAYMENT	8112278.0001	2018	$3,567.17

Pr Due

NO DELINQUENT TAXES

ITEM 7 (f)

PREVIOUSLY HEARD CASES

CEAAB CASE# 2019-0381

101 San Marco Avenue

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **November 19, 2019**

SUBJECT: **Case Number: 2019-0381**

RESPONDENT: **Roman Catholic Church**
Mission of Nombre de Dios

LOCATION: **101 San Marco Avenue, Parcel Number 192070 0000**

VIOLATIONS: **City Code, Chapter 22, Section 22-16, (b) (1) (i)**
Use of and/or construction in city rights-of-way

BACKGROUND INFORMATION:

On April 20, 2018, the above property was issued a Building Permit for a new fence and gates to be installed around the perimeter of the grounds, on the Mission property.

May 2, 2019: I received a verbal complaint from a resident stating that a section of the new fence, constructed on the south property line of the above address, along Pine Street, had been installed in the City right-of-way. The complainant stated that there is currently not sufficient room to walk along Pine Street, as the fence keeps pedestrians too close to vehicular traffic.

According to a survey prepared by Clarson and Associates, Inc., dated July 25, 2008, the distance from the curb on Pine Street to the property line of the Mission is eight feet. This was confirmed by Blue Beam software. Measurements along Pine Street indicate that the fence is less than five feet from the curb along the property's south boundary.

May 13, 2019: I contacted John Carres, Operations Manager for the Mission of Nombre de Dios and we discussed the issue of the location of the fence. I advised Mr. Carres that there were three remedies which would bring this property into compliance. The fence could be removed, it could be moved back to a point where it is on Mission property, or the Mission could apply for a License Agreement with the City which if approved, would allow the fence to remain where it was as of the date of our conversation.

May 28, 2019: A second inspection showed the fence had not been relocated or removed. I contacted City of St. Augustine Public Works to find out if the Application for the License Agreement had been submitted and I was advised that it had not been submitted.

June 12, 2019: The Mission, through counsel, advised City of St. Augustine Public Works that they were obtaining an as built survey of the fence along Pine Street, and once that was in hand, they would be filing the application package.

July 31, 2019: A reinspection of the property showed that the fence had not been moved, and there was no paperwork filed to apply for a license agreement to leave the fence where it was. Several specific measurements and photographs were taken in order to move forward with this case.

August 21, 2019: An Official Notice of Violation was sent to the Respondent via Certified Mail and it was received and signed for on September 6, 2019.

September 18, 2019: An Official Notice of Hearing was sent to the Respondent via Certified Mail and it was received and signed for on September 26, 2019. The Notice of Hearing was also filed with the Clerk's Office and posted at the property.

September 30, 2019: I verified with the City of St. Augustine Public Works Department that the Respondent has submitted the fees and the Application for the License Agreement. As of this date the decision as to the License Agreement is pending.

On October 8, 2019: The CEAAB ordered that this case be continued until the City Commission had an opportunity to review and rule on the License Agreement Application.

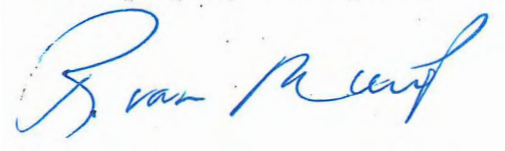
October 22, 2019: The respondent notified the City that the Right of Way License Agreement Application was formally withdrawn, and that the Diocese will relocate the portions of the fence that are located within the Pine Street right-of-way as soon as practicable.

October 28, 2019: Staff contacted Chris Buttermore, Senior Project Manager, Matthews Design Group, to determine a more specific time frame within which the fence would be located. As of November 7, 2019 no such time frame has been provided.

November 14, 2019: Staff contacted Chris Buttermore, Senior Project Manager, Matthews Design Group. Mr. Buttermore advised that they are considering bids for the work to be done, and that a surveyor will soon review the site to begin staking out the property. No permits have been issued for the work to commence.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends the CEAAB find the above property to be in violation and that a fine in the amount of $250.00 per day be imposed, and that the fine remain in effect until the above property is brought into compliance.



Robert van Mierop
Code Enforcement Officer

Sec. 22-16. - Use of and/or construction in city rights-of-way.

(a) Definitions. In this section:

(1) Construction means any activity or installation, other than the placement of utilities governed by section 22-8 of this Code, performed within the boundaries of any city right-of-way, including, but not limited to, curb cuts; driveways; excavation activities; installation of pavers, poles, fencing, signage and sidewalks; structures or other improvements; and landscaping activities.

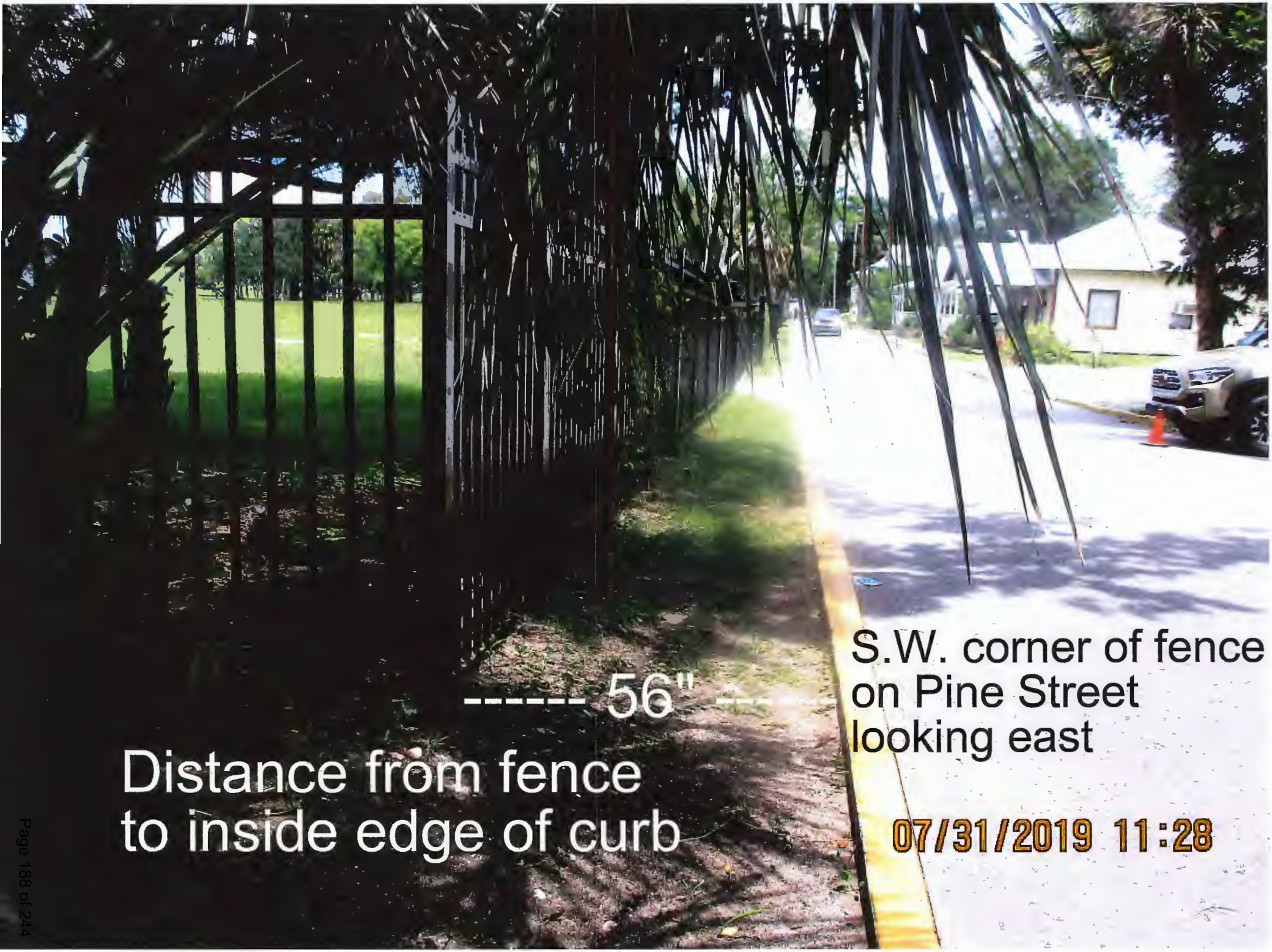
(2) Rights-of-way means any opened or unopened city street, roadway or alleyway or any easement or any real property owned by the city.

(b) Activities in city rights-of-way without permits.

(1) The following construction and/or use activities are prohibited within the boundaries of all city rights-of-way unless permitted in accord with the provisions of this article:

a. Installation of mailboxes other than units prescribed by U.S. Postal Service Standards and Florida Department of Transportation Parking and Traffic Design Standards.
b. Decorative walls.
c. Retaining walls.
d. Buildings or structures of any kind.
e. Barriers or obstructions of any kind.
f. Basketball goals.
g. Skateboard ramps.
h. Recreational structures of any kind, whether temporary or permanent.
i. Fences.
j. Parking lots.
k. Landscaping of any kind.
l. Any other facility, object or item requiring a permanent foundation or which cannot be removed readily.
m. Any facility, object or item designed and intended for personal or private use and not for public use.
n. Security lights and street lights.
o. Driveways, new, modified or replaced.
p. Any work, construction activity or item which creates an obstruction, whether permanent
q. temporary, to the free and complete use of the right-of-way.
r. Trenchless construction activities.

