



## **AGENDA**

### **Code Enforcement, Adjustments and Appeals**

#### **Board**

**City of St. Augustine,**

**Florida Alcazar Room**

Tuesday, February 9, 2021 at 3:00 p.m.

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#### **Regular Agenda**

1. **Roll Call**
2. **Swearing in of Staff**
3. **Election of Chairman and Vice-Chairman**
4. **Approval of 2021 Board Meeting Calendar**
5. **General Public Comments for Items Not on the Agenda**
6. **Approval of Minutes**
  - a. Regular Meeting Minutes from November 10, 2020.
7. **Disclosure of Ex-Parte Communications**
8. **Building Code Variances**
  - a. 2021-0040                      46 Avenida Menendez Inc  
                                         [46 Charlotte Street](#)  
                                         Variance of Floodplain Management Code  
                                         Chapter 8, Section 8-446.
9. **Review of Previously Heard Cases**

(None)

**10. Review of New Cases**

- a. 2020-0463                      Barbara W. Teisan  
[47 Grove Avenue](#)  
City Code, Chapter 3, Section 3-2,  
Attaching advertising matter to poles, trees, etc.  
City Code, Chapter 17, Section 17-72,  
Engaging in business without a receipt; failure to comply.
- b. 2021-0028                      97 Masters LLC  
[97 Masters Drive](#)  
Chapter 25, Section 25-56,  
Tree removal and replacement.

**11. City Attorney Items**

(None)

**12. Other Business**

(None)

**13. Review of Conflict Statements from Previous Meeting**

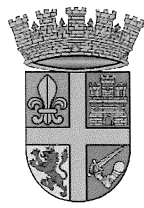
**14. Adjournment**

**Notices:** In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Code Enforcement, Adjustments and Appeals Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

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





**ADMINISTRATIVE ORDER OF THE CITY OF ST. AUGUSTINE, FLORIDA  
RELATING TO PUBLIC HEALTH EMERGENCY 20-51 (COVID)  
ADMINISTRATIVE ORDER NO. 20-16**

Consistent with the Governor of Florida's Executive Order No. 20-51 and 20-52, as extended, modified, or amended, under the authority granted by the City of St. Augustine's Charter, Article IV, Division 4, and pursuant to Resolution 2020-10, the City Manager, or the Assistant City Manager as designated by the City Charter, or their designee, may make administrative orders and rules that have the full force and effect of local law during the pendency of a federal, state or local emergency or public health emergency. All existing laws, ordinances, and rules inconsistent with the provisions of sections 252.31-252.90, Florida Statutes, or identified as inconsistent with the directives of the State Health Officer and Surgeon General pursuant to their authority under Chapter 381, Florida Statutes, shall be suspended during the period of time and to the extent that such conflict exists. The City Manager, Assistant City Manager, or their designee, may issue administrative orders in support of these public health emergency directives to provide more efficient and orderly preparedness and recovery. Consistent with public health emergency directives of the State of Florida, the City Manager or designee may waive the procedures and formalities otherwise required, when reasonably necessary to preserve the health and welfare of the public.

Consistent with City of St. Augustine Resolutions 2020-20, 2020-21, and 2020-39 the City Manager, or their designee, specifically authorizes the following health and safety protocols:

- 1) All meeting rooms will be configured to maintain the 6-foot social distancing radius recommended by the CDC.
- 2) All meeting rooms will be sanitized by wiping all flat surfaces and chairs prior to each meeting.
- 3) All members of the public, City Commission, staff, and appointed boards or committees are required to wear a face covering over the nose and mouth at all times while in the meeting room.
- 4) Face masks and hand sanitizer will be made available as needed prior to entry.
- 5) Face coverings include a uniform piece of material that securely covers a person's nose and mouth and remains affixed in place without the use of one's hands. Types of coverings include a face mask, homemade mask, or other covering, such as a scarf, bandana, handkerchief, or other similar cloth covering or full-face shields.
- 6) Participants requesting accommodation due to a disability which prevents the use of face coverings may use alternative face coverings. Alternative face coverings include scarves, other loose face covering, or full-face shield.
- 7) Participants unable or unwilling to wear a face covering will be required to remain outside of the meeting hall where they may audibly observe the meeting or hearing.
- 8) Participants unable or unwilling to wear a face covering will be allowed to participate in any public comment period from a microphone outside the meeting room and audible to the Commission or Board.
- 9) Capacity for physical attendance within the Alcazar Room will be reduced based on the 6-foot social distancing and air flow requirements. Physical attendance will be prioritized as follows until maximum capacity is reached:
  - a. Commission Members
  - b. City Attorney
  - c. City Manager
  - d. City Clerk
  - e. Necessary staff