S.E. corner of fence
at Pine Street

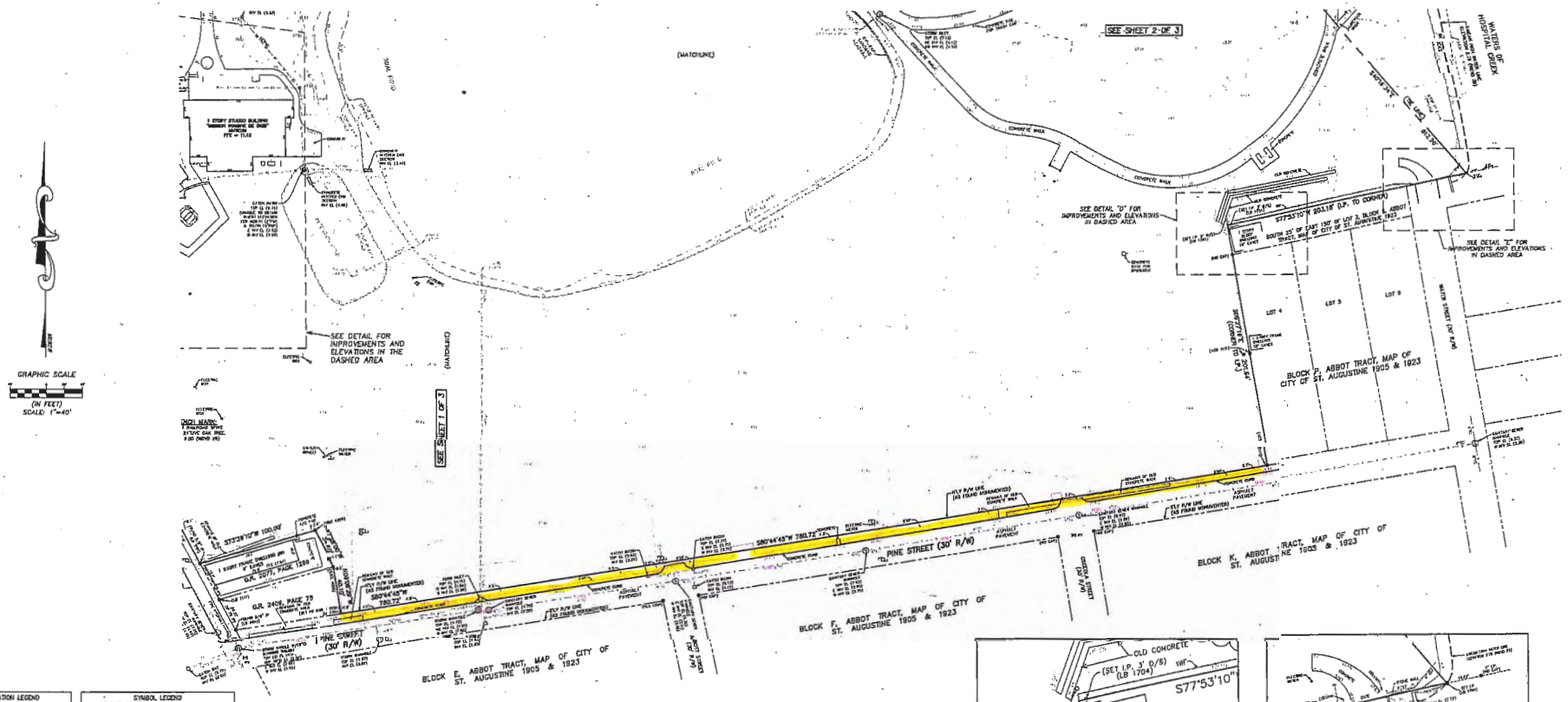

------ 56" ---
Distance from fence
to inside edge of curb
S.W. corner of fence
on Pine Street
looking east
07/31/2019 11:28

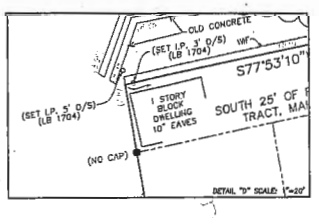
50"
40"
Distances from fence to inside edge of curb
Gate on Pine Street
07/31/2019 11:33

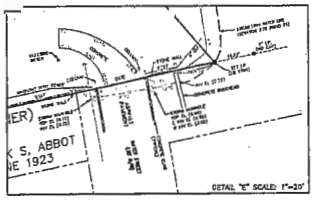
Pine
Abbot
STOP
26"
48"
Distances from fence to inside edge of curb
Pine Street at Abbot Street
07/31/2019 11:36

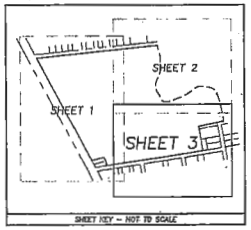
05/02/2019 10:42

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
PART OF THE ABBOTT AND HEADE TRACTS ACCORDING TO THE MAP OF CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA DATED 1905 AND 1923.
(SEE SHEET 1 FOR LEGAL DESCRIPTION)
FOR: DIOCESE OF SAINT AUGUSTINE









ABBREVIATION LEGEND	
R/W	RIGHT OF WAY
P.O.B.	POINT(S) BEGINNING (POINT OF BEGINNING)
P.O.C.	POINT(S) COMMENCING
W	WOOD FENCE
C.L.F.	CHAIN LINK FENCE
W.F.	WIRE FENCE
(10.00)	EXISTING ELEVATION
[10.00]	TOP OF BULL OR DESIGNED ELEVATION
EL	ELEVATION
FFE	FINISH FLOOR ELEVATION
INV	INVERT
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
TC	TERRA COTTA PIPE
CI	CAST IRON PIPE
WV	WATER VALVE
GV	GAS VALVE
BFP	BACKFLOW PREVENTER
SL	SPOT LIGHT
MF	METAL FENCE
WF	WOODEN PICKET FENCE

SYMBOL LEGEND	
■	FOUND 4"X4" CONCRETE MONUMENT (AS NOTED)
○	FOUND 1"/2" IRON PIPE (NO NOTES)
◁▷	FOUND PKNAIL
○	LIGHT POLE
⊙	SIGN POST
⊙	WATER METER
WV	WATER VALVE
GV	GAS VALVE
⊙	WATER METER
WV	VALVE, AS NOTED
⊙	CONCRETE UTILITY POLE
⊙	WOOD UTILITY POLE
⊙	GUY ANCHOR
——x——	FENCE, AS NOTED
——OHW——	OVERHEAD UTILITY LINE
——SD——	STORM DRAINAGE PIPE, AS NOTED
——SS——	SANITARY SEWER PIPE, AS NOTED
———	EXISTING CONTOUR LINE
	FIRE HYDRANT
	HANDICAP PARKING SPACE

NOTES:

1. BEARING REFERENCE: N27°28'00"W FOR THE EASTERLY R/W LINE OF SAN MARCO AVENUE PER O.R. 2408, PAGE 75.
2. THIS IS AN ABOVE SURFACE SURVEY ONLY. UNDERGROUND INFORMATION, EXCEPT STORM DRAINAGE AND SANITARY SEWER, NOT LOCATED OR SHOWN.
3. ELEVATIONS SHOWN THUS: (10.00) REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
4. TO CONVERT ELEVATIONS FROM (NGVD 29) TO (NAVD 88), SUBTRACT 1.063 FEET.
5. REFERENCE BENCH MARK: COAST AND GEODETIC SURVEY MARKER (F 141 1934) EL. 10.30 (NGVD 29).

\\dat\Projects\2017\17-220 San Marco Ave and Green Ave Parcel\17-220-1\dwg\BOUNDARY_09-17-2018.dwg

REVISED ON 09/17/2018 SHOW ADDITIONAL PORTION OF NEW FENCE & TOPO
REVISED ON 07/17/2018 SHOW PORTION OF NEW FENCE

I HEREBY CERTIFY I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

DATE SURVEYED: JULY 25, 2008
SCALE: 1"=40'
FIELD BK/PG: 805/16-44, 878/32-34 822/3
FILE NO: B-2413

CLARSON & ASSOCIATES

CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 1704
1643 HENDON AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: 904-396-2823

WILLIAM D. PRESTON, REGISTERED SURVEYOR NO. 6741, FL
SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL

SHEET 3 OF 3
(NOT VALID WITHOUT ALL SHEETS)

City of St. Augustine
St. Augustine, Florida
Nation's Oldest City
Planning/Building

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

October 8, 2019

Roman Catholic Church
Catholic Center
11625 Old St. Augustine Road
Jacksonville, FL 32258-0000

RE: **101 San Marco Avenue**
Use of and/or construction in city rights-of-way
City Code, Chapter 22, Section 22-16 (b)(1)(i)
CEAAB Case No. 2019-0381

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 October 8, 2019, relative to your case.

The CEAAB ordered the case **"Continued until the City Commission had an opportunity to review and rule on the License Agreement Application".** 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.

If you should have any questions concerning this correspondence, please contact me at (904) 825-1065.

Sincerely,

Robert van Mierop
Code Enforcement Inspector

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

MATTHEWS
DESIGN GROUP

October 22, 2019

Bobbie-Jo Manning
Manager, Development & Management Support
City of St. Augustine
Public Works
PO Box 210
St. Augustine, FL 32085

RE: Mission Grounds – Pine Street Fence
MDG #18244

Bobbie-Jo,

After discussions with the Diocese team, we are formally withdrawing the Right-of-Way License Agreement application that was submitted for the construction of a fence within the Pine Street right-of-way on the south side of the Mission Property. The Diocese will relocate the portions of the fence that are located within the Pine Street right-of-way as soon as practicable.

Sincerely yours,
MATTHEWS DESIGN GROUP, INC.

Chris Buttermore, P.E.
Senior Project Manager

MATTHEWS DESIGN GROUP, INC.
PO BOX 3126 • 7 Waldo Street • St. Augustine • Florida • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

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

CODE ENFORCEMENT DIVISION

August 21, 2019

IN THE MATTER OF: Name: ROMAN CATHOLIC CHURCH
Address: CATHOLIC CENTER
11625 OLD ST AUGUSTINE RD.
JACKSONVILLE, FL 32258-0000
Case #: CE2019-0381

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 22, Section 22-16 (b)(1)(i),
Use of and/or construction in City rights-of-ways.

SITE OF VIOLATION: 101 SAN MARCO AVENUE

LEGAL DESCRIPTION: 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207

PARCEL NUMBER: 192070 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on July 31, 2019, which revealed the following violations:

- Fence installed on the City right-of-way on the North side of Pine Street.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, within seven (7) days, 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 the fence from the City right-of-way.
- Relocate the fence to a point five feet from the curb.
- Submit previously supplied paperwork to request a Licensing Agreement to allow the fence to remain in the City right-of-way.

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

IF RESPONDENT HAS **NOT** ABATED or CORRECTED the violation(s) by taking the above steps on or before the compliance date, they will be placed on the agenda for the next meeting of the Code Enforcement, Adjustments and Appeals Board which shall convene in the Alcazar Room to hear evidence on the issue of compliance.

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.

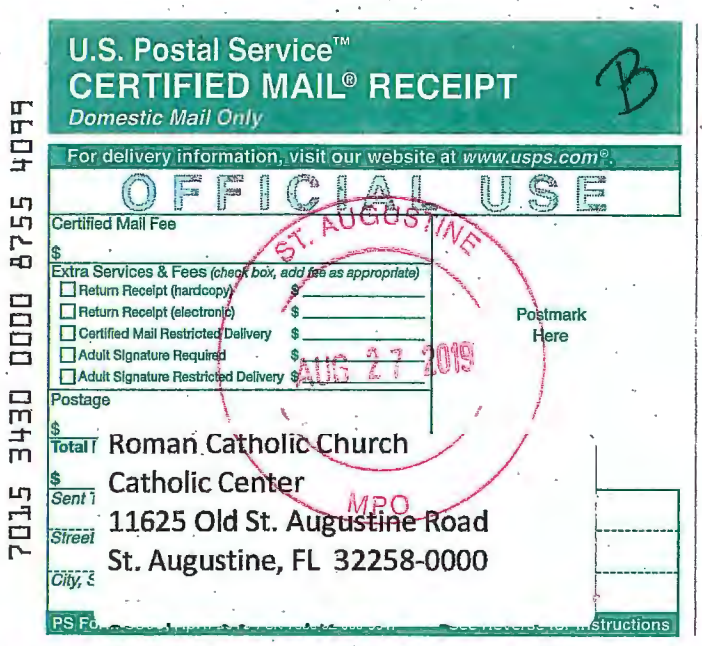
Robert "Bobby" Vanmierop
Code Enforcement Officer

CITY OF ST. AUGUSTINE
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
(904) 825-1066

Certified Mail Number: 7015 3430 0000 8755 4099

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.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

B

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$
Sent T
Street
City, S

ST. AUGUSTINE FL
AUG 27 2019
MPO

Postmark Here

Roman Catholic Church
Catholic Center
11625 Old St. Augustine Road
St. Augustine, FL 32258-0000

PS Fo ... See Reverse for Instructions

7015 3430 0000 8755 4099

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B

Roman Catholic Church
Catholic Center
11625 Old St. Augustine Road
St. Augustine, FL 32258-0000

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Jaime Medley
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
SEP 06 2019

3. Service Type
- ☑ Certified Mail®
- ☐ Registered
- ☐ Insured Mail
- ☐ Priority Mail Express™
- ☑ Return Receipt for Merchandise
- ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 3430 0000 8755 4099

PS Form 3811, July 2013 Domestic Return Receipt

101 San Marco

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

September 18, 2019

IN THE MATTER OF: Name: ROMAN CATHOLIC CHURCH
Address: CATHOLIC CENTER
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258-0000
Case #: CE2019-0381

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 22, Section 22-16 (b)(1)(i)

SITE OF VIOLATION: 101 SAN MARCO AVENUE

LEGAL DESCRIPTION: 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207

PARCEL NUMBER: 192070 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, October 8, 2019, 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:

- Fence installed on the City right-of-way on the North side of Pine Street.

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 "Bobby" Vanmierop
Code Enforcement Officer

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

Certified Mail Number: 7015 3430 0000 8755 4228

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.

U.S. Postal Service™
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CB

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Por
$

Sent To Roman Catholic Church
Street an Catholic Center
City, Stat 11625 Old St. Augustine Rd.
Jacksonville, FL 32258-0000

PS Form

Postmark Here

ST. AUGUSTINE MPO SEP 19 2019

7015 3430 0000 8755 4228

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CB

Roman Catholic Church
Catholic Center
11625 Old St. Augustine Rd.
Jacksonville, FL 32258-0000

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X JMedley ☐ Agent ☐ Addressee

B. Received by (Printed Name) Jaime Medley C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
SEP 26 2019

3. Service Type
- ☑ Certified Mail® ☐ Priority Mail Express™
- ☐ Registered ☑ Return Receipt for Merchandise
- ☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 3430 0000 8755 4228

PS Form 3811, July 2013 Domestic Return Receipt 101 San Marco

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON OCTOBER 8, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:	**CE2019-0381**
PROPERTY LOCATION:	**101 SAN MARCO AVE, Building: 1, SAINT AUGUSTINE, FL 32084-0000**
PROPERTY OWNER:	**ROMAN CATHOLIC CHURCH**
VIOLATION OF CITY CODE:	**CHAPTER 22, SECTION 22-16 (B)(1)(I)**

POSTED AT PROPERTY: September 18, 2019

Robert "Bobby" Vanmierop
Code Enforcement Officer

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18TH DAY OF SEPTEMBER, 2019.

SANDRA J. PARTIN
Notary Public - State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

SIGNATURE OF NOTARY

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON OCTOBER 8, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:	**CE2019-0381**
PROPERTY LOCATION:	**101 SAN MARCO AVENUE**
PROPERTY OWNER:	**ROMAN CATHOLIC CHURCH**
VIOLATION OF CITY CODE:	**CHAPTER 22, SECTION 22-16 (b)(1)(i)**

POSTED AT CITY HALL: September 18, **2019**

Darlene Galambos

DARLENE GALAMBOS
CITY CLERK

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th **DAY OF** September, **2019**

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

SIGNATURE OF NOTARY

Fence

CITY OF ST. AUGUSTINE

Planning & Building Department 75 King Street, St. Augustine, Florida 32084

PERMIT #: 2017-0896

Contractor: J. C. HARWARD & ASSOCI. INC, (904) 838-9400

Owner: ROMAN CATHOLIC CHURCH

Parcel: 192070 0000

Legal: 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207

Zoning: OL

Project Address: 101 SAN MARCO

Proposed Work: Construct Fence & Gates Around Perimeter of Grounds

Job Cost: $500,000.00

Permit Fees: $2,552.25

ALL INSPECTIONS MUST BE SCHEDULED BY CALLING THE INSPECTION REQUEST LINE AT 904-209-4329 AT LEAST 24 HOURS IN ADVANCE.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STAFF USE ONLY

AUTHORIZED SIGNATURE _____ **DATE ISSUED** April 20, 2018

22-16 (b)(1)(i) Permit # 2017-0896

Shelley Clayton

From: Shelley Clayton
Sent: Tuesday, October 09, 2018 10:29 AM
To: John Harward
Cc: Scott Jaime; Brad Beach; Charles David; Joanna Stark
Subject: RE: The Mission Fence

Good Morning,

Can you please give me an update as to when the fence will be moved onto the missions property? I do not see where a licensing agreement has been submitted to Public Works to keep the fence in the City's right of way.