f. Applicants (one at a time)

g. Public participants

10) Applicants appearing before a board for hearing will be asked to queue outside the meeting room and enter with any witnesses or agents upon the calling of their application for hearing.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in public meetings should contact the City not later than seven (7) days prior to the meeting.

Any administrative action taken on or after the effective date of Resolution 2020-10, is hereby ratified.

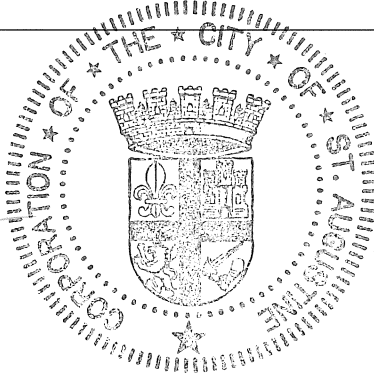
This Administrative Order shall expire thirty (30) days from the effective date of Executive Order No. 20-51, as it may be extended, modified, or amended from time to time.

Filed in the office of the City Clerk, of the City of St. Augustine, this 17<sup>th</sup> day of December, 2020.

  
for John Regan, City Manager

ATTEST:

  
Darlene Galambos, City Clerk



# CITY OF ST. AUGUSTINE, FLORIDA

## Code Enforcement, Adjustments and Appeals Board

Meets on the second Tuesday of each month at 3:00 p.m.

### Meeting Schedule 2021

|                    |
|--------------------|
| January 12, 2021   |
|                    |
| February 9, 2021   |
|                    |
| March 9, 2021      |
|                    |
| April 13, 2021     |
|                    |
| May 11, 2021       |
|                    |
| June 8, 2021       |
|                    |
| July 13, 2021      |
|                    |
| August 10, 2021    |
|                    |
| September 14, 2021 |
|                    |
| October 12, 2021   |
|                    |
| November 9, 2021   |
|                    |
| December 14, 2021  |

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting  
November 10, 2020

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, November 10, 2020, in the Alcazar Room at City Hall. The meeting was called to order by Larry Weeks, Acting Chairman, and the following were present:

**1. ROLL CALL**

Larry Weeks, Vice Chairman  
Thomas Day  
Karen Valachovic  
Charles Pappas

Stephen Simmons, Chairman - Absent  
CeCe Reigle - Absent

**Staff Present:**

Denise May, Esq., Assistant City Attorney  
David Birchim, Director, Planning & Building Department  
Richard Schauland, Building Official & Code Enforcement Manager  
Curtis Boles, Code Enforcement Inspector  
Robert van Mierop, Code Enforcement Inspector  
Sandra Partin, Administrative Coordinator, Recording  
Meredith Randolph, Administrative Coordinator

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**2. GENERAL PUBLIC COMMENT  
FOR ITEMS NOT ON THE AGENDA**

None.

**3. APPROVAL OF MINUTES  
(March 10, 2020)**

**MOTION**

Mr. Day moved to approve the minutes as presented. The motion was seconded by Mr. Pappas and approved by unanimous voice vote.

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

None.

**4. VARIANCES/TREE REMOVAL**

None.

**5. REVIEW OF PREVIOUSLY HEARD  
CASES**

**Item 5 (a) 2019-0498**

**Priscilla Davenport**  
**93 & 95 Oneida Street**  
**City Code, Chapter 19, Section 19-4**  
**Certain growth prohibited.**

Property owner nor Respondent were present.