Regards,

Shelley Clayton
Permits Coordinator
Planning & Building Dept.
P O Box 210
St. Augustine, FL 32085
P: 904-825-1060
F: 904-209-4335
sclayton@citystaug.com

From: Shelley Clayton
Sent: Friday, September 07, 2018 10:59 AM
To: 'John Harward' <harward@bellsouth.net>
Cc: Scott Jaime <sjaime12@gmail.com>; Brad Beach <Brad@KasperArch.com>; Charles David <charlesjdavid@yahoo.com>; Joanna Stark <jstark@missionandshrine.org>
Subject: RE: The Mission Fence

Good Morning John,

The building plans do not indicate the installation of the fence outside of the missions property. The plans show that it will be 5' from the curb which would place it within the missions property. Unfortunately, the fence cannot go into the right of way without approval from Public Works. Also, there are new water lines that are on that side of Pine St. Please let me know if you have any other questions.

Regards,

Shelley Clayton
Permits Coordinator
Planning & Building Dept.
P O Box 210
St. Augustine, FL 32085
P: 904-825-1060
F: 904-209-4335
sclayton@citystaug.com

From: John Harward [mailto:harward@bellsouth.net]
Sent: Friday, September 07, 2018 7:55 AM
To: Shelley Clayton <sclayton@citystaug.com>
Cc: JOHN HARWARD <harward@bellsouth.net>; Scott Jaime <sjaime12@gmail.com>; Charles David <charlesjdavid@yahoo.com>; Joanna Stark <jstark@missionandshrine.org>; Brad Beach <brad@kasperarch.com>
Subject: The Mission Fence

Thank you Shelley,

I will look into this today. It was my understanding we could install the fence as it was previously constructed. If I understand you now we are to move the fence further back to our property line and not where it was prior to the installation of the new fence.....please confirm.

John C. Harward Jr.

J.C. Harward & Associates, Inc.
6617 River Point Drive
Fleming Island, Fl 32003
ph. 904-838-9400
www.jcharward.com
CGC061339
BK590408

From: Shelley Clayton <sclayton@citystaug.com>
To: John Harward <harward@bellsouth.net>
Sent: Thursday, September 6, 2018 2:50 PM
Subject: The Mission Fence

Good Afternoon John,

The fence that is being constructed on Pine St for The Mission is not measuring 5' from the curb. The measurements are coming up as 24", 34", 42" from the curb. This is not what the City approved per the building plans. The building plans state that the fence will be constructed on The Missions property and not on the City's right-of-way. Unfortunately, Armstrong Fence will need to relocate the fence to indicate 5" from the curb. If you have any questions please let me know.

Regards,

Shelley Clayton
Permits Coordinator
Planning & Building Dept.
P O Box 210

St. Augustine, FL 32085
P: 904-825-1060
F: 904-209-4335
sclayton@citystaug.com

Robert Vanmierop

From: Kim M. Oglesby <koglesby@citystaug.com>
Sent: Monday, May 13, 2019 5:05 PM
To: eaverysmith@rtlaw.com
Cc: Bobbie-Jo Manning; Jonathan Foster; Todd Grant; Richard Schauland; Robert Vanmierop
Subject: Prince of Peace ROW License Agreement for Fence Replacement
Attachments: LICENSE ROW (no annual fee, blank, draft example).pdf; Agenda Deadlines 2019.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, Ms. Smith,

After you apply for the Right-of-Way Permit and License Agreement for the fence replacement in the City's right-of-way, we will create the license document specific to your property and project, and send to you with instructions. The blanks shown on the attached example will be appropriately filled in. The insurance requirements are as stated in paragraph #9. There is no ongoing yearly fee for fence replacement in the City's right-of way.

The application fee is $145 for the Right-of-Way Permit plus $250 for the License Agreement, for a total of $395. (The City covers recording fees for the agreement.) A link to the application form is below. In order to proceed, we will need your completed form, $395 payment, and a sketch with dimensions showing the fence replacement within City right-of-way. This will be routed to the Public Works Director for review. Following that approval, we will send the license agreement to you. I would estimate about one week for that process. Once we receive the signed agreement back from you, it will be scheduled for the next available City Commission meeting at that time (see attached list of meeting dates with agenda deadlines). Construction work on or affecting City right-of-way may not begin until the License Agreement has been approved by the City Commission.

Application Form: http://www.citystaug.com/document_center/Publicworks/Development/ROW/ROW-UsePermitApplication.pdf

I hope this helps explain the process. Please reach out with any further questions. Thank you.

Sincerely,

Kim M. Oglesby
Permits Technician
City of St. Augustine, Public Works Department
75 King Street – Lobby B Elevator – 4th Floor
P.O. Box 210, St. Augustine, Florida 32085-0210
Office: (904) 209-4375
Public Works website

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.

Robert Vanmierop

From: Kim M. Oglesby <koglesby@citystaug.com>
Sent: Monday, May 20, 2019 8:07 AM
To: Robert Vanmierop
Subject: RE: Prince of Peace ROW License Agreement for Fence Replacement

Bobby,

No not to me.

Thanks

Kim M. Oglesby
Permits Technician
City of St. Augustine, Public Works Department
75 King Street – Lobby B Elevator – 4th Floor
P.O. Box 210, St. Augustine, Florida 32085-0210
Office: (904) 209-4375
Public Works website

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From: Robert Vanmierop
Sent: Monday, May 20, 2019 7:57 AM
To: Kim M. Oglesby <koglesby@citystaug.com>
Subject: RE: Prince of Peace ROW License Agreement for Fence Replacement

Have they returned the application and sent in the payment?

Thanks

Robert van Mierop
Code Enforcement Officer
Planning and Building Department
904-209-4333

From: Kim M. Oglesby
Sent: Monday, May 13, 2019 5:05 PM
To: eaverysmith@rtlaw.com
Cc: Bobbie-Jo Manning <bmanning@citystaug.com>; Jonathan Foster <jfoster@citystaug.com>; Todd Grant <tgrant@citystaug.com>; Richard Schauland <rschauland@citystaug.com>; Robert Vanmierop

<rvanmierop@citystaug.com>
Subject: Prince of Peace ROW License Agreement for Fence Replacement

Hello, Ms. Smith,

After you apply for the Right-of-Way Permit and License Agreement for the fence replacement in the City's right-of-way, we will create the license document specific to your property and project, and send to you with instructions. The blanks shown on the attached example will be appropriately filled in. The insurance requirements are as stated in paragraph #9. There is no ongoing yearly fee for fence replacement in the City's right-of way.

The application fee is $145 for the Right-of-Way Permit plus $250 for the License Agreement, for a total of $395. (The City covers recording fees for the agreement.) A link to the application form is below. In order to proceed, we will need your completed form, $395 payment, and a sketch with dimensions showing the fence replacement within City right-of-way. This will be routed to the Public Works Director for review. Following that approval, we will send the license agreement to you. I would estimate about one week for that process. Once we receive the signed agreement back from you, it will be scheduled for the next available City Commission meeting at that time (see attached list of meeting dates with agenda deadlines). Construction work on or affecting City right-of-way may not begin until the License Agreement has been approved by the City Commission.

Application Form: http://www.citystaug.com/document_center/Publicworks/Development/ROW/ROW-UsePermitApplication.pdf

I hope this helps explain the process. Please reach out with any further questions. Thank you.

Sincerely,

Kim M. Oglesby
Permits Technician
City of St. Augustine, Public Works Department
75 King Street – Lobby B Elevator – 4th Floor
P.O. Box 210, St. Augustine, Florida 32085-0210
Office: (904) 209-4375
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Robert Vanmierop

From: Kim M. Oglesby <koglesby@citystaug.com>
Sent: Wednesday, May 29, 2019 7:01 AM
To: Robert Vanmierop
Subject: RE: Prince of Peace ROW License Agreement for Fence Replacement

Hello Robert,

Nothing has come by me, but maybe check with Bobbie Jo.

Thanks

Kim M. Oglesby
Permits Technician
City of St. Augustine, Public Works Department
75 King Street – Lobby B Elevator – 4th Floor
P.O. Box 210, St. Augustine, Florida 32085-0210
Office: (904) 209-4375
Public Works website

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

From: Robert Vanmierop
Sent: Tuesday, May 28, 2019 4:31 PM
To: Kim M. Oglesby <koglesby@citystaug.com>
Subject: RE: Prince of Peace ROW License Agreement for Fence Replacement

Hey Kim. I was wondering if any further action has been taken by the Mission to get this in front of the City Commission. Neighbors have been contacting me with similar questions.

Thanks.

Robert van Mierop
Code Enforcement Officer
Planning and Building Department
904-209-4333

From: Kim M. Oglesby
Sent: Monday, May 13, 2019 5:05 PM
To: eaverysmith@rtlaw.com
Cc: Bobbie-Jo Manning <bmanning@citystaug.com>; Jonathan Foster <jfoster@citystaug.com>; Todd Grant <tgrant@citystaug.com>; Richard Schauland <rschauland@citystaug.com>; Robert Vanmierop

<rvanmierop@citystaug.com>
Subject: Prince of Peace ROW License Agreement for Fence Replacement

Hello, Ms. Smith,

After you apply for the Right-of-Way Permit and License Agreement for the fence replacement in the City's right-of-way, we will create the license document specific to your property and project, and send to you with instructions. The blanks shown on the attached example will be appropriately filled in. The insurance requirements are as stated in paragraph #9. There is no ongoing yearly fee for fence replacement in the City's right-of way.