***Mr. Boles reported the following:***

- This case had previously come before the Board on March 10, 2020, where the CEAAB heard testimony and reviewed evidence, and continued the case to May 12, 2020 to allow for new ownership to be established. However, due to COVID-19, there was no meeting scheduled from April through October 2020.
- On July 14, 2020, Staff inspected the property and found that it was in compliance.
- On July 30, 2020, the property changed ownership.
- On August 13, 2020, Staff again inspected the property and found that it was in compliance.
- Staff recommended the case be closed for compliance, as the property had remained in compliance since the new purchase.

***Public comment was opened, however there was no response.***

Mr. Pappas confirmed that the person present at the March meeting did not purchase the property.

**MOTION**

**Mr. Pappas moved to close the case for compliance. The motion was seconded by Mr. Day and approved by unanimous voice vote.**

**6. REVIEW OF NEW CASES**

**James A. Philcox**  
**111 Zoratoa Avenue**  
**City Code, Chapter 8, Section 8-301**  
**International Property Maintenance Code (IPMC), Section 303.1 and 303.2**  
**Maintenance; Swimming Pools and Enclosures.**

Property owner nor Respondent were present.

***Mr. van Mierop reported the following:***

- On January 7, 2020, he observed that the wood privacy fence had fallen on the north side of the property.
- On January 9, 2020, he contacted the property owner and advised him of the condition of the damaged fence and the poor water conditions in the swimming pool. The property owner advised that he would correct the conditions no later than the 8<sup>th</sup> or 9<sup>th</sup> of February 2020.
- On February 10, 2020, a follow up inspection revealed that the

repairs had not been made, and a letter was sent to the property owner.

- Subsequent inspections conducted on February 21, and 24, 2020, revealed that the violations remained.
- On March 13, 2020, an Official Notice of Violation was sent via Certified Mail but was returned unclaimed on April 12, 2020.
- On July 24, 2020, the Respondent replied to an earlier voicemail stating that he would work on the swimming pool over the weekend. Staff sent an email response on August 12, 2020, that neither the swimming pool nor the fence repairs had been brought into compliance.
- Staff conducted follow-up inspections on May 11, June 23, July 17, August 6, October 19, and October 29, 2020, all revealing that there had been no change in the conditions of the fence nor the swimming pool.
- On October 20, 2020, an Official Notice of Hearing was sent via Certified Mail, and a copy of that same notice was placed at the property.
- On November 6, 2020, a Posting Affidavit of this days hearing was placed at both the Property and the City Clerk's Office.
- Staff produced a copy of photo taken November 6, 2020, showing that the fence had been repaired, thus removing the immediate danger.

- Staff recommended that the case be closed with staff continuing to monitor the situation of the swimming pool.

***Public comment was opened.***

Mr. Rit Novielli, 99 King Street, spoke of the conditions of the swimming pool located at the Galimore Center and the fountain feature located at the front of the City Hall building.

***Public comment was closed.***

## **MOTION**

**Mr. Pappas moved to approve an Order Closing the case. The motion was seconded by Mrs. Valchovic and approved by unanimous voice vote.**

The Board discussed the time span of the danger of the swimming not being properly enclosed and staff continuing to monitor the conditions the swimming pool.

Mrs. May advised the Board of the ability to fine per Florida Statute 162.09 and elaborated on the Respondent taking advantage of the Board not convening during the pandemic.

## **7. CITY ATTORNEY ITEMS**

None.

## **8. OTHER BUSINESS**

None.

## **9. REVIEW OF CONFLICT**

**STATEMENTS FROM PREVIOUS  
MEETING**

None.

**10. ADJOURNMENT**

Meeting was adjourned at 3:21 P.M.

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Larry Weeks, Acting Chairman

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Sandra Partin, Administrative  
Coordinator

**CITY OF ST. AUGUSTINE  
MEMORANDUM**

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

**DATE:** February 9, 2021

**SUBJECT:** CE2021-0040

**OWNER:** L John Arbizzani, 46 Avenida Menendez Inc.

**LOCATION:** 46 Charlotte Street

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

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**BACKGROUND INFORMATION:**

The property is located within a Zone AE flood zone which establishes a Base Flood Elevation (BFE) of 8' NAVD 1988.

The proposed work on the structure has been determined to be a substantial improvement. The proposed work is 67.71% improvement compared to the fair market value of the structure.

The Florida Building Code, Existing Buildings Sec. 503.2 specifies that "any alteration that constitutes substantial improvement of the existing structure shall comply with the flood requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new construction for flood design." One of the flood requirements for new construction is for the finished floor elevation to be one foot above the BFE, or 9' NAVD 1988 for this structure.

The applicant submitted an elevation certificate that identifies the finished floor elevation at 9.85' NGVD 1929. This converts to approximately 8.75' NAVD 1988. The finished floor elevation is approximately 3" below the required elevation for new construction.

The building did not receive flood damage during Hurricanes Matthew, Irma, or Dorian. Hurricane Matthew saw the flood water reach close to the BFE in parts of the City.

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

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



The building is considered an historic building according to the definitions of Chapter 12 of the Florida Building Code, Existing Buildings. The building is a contributing resource within a National Register of Historic Places listed district.

The proposed work will not preclude the building's continued designation as an historic building. All proposed work for the building has been approved by the Historic Architectural Review Board.

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

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

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

#### **STAFF COMMENTS AND RECOMMENDATIONS:**

##### **Staff recommends the approval of this variance with the following findings:**

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

## Considerations for issuance of variances:

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

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

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

There will be no more danger than there currently is as this is an existing structure. The building did not have any flood damage from Hurricanes Matthew, Irma, or Dorian.

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

There will be no more susceptibility than there currently is as this is an existing structure. The building did not have any flood damage from Hurricanes Matthew, Irma, or Dorian.

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

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

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

This is a contributing building to an historic district; alternate locations are not available.

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

This is an existing building within an existing historic district.

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

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

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

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

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

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

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

There will no cost difference from the current cost.

## **Conditions for issuance of variances:**

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

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

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

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

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

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

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

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

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

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

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

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

## ARTICLE V. - FLOODPLAIN MANAGEMENT<sup>[3]</sup>

### DIVISION 7. - VARIANCES AND APPEALS

#### Sec. 8-446. - General.

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

#### Sec. 8-450. - Historic buildings.

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

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

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

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

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

Variances shall be issued only upon:

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

## Florida Building Code, Existing Building

### 503.2 Flood hazard areas.

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

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

### 1201.3 Flood hazard areas.

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

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

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

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

Application Fee \$100.00

BDAC No. CE2021-0040

Receipt No. 2037001

Meeting Date 2/9/2021

Deadline Date \_\_\_\_\_

PLEASE PRINT OR TYPE

1. ACTION REQUESTED:      ☒ Building Code Variance      ☐ Appeal of Staff Determination  
☐ Other \_\_\_\_\_
2. NAME OF APPLICANT 46 Avenida Menendez Inc.      Daytime Telephone 904-315-4253  
Address 44 Avenida Menendez      City St Augustine      State FL      Zip 32084
3. NAME OF PROPERTY OWNER 46 Avenida Menendez Inc      Telephone 904-829-5578x5  
Address 44 Avenida Menendez      City St Augustine      State FL      Zip 32084
4. PROJECT STREET ADDRESS 46 Charlotte Street St Augustine, FL 32084
5. TYPE OF CONSTRUCTION      Existing Frame      Proposed No Change
6. BUILDING USE      Existing Retail      Proposed No Change
7. REASON FOR ACTION REQUESTED:

**Justification:**

Building is a contributing historic structure in an HP district with a current flood elevation of 9.85 feet. All exterior improvements (including ADA access) and landscaping have been previously approved by HARB.

**Hardship:**

Owner has significant improvements planned to preserving the exterior of the building, and accommodating a handicap access. Owner seeking variance to keep building at 9.85 ft flood elevation opposed to the requirement of 10 ft.