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Application Form: http://www.citystaug.com/document_center/Publicworks/Development/ROW/ROW-UsePermitApplication.pdf

I hope this helps explain the process. Please reach out with any further questions. Thank you.

Sincerely,

Kim M. Oglesby
Permits Technician
City of St. Augustine, Public Works Department
75 King Street – Lobby B Elevator – 4th Floor
P.O. Box 210, St. Augustine, Florida 32085-0210
Office: (904) 209-4375
Public Works website

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.

Robert Vanmierop

From: Bobbie-Jo Manning
Sent: Wednesday, June 12, 2019 4:21 PM
To: Ellen Avery-Smith
Cc: Kim M. Oglesby; Jonathan Foster; Todd Grant; Richard Schauland; Robert Vanmierop
Subject: RE: Prince of Peace ROW License Agreement for Fence Replacement

That's perfect. Thank you, Ellen. Please let us know if we can assist at any point.

From: Ellen Avery-Smith [mailto:eaverysmith@rtlaw.com]
Sent: Wednesday, June 12, 2019 4:13 PM
To: Bobbie-Jo Manning <bmanning@citystaug.com>
Cc: Kim M. Oglesby <koglesby@citystaug.com>; Jonathan Foster <jfoster@citystaug.com>; Todd Grant <tgrant@citystaug.com>; Richard Schauland <rschauland@citystaug.com>; Robert Vanmierop <rvanmierop@citystaug.com>
Subject: RE: Prince of Peace ROW License Agreement for Fence Replacement

Hi, Bobbie-Jo.

The Diocese is obtaining an as-built survey of the fence along Pine Street. Once we have the as-built in hand, we will be filing the application package. Will that work?

Ellen

Ellen Avery-Smith | Shareholder

ROGERS TOWERS
ATTORNEYS AT LAW

Rogers Towers, P.A. | 100 Whetstone Place, Suite 200 | St. Augustine, Florida 32086
Direct 904.825.1615 | Fax 904.825.4070 | Internal 5207 | eaverysmith@rtlaw.com | www.rtlaw.com | View Attorney Bio

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From: Bobbie-Jo Manning [mailto:bmanning@citystaug.com]
Sent: Wednesday, June 12, 2019 3:18 PM
To: Ellen Avery-Smith
Cc: Kim M. Oglesby; Jonathan Foster; Todd Grant; Richard Schauland; Robert Vanmierop
Subject: RE: Prince of Peace ROW License Agreement for Fence Replacement

Good afternoon, Ellen,

Could you please provide an update on where the Church is at with this item? Feel free to call me. Thanks!

Kind regards,

Bobbie-Jo Manning
Manager, Development & Management Support
City of St. Augustine Public Works
(904) 209-4275 / bmanning@citystaug.com / www.CityStAug.com
Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Kim M. Oglesby
Sent: Monday, May 13, 2019 5:05 PM
To: eaverysmith@rtlaw.com
Cc: Bobbie-Jo Manning <bmanning@citystaug.com>; Jonathan Foster <jfoster@citystaug.com>; Todd Grant <tgrant@citystaug.com>; Richard Schauland <rschauland@citystaug.com>; Robert Vanmierop <rvanmierop@citystaug.com>
Subject: Prince of Peace ROW License Agreement for Fence Replacement

Hello, Ms. Smith,

After you apply for the Right-of-Way Permit and License Agreement for the fence replacement in the City's right-of-way, we will create the license document specific to your property and project, and send to you with instructions. The blanks shown on the attached example will be appropriately filled in. The insurance requirements are as stated in paragraph #9. There is no ongoing yearly fee for fence replacement in the City's right-of way.

The application fee is $145 for the Right-of-Way Permit plus $250 for the License Agreement, for a total of $395. (The City covers recording fees for the agreement.) A link to the application form is below. In order to proceed, we will need your completed form, $395 payment, and a sketch with dimensions showing the fence replacement within City right-of-way. This will be routed to the Public Works Director for review. Following that approval, we will send the license agreement to you. I would estimate about one week for that process. Once we receive the signed agreement back from you, it will be scheduled for the next available City Commission meeting at that time (see attached list of meeting dates with agenda deadlines). Construction work on or affecting City right-of-way may not begin until the License Agreement has been approved by the City Commission.

Application Form: http://www.citystaug.com/document_center/Publicworks/Development/ROW/ROW-UsePermitApplication.pdf

I hope this helps explain the process. Please reach out with any further questions. Thank you.

Sincerely,

Kim M. Oglesby
Permits Technician
City of St. Augustine, Public Works Department
75 King Street – Lobby B Elevator – 4th Floor
P.O. Box 210, St. Augustine, Florida 32085-0210
Office: (904) 209-4375
Public Works website

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID	1920700000
Location Address	OCEAN AVE 101 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Uptown Area Interior Lots (COM) (602.53)
Tax Description*	1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 *The Description above is not to be used on legal documents.
Property Use Code	Cemeteries, Mortuaries & Crematoriums (7600)
Subdivision	Heade Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	4.270
Homestead	N

Owner Information

Owner Name	Roman Catholic Church 100%
Mailing Address	CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Map

Valuation Information

	2019
Building Value	$23,272
Extra Features Value	$10,466
Total Land Value	$1,280,284
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,314,022**
Total Deferred	$671,031
Assessed Value	**$642,991**
Total Exemptions	$642,991
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
2018	$16,290	$7,396	$558,000	$0	$0	$581,686	$581,686	$581,686	$0
2017	$18,498	$5,275	$558,000	$0	$0	$581,773	$581,773	$581,773	$0
2016	$15,473	$5,406	$558,000	$0	$0	$578,879	$578,879	$578,879	$0
2015	$15,964	$5,202	$558,000	$0	$0	$579,166	$579,166	$579,166	$0
2014	$15,487	$5,318	$558,000	$0	$0	$578,805	$578,805	$578,805	$0
2013	$15,950	$4,677	$558,000	$0	$0	$578,627	$578,627	$578,627	$0
2012	$16,412	$4,742	$558,000	$0	$0	$579,154	$579,154	$579,154	$0
2011	$16,874	$0	$604,500	$0	$0	$621,374	$621,374	$621,374	$0
2010	$17,336	$0	$697,500	$0	$0	$714,836	$714,836	$714,836	$0

Exemption Information

Exemption Type	Amount
Church/Religious	$642,991

Building Information

Building	1	**Roof Structure**	Wood Truss
Actual Area	468	**Roof Cover**	Clay Tile
Conditioned Area	468	**Interior Flooring**	Concrete Finish
Actual Year Built	1915	**Interior Wall**	Minimum
Use	Churches	**Heating Type**	None
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	None
Exterior Wall	Concrete Block	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Minimum	100%
Interior Flooring	Concrete Finish	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Condition	Very Good	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	468	468
Total SqFt	468	468

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Gazebo	0	0	0	0	80
Masonry Wall	0	4	330	0	1320
Wood Fence (3' - 4')	0	0	0	0	180
Commercial Aluminum/Vinyl Fence (Commercial)	0	0	0	0	420

Land Information

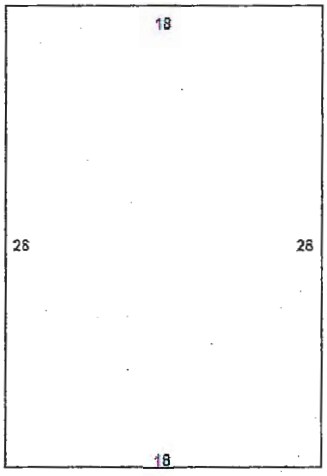
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Cemeteries	0	0	159998	SF	$1,279,984
Rivers, Lakes & Submerged Lands	0	0	0.6	AC	$300

Area Sales Report

Recent Sales in Area

Sketch Information

	Room Type	Area
	Base	0



No data available for the following modules: Sale Information.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2019, 11:30:26 PM

Version 2.3.0

Dennis W. Hollingsworth Tax Collector

generated on 9/28/2019 5:15:51 PM EDT

Tax Record

Last Update: 9/25/2019 10:00:16 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number	Tax Type	Tax Year
192070-0000	**REAL ESTATE**	**2018**

Mailing Address
ROMAN CATHOLIC CHURCH
CATHOLIC CENTER
11625 OLD ST AUGUSTINE RD
JACKSONVILLE FL 32258-0000

Physical Address
101 SAN MARCO AVE

Exempt Amount	Taxable Value
$581,686.00	**$0.00**

Exemption Detail
02 581686

Millage Code
452

Escrow Code

Legal Description
07-07-30 4.27 Acres 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	5.1000	581,686	581,686	$0	$0.00
ROAD	0.7500	581,686	581,686	$0	$0.00
HEALTH	0.0171	581,686	581,686	$0	$0.00
SCHOOL					
SCHOOL - STATE LAW	4.0300	581,686	581,686	$0	$0.00
SCHOOL - LOCAL BOARD	2.2480	581,686	581,686	$0	$0.00
SJRWMD	0.2562	581,686	581,686	$0	$0.00
MOSQUITO	0.2200	581,686	581,686	$0	$0.00
CITY OF ST AUGUSTINE	7.5000	581,686	581,686	$0	$0.00
FL INLAND NAV DISTRICT	0.0320	581,686	581,686	$0	$0.00
PORT AUTHORITY	0.0638	581,686	581,686	$0	$0.00
Total Millage	20.2171	**Total Taxes**			$0.00