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

*J. John Allyn as president*  
SIGNATURE OF APPLICANT

01/22/2021

DATE

*J. John Allyn*  
SIGNATURE OF PROPERTY OWNER

01/22/2021

DATE

RECEIVED

JAN 25 2021

Planning/Building Dept.



FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077  
Expires December 31, 2005

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

## SECTION A - PROPERTY OWNER INFORMATION

|                                                                                                                                            |                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| BUILDING OWNER'S NAME<br><u>John Arbizzani</u>                                                                                             | For Insurance Company Use:<br>Policy Number                                                                        |
| BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.<br><u>46 Charlotte</u>                   | Company NAIC Number                                                                                                |
| CITY<br><u>St Augustine FL</u>                                                                                                             | STATE<br><u>FL</u>                                                                                                 |
| PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)<br><u>N 30.44' Lot 8 Bldg 8 City St Augustine</u> | ZIP CODE                                                                                                           |
| BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.)<br><u>Residential</u>      |                                                                                                                    |
| LATITUDE/LONGITUDE (OPTIONAL)<br>(##° - ##' - ##.##" or ##.####°)                                                                          | HORIZONTAL DATUM:<br><input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983                           |
|                                                                                                                                            | SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other |

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

|                                                                            |                                    |                                                                             |
|----------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------|
| B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER<br><u>125145 City of St Aug</u> | B2. COUNTY NAME<br><u>St Johns</u> | B3. STATE<br><u>FL</u>                                                      |
| B4. MAP AND PANEL NUMBER<br><u>0318</u>                                    | B5. SUFFIX<br><u>M</u>             | B6. FIRM INDEX DATE<br><u>9-02-04</u>                                       |
| B7. FIRM PANEL EFFECTIVE/REVISED DATE<br><u>9-02-04</u>                    | B8. FLOOD ZONE(S)<br><u>AE</u>     | B9. BASE FLOOD ELEVATION(S)<br>(Zone AO, use depth of flooding)<br><u>9</u> |

10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.  
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe):

11. Indicate the elevation datum used for the BFE in B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe):

12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date:

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

2. Building Diagram Number 5 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO  
Complete Items C3.a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
Datum NGVD 1929 Conversion/Comments

Elevation reference mark used \_\_\_\_\_ Does the elevation reference mark used appear on the FIRM? ☒ Yes ☐ No

|                                                                                                                                             |                    |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)                                                           | <u>9.85</u> ft.(m) |
| <input type="checkbox"/> b) Top of next higher floor                                                                                        | <u>NA</u> ft.(m)   |
| <input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)                                                    | <u>NA</u> ft.(m)   |
| <input type="checkbox"/> d) Attached garage (top of slab)                                                                                   | <u>NA</u> ft.(m)   |
| <input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area.) <u>A/d</u> | <u>7.00</u> ft.(m) |
| <input type="checkbox"/> f) Lowest adjacent (finished) grade (LAG)                                                                          | <u>6.40</u> ft.(m) |
| <input type="checkbox"/> g) Highest adjacent (finished) grade (HAG)                                                                         | <u>6.80</u> ft.(m) |
| <input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade                                       | <u>NA</u>          |
| <input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3.h <u>NA</u> sq. ft. (sq. cm)                           |                    |

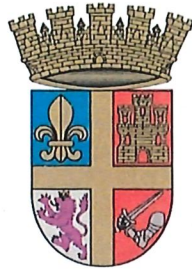
License Number, Embossed Seal, Signature, and Date

# 4620  
Nicholas H. Franklin  
4.26.05

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

|                                                |                                                |                                |
|------------------------------------------------|------------------------------------------------|--------------------------------|
| CERTIFIER'S NAME<br><u>NICHOLAS H FRANKLIN</u> | LICENSE NUMBER<br><u>4620</u>                  | RECEIVED<br><u>JAN 25 2021</u> |
| TITLE<br><u>PRESIDENT</u>                      | COMPANY NAME<br><u>DEVINO &amp; ASSOCIATES</u> | Planning/Building Dept.        |
| ADDRESS<br><u>93A Orange Street</u>            | CITY<br><u>St Augustine</u>                    | STATE<br><u>FL</u>             |
| SIGNATURE<br><u>Nicholas H. Franklin</u>       | DATE<br><u>4.26.05</u>                         | TELEPHONE<br><u>823-3600</u>   |