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
4105	C OF S A FIRE ASSESS FEE	$50.31

Total Assessments	$50.31
Taxes & Assessments	$50.31

If Paid By — Amount Due

$0.00

Paic				A : Paic
11/30/2018	PAYMENT	1076983.0004	2018	$48.30

Prior Year

NO DELINQUENT TAXES

ITEM 8 (a)

NEW CASES

CEAAB CASE# 2019-0398

28 Grove Avenue

CITY OF ST. AUGUSTINE
MEMORANDUM

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

DATE: **November 19, 2019**

SUBJECT: **Case Number: 2019-0398**

RESPONDENT: **Carmine J. Cupo, Trust**
Ms. Jerry Cupo

LOCATION: **28 Grove Avenue** **Parcel Number 194320 0000**

VIOLATION: **Tree removal without permit**
City Code, Chapter 25, Section 25-56
Tree Removal and Replacement

BACKGROUND INFORMATION:

September 2, 2019: During the Labor Day Holiday, the City of St. Augustine Solid Waste Department contacted staff and advised that a large Live Oak tree had been cut down at 28 Grove Avenue. There was, and currently is, no permit for the removal of this tree. There is also no record of an Arborist's Report or a report from a Certified Landscape Architect recommending this tree's removal.

September 9, 2019: The tree debris was measured and photographed. The stump, four feet above the ground, was measured at 38 inches in diameter. The leaves and smaller branches had been removed one day after the tree's removal, however the trunk of the tree was cut into four sections and was placed on an adjacent vacant lot. There was no indication of rot or decay in the tree debris.

September 11, 2019: I spoke with Jeremy Hornack, owner of JMH Land Management, from Palm Coast, who advised that the property owner contacted him via Home Adviser, with a request to remove the above tree. After assessing the tree, Mr. Hornack advised the homeowner that a permit was needed to remove it, and he added that the homeowner advised him that she had a permit for this tree's removal. JMH Land Management then did the work, using a crew from another tree company, H. & D. Tree Service, from Deland. H&D was subcontracted by JMH to assist due to the large size of the tree and the crane work that was involved. This was verified by Brandon Duff, owner of H. & D. Tree Service.

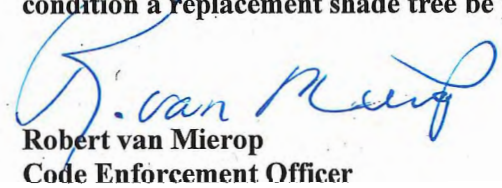
September 11, 2019: Property owner Ms. Jerry Cupo advised me that she was afraid of the tree falling on her house during a storm, and she knew that Hurricane Dorian's projected path at the time had it heading towards St. Augustine. She said that she initiated contacted with the tree company. She also stated that she didn't know she needed a permit.

October 16, 2019: An Official Notice of Violation was sent to the Respondent via Certified Mail and it was received and signed for on October 21, 2019.

October 17, 2019: An Official Notice of Hearing was sent to the Respondent via Certified Mail and it was received and signed for on October 29, 2019.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends the CEAAB find the property in violation and that a fine be imposed, with the condition a replacement shade tree be planted on the above property.



Robert van Mierop
Code Enforcement Officer

Sec. 25-56. - Tree removal and replacement.

(a) *Permits required.* It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (juniperus silicicola) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (juniperus silicicola) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.

(b) *Permit applications and application fees.*

(1) Permits for removal or relocation of trees shall be obtained by making application for permit to the city planning and building division. The application shall indicate the number, species and diameter breast height (dbh.) of each tree to be removed or relocated and the reasons for the removal or relocation. Such applications for permits for removal or relocation of trees shall be accompanied by a fee of twenty dollars ($20.00). Such fees are hereby declared to be necessary for the purpose of processing the application and making the necessary inspection for administration and enforcement of this section.

(2) Permits for removal or relocation of trees associated with a site plan for a development shall be obtained by making application for permit for the development to the city planning and building division. The application shall be accompanied by a site plan. When the permit for the development is issued it will include tree removal, relocation and replacement as indicated on the approved site plan for the development.

(c) *Application review.* Upon receipt of a complete application, which may include a site plan for a development, the city planning and building division shall review such application which may include a field check of the site and referral of the application to other departments or agencies as necessary to determine any adverse effect upon the general public welfare, adjacent properties or city services and facilities.

(1) The planning and building division may issue a tree removal permit for trees which are not considered preserved trees.

(2) To remove a preserved tree anywhere on site, approval shall first be given by the code enforcement, adjustments and appeals board, or by the planning and zoning board, if such approval is related to the review of a site plan.

(3) In determining whether or not a permit required by this section should be issued, the city planning and building division shall consider and base all decisions on the following:

a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree

would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

e. Whether the tree has been designated a preserved tree.

f. Impact upon the urban and natural environment, including:

Ground and surface water stabilization.

Water quality and aquifer recharge.

Ecological impacts.

Noise pollution.

Air movement.

Air quality.

Wildlife habitat.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

(d) *Issuance of permit.* The planning and building division shall issue the removal permit unless, upon consideration of the criteria set forth above, the division finds any of the following will result:

(1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.

(2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.

(3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.

(4) That the subject trees are preserved trees and removal must be reviewed by the code enforcement, adjustments and appeals board or the planning and zoning board.

(e) *Denial of permit.* If the planning and building division denies the removal permit it shall set forth with particularity its reasons for such denial in writing.

(f) *Appeals.* When a tree removal permit, including a permit for the removal of a preserved tree not involved with a site plan for new development, has been denied by the planning and building division, the property owner or agent may appeal this decision to the code enforcement, adjustments and appeals board. The code enforcement, adjustments and appeals board shall approve or deny the appeal and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. The board may require more stringent replacement requirements than is required by this chapter. The code enforcement, adjustments and appeals board shall not be empowered to relax the standards and requirements contained herein. If a preserved tree is approved by the board to be removed, a minimum of two (2) shade trees a minimum of ten (10) feet in height shall be used as replacement. The replacement of trees that have been removed after board approval shall be done within thirty (30) days after the tree has been removed.

(g) *Relocation and replacement.* As condition to the granting of a permit, the property owner or agent will be require relocate the tree being removed or required to replace the tree being removed with a tree somewhere within the Native vegetation shall be replaced with native vegetation. Shade trees must be replaced by shade trees. Unders palm trees may be replaced by any type tree. Replacement shade trees shall be a minimum of ten (10) feet high a understory trees shall be a minimum of ten (10) feet high when planted. Each Southern Red Cedar tree (juniperu removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The prope or agent shall also be required to replace the relocated or replacement tree should same die within three (3) yea date of planting.

(h) *Public lands.* No tree shall be removed from any public property or public right-of-way except in accordance with the provisions of this section.

(i) *"After the fact" tree removal permits.*

(1) The application fee shall be as follows:

a. One hundred dollars ($100.00) for each tree three (3) inches or more but less than seven (7) inches dbh.

b. Two hundred dollars ($200.00) for each tree seven (7) inches or more but less than twelve (12) inches dbh.

c. Four hundred dollars ($400.00) for each tree twelve (12) inches or more but less than twenty (20) inches dbh.

d. Eight hundred dollars ($800.00) for each tree twenty (20) inches or more dbh.

(2) The planning and building director may issue an "after the fact" tree removal permit for trees which are not considered preserved trees, but only after considering the above mentioned factors and the reason why a permit was not obtained prior to the removal.

(3) If the planning and building director denies the "after the fact" tree removal permit, he/she shall set forth with particularity the reasons for such denial in writing. When such permit is denied, said denial may be appealed as stated above to the adjustments and appeals board.

(4) No "after the fact" tree removal permits shall be issued for the removal of preserved trees. Any such action shall be subject to code enforcement proceedings wherein any explanation or reason for removal without a permit and evidence as to the tree's condition prior to removal may be presented as mitigation.

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

Select Year: 2019 Go

The 2019 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 162
COUNTY OR MUNICIPAL CODE ENFORCEMENT

View Entire Chapter

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
2. Any actions taken by the violator to correct the violation; and
3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

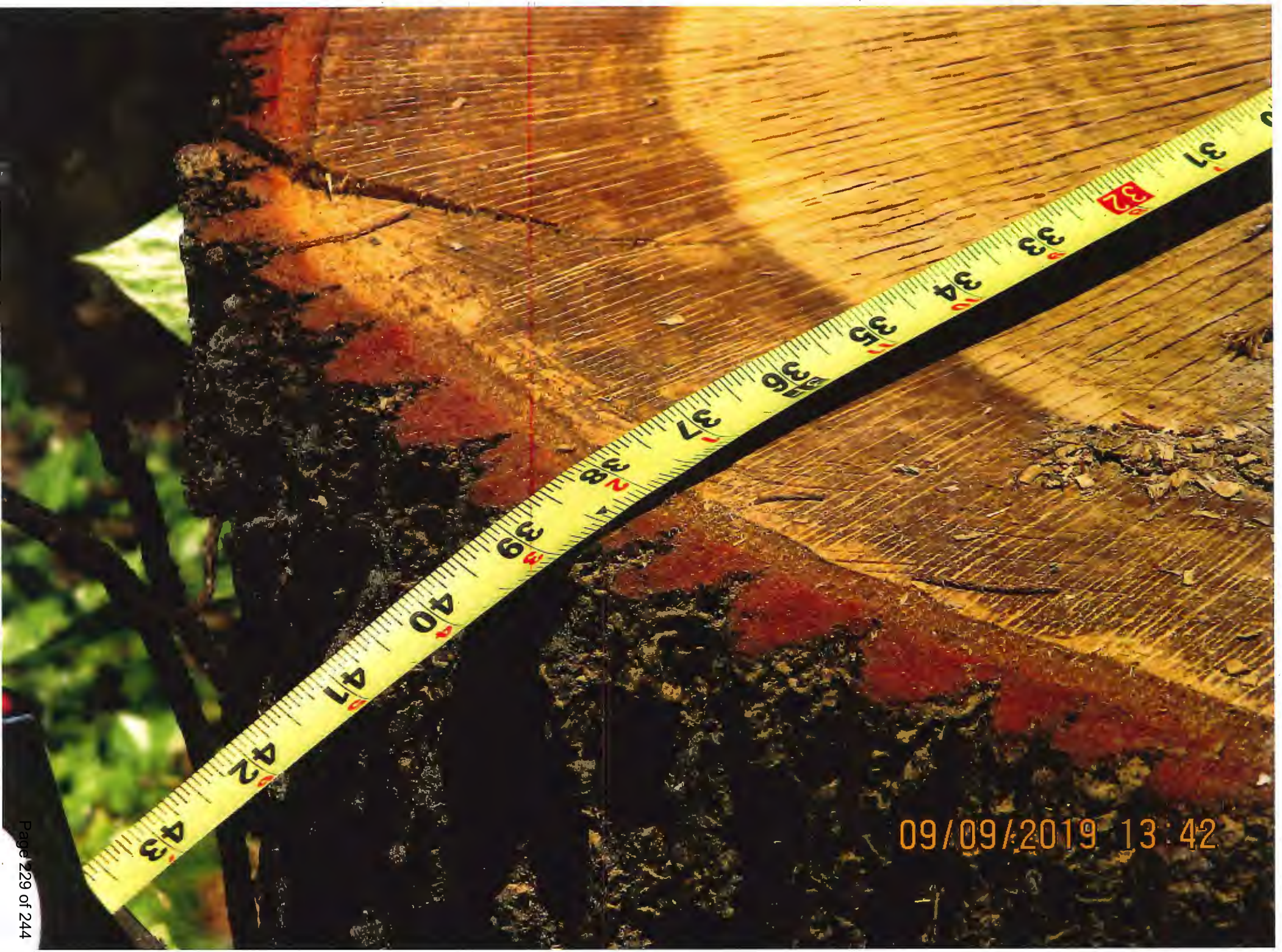
(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed $1,000 per day per violation for a first violation, $5,000 per day per violation for a repeat violation, and up to $15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real

Photo taken by City Staff, 09/02/2019
28 Grove Avenue

Photo taken by City Staff, 09/02/2019
28 Grove Avenue

09/09/2019 14:04


09/09/2019 13:42

09/09/2019 13:41

09/09/2019 13:43

09/09/2019 14:03

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

CODE ENFORCEMENT DIVISION

October 16, 2019

IN THE MATTER OF: Name: CARMINE J. CUPO, TRUST
JERRY CUPO
Address: 28 GROVE AVENUE
ST. AUGUSTINE, FL 32084
Case #: CE2019-0398

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

SITE OF VIOLATION: 28 GROVE AVENUE

LEGAL DESCRIPTION: KINGSLAND ADDN S122.5FT OF LOT 42 OR220/46 &2106/655(Q/C)

PARCEL NUMBER: 194320 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on September 9, 2019, which revealed the following violations:

- Removal of a preserved 38" d.b.h. Live Oak tree without a permit, and without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or property.

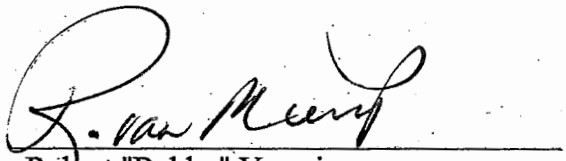
In accordance with the Laws and Ordinances of the City of St. Augustine, and Florida Statues, Section 162.09, if a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing a fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

F.S. 162.09 (2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for the first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement

board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

TAKE NOTICE THAT ANY FINE IMPOSED BY THE BOARD AGAINST YOU CONSTITUTES A LIEN AGAINST THE REAL PROPERTY UPON WHICH THE VIOLATION EXISTS, OR IF YOU DO NOT OWN THE PROPERTY, THEN AGAINST ANY REAL OR PERSONAL PROPERTY WHICH YOU DO OWN. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.



Robert "Bobby" Vanmierop
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: 7015 3430 0000 8755 4280

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.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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ST. AUGUSTINE, FL

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

OCT 17 2019

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

MPO

Postage
$

Total Pos
$

Sent To Carmine J. Cupo, Trust

Street an 28 Grove Avenue

City, Stat St. Augustine, FL 32084

Postmark Here

PS Form ... uctions

7015 3430 0000 8755 4280

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

B

Carmine J. Cupo, Trust
28 Grove Avenue
St. Augustine, FL 32084

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☒ Addressee

B. Received by (Printed Name) Carilyn Cupo
C. Date of Delivery 10-21-19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED
OCT 23 2019
Planning/Building Dept.

3. Service Type
- ☒ Certified Mail®
- ☐ Priority Mail Express™
- ☐ Registered
- ☒ Return Receipt for Merchandise
- ☐ Insured Mail
- ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 3430 0000 8755 4280

PS Form 3811, July 2013 Domestic Return Receipt 28 Grove

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF CEAAB HEARING

October 17, 2019

IN THE MATTER OF: Name: CARMINE J. CUPO, TRUST
JERRY CUPO
Address: 28 GROVE AVENUE
ST. AUGUSTINE, FL 32084
Case #: CE2019-0398

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 25, Section 25-56

SITE OF VIOLATION: 28 GROVE AVENUE

LEGAL DESCRIPTION: KINGSLAND ADDN S122.5FT OF LOT 42 OR220/46 &2106/655(Q/C)

PARCEL NUMBER: 194320 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, November 19, 2019, 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:

- Removal of a preserved 38" d.b.h. Live Oak tree without a permit, and without documentation from an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect that the tree presents a danger to persons or 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 "Bobby" Vanmierop
Code Enforcement Officer

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

Certified Mail Number: 7015 3430 0000 8755 4297

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.

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To Carmine J. Cupo, Trust

Street and Apt. No., or PO Box No. Jerry Cupo

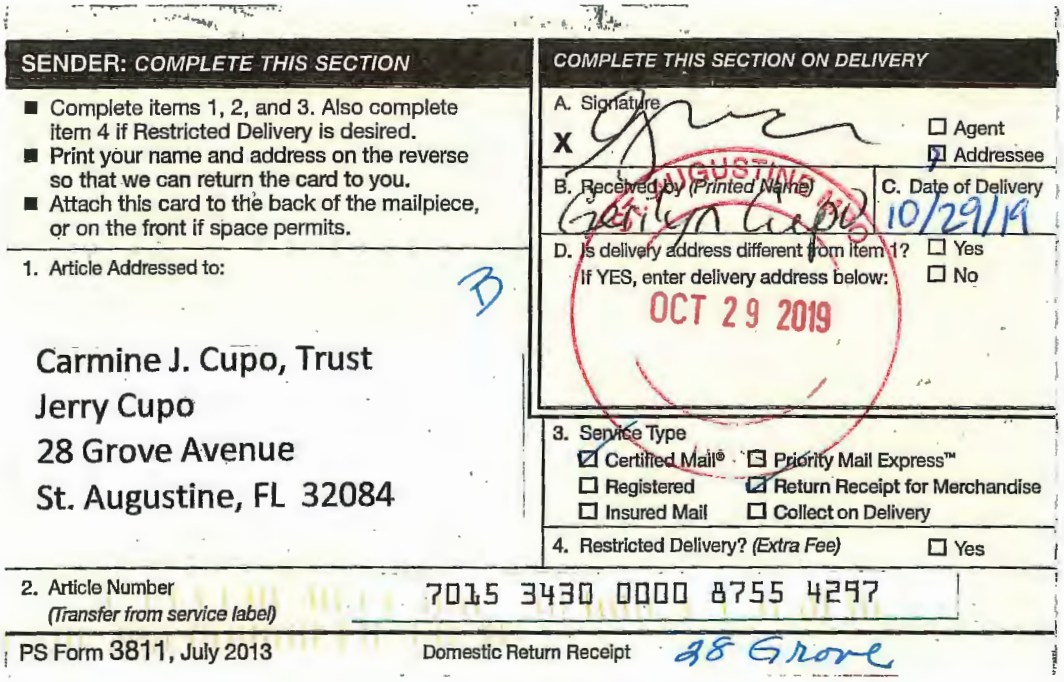
City, State, ZIP+4® 28 Grove Avenue

St. Augustine, FL 32084

ST. AUGUSTINE FL
OCT 18 2019
Postmark Here
MPO

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3430 0000 8755 4297



SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

B

Carmine J. Cupo, Trust
Jerry Cupo
28 Grove Avenue
St. Augustine, FL 32084

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

B. Received by (Printed Name)
C. Date of Delivery 10/29/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

ST. AUGUSTINE FL
OCT 29 2019

3. Service Type
- ☑ Certified Mail®
- ☐ Priority Mail Express™
- ☐ Registered
- ☑ Return Receipt for Merchandise
- ☐ Insured Mail
- ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 3430 0000 8755 4297

PS Form 3811, July 2013 Domestic Return Receipt

28 Grove

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A HEARING TO BE HELD BY THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD OF THE CITY OF ST. AUGUSTINE ON TUESDAY, NOVEMBER 19, 2019 AT 3:00 P.M. IN THE ALCAZAR ROOM AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:	**2019-0398**
PROPERTY LOCATION:	**28 GROVE AVENUE**
PROPERTY OWNER:	**CARMINE J. CUPO, TRUST**
VIOLATION OF CITY CODE:	**CHAPTER 25, SECTION 25-56**

POSTED AT PROPERTY: November 13, **2019**

R. van Mierop

ROBERT VAN MIEROP
CODE ENFORCEMENT INSPECTOR

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th **DAY OF** November**, 2019.**

SANDRA J. PARTIN
Notary Public - State of Florida
Commission # GG 189923
My Comm. Expires Apr 30, 2022
Bonded through National Notary Assn.

Sandra J. Partin

SIGNATURE OF NOTARY

POSTING AFFIDAVIT

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POSTED AT CITY HALL: November 13, **2019**

Darlene Galambos

DARLENE GALAMBOS
CITY CLERK

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th **DAY OF** November, **2019.**

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

SIGNATURE OF NOTARY

ST. JOHNS COUNTY PROPERTY APPRAISER Eddie Creamer

St. Johns County, FL

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2019 TRIM Notice

2019 TRIM Notice

2018 TRIM Notice

2018 TRIM Notice

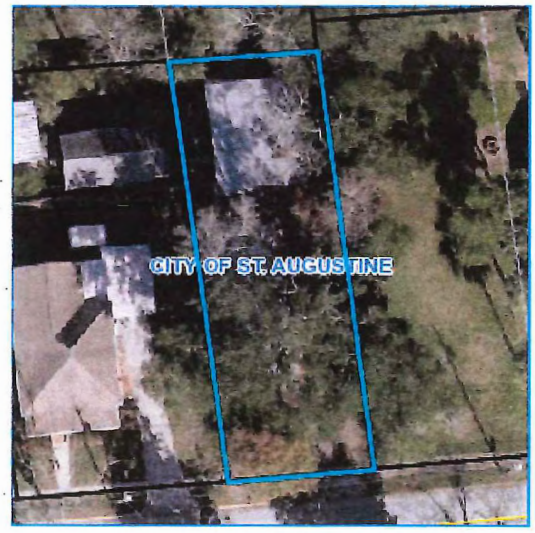
Summary

Parcel ID	1943200000
Location Address	28 GROVE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Kingsland Addition (604)
Tax Description*	KINGSLAND ADDN 5122.5FT OF LOT 42 OR220/46 &2106/655(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.120
Homestead	Y

Owner Information

Owner Name	Cupo Carmine J Trust 100% Cupo Carmine J 100%
Mailing Address	28 GROVE AVE SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	$106,038
Extra Features Value	$0
Total Land Value	$104,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$210,038**
Total Deferred	$161,156
Assessed Value	**$48,882**
Total Exemptions	$30,000
Taxable Value	**$18,882**

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
2018	$92,206	$0	$96,000	$0	$0	$188,206	$47,971	$170,235	$17,971
2017	$95,003	$829	$96,000	$0	$0	$191,832	$46,984	$174,848	$16,984
2016	$90,415	$829	$84,000	$0	$0	$175,244	$46,018	$159,226	$16,018
2015	$81,103	$829	$76,000	$0	$0	$157,932	$45,698	$142,234	$15,698
2014	$70,592	$829	$69,000	$0	$0	$140,421	$45,335	$125,086	$15,335
2013	$73,662	$829	$69,000	$0	$0	$143,491	$44,665	$128,826	$14,665
2012	$67,284	$829	$57,510	$0	$0	$125,623	$43,918	$111,705	$13,918
2011	$70,030	$829	$63,900	$0	$0	$134,759	$42,639	$122,120	$12,639
2010	$63,280	$829	$71,000	$0	$0	$135,109	$42,009	$123,100	$12,009

Exemption Information

Exemption Type	Amount
Homestead	$25,000
Veteran	$5,000

Building Information

Building	1	**Roof Structure**	Gable Hip
Actual Area	2157	**Roof Cover**	Metal
Conditioned Area	2257	**Interior Flooring**	Pine Wood, Sheet Vinyl
Actual Year Built	1900	**Interior Wall**	Drywall
Use	Duplex	**Heating Type**	Forced Air
Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Window
Exterior Wall	Concrete Block, Wood	**Baths**	2

Category	Type	Pct
Exterior Wall	Concrete Block	50%
Exterior Wall	Wood	50%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	80%
Interior Flooring	Sheet Vinyl	20%
Heating Type	Forced Air	100%
Air Conditioning	Window	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
1.5 STORY	648	432
BASE AREA	1429	1429
HALF SCREEN PORCH	0	116
BASE AREA	180	180
Total SqFt	2257	2157

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Residential Fence	0	0	0	0	140

Land Information

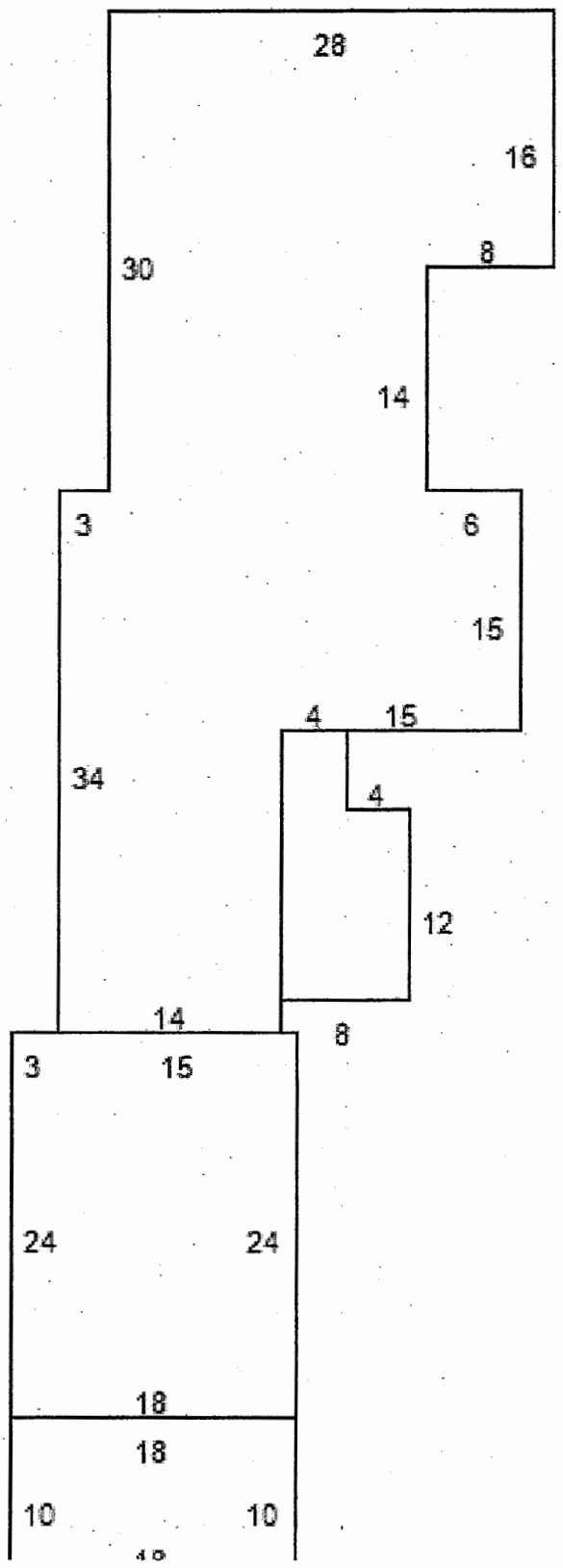
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	40	123	40	EF	$104,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/9/1995	$100.00	QC	2106	655	U	I	CUPO CARMINE J	CUPO CARMINE J TRUSTEE

Area Sales Report

Recent Sales in Area

Sketch Information

	Room Type	Area
	OWH	0
	Base	0
	HSP	0