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

July 16, 2020

46 Avenida Menendez, Inc.  
Jeremy Marquis – Marquis Latimer + Halback, Inc.  
34 Cordova Street, Ste. A  
St. Augustine, FL 32084

Re: Certificate of Appropriateness - 46 Charlotte Street – 2020-0074

Dear Mr. Marquis:

On July 16, 2020, the Historic Architectural Review Board (HARB) met and discussed your application to make changes that include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, trellises, an outbuilding, and modifications to property wall for property located at 46 Charlotte Street.

Specifically, based upon evidence presented, the HARB **APPROVED** your application as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at (904) 825-1065 for the proper permits, archaeology review, fees and requirements to proceed with your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

Sincerely,

David Birchim, AICP  
Director, Planning & Building

cc: John P. Regan, City Manager  
Isabelle Lopez, City Attorney  
Darlene Galambos, City Clerk  
BDAC File

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BEFORE THE  
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE  
CITY OF ST. AUGUSTINE, FLORIDA

---

**TYPE OF REQUEST:**

- |                                                                                                                |                                                                                                             |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Appeal of Architectural Review Official                                               | <input type="checkbox"/> Preliminary Design Approval for Entry Corridors                                    |
| <input checked="" type="checkbox"/> Certificate of Appropriateness                                             | <input type="checkbox"/> Certificate of Completeness and Recommendation for Historic Property Tax Exemption |
| <input type="checkbox"/> Certificate of Demolition                                                             | <input type="checkbox"/> Opinion of Appropriateness                                                         |
| <input type="checkbox"/> Certificate of Relocation                                                             | <input type="checkbox"/> Variance to Design Standard                                                        |
| <input type="checkbox"/> Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption |                                                                                                             |

**IN THE MATTER OF:**

Case No.: 2020-0074  
Applicant: Marquis Latimer + Halback, Inc  
Owner: 46 Avenida Menendez, Inc  
Address: 46 Charlotte Street  
Parcel Number: 1966800000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to make changes that include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, trellises, an outbuilding, and modifications to property wall.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JULY 16, 2020 VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT), AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the July 16, 2020 Communications Media Technology (CMT) Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation Three (HP-3).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.
5. The applicant and agent and/or property owner signed an Acknowledgement and Waiver of Rights form for this meeting.

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**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS **DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and APPROVES / **DENIES** / **CONTINUES** the Applicant's request to make changes that include ADA accessibility to front and rear porches of building and site features including landscape features, displays, lighting, trellises, an outbuilding, and modifications to property wall.

Subject to the following conditions:

- applicant is allowed flexibility to meet handrail code for
- front steps which may alter the design as presented
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

DONE AND ORDERED, at a public hearing on the 16 day of July, A.D., 2020, via Communications Media Technology (CMT), with copy on file at 75 King Street, St. Augustine, Florida.

Case No. 2020-0074

REQUEST APPROVED / **DENIED** / **CONTINUES**

Catherine Duncan  
Sign Name

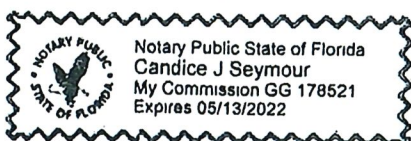
Catherine Duncan  
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of ☒ physical presence or ☐ online notarization, who is personally known to me and 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 16<sup>th</sup> day of July, A.D., 2020.



Candice J. Seymour  
Notary Public, State of Florida

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# SHIPWRECK MUSEUM

## CITY OF ST. AUGUSTINE HISTORIC ARCHITECTURAL REVIEW BOARD

### UPDATES PER CERTIFICATE OF APPROPRIATENESS PRESENTATION

**Design Team**  
**Marquis Latimer + Halback, Inc.**  
 Landscape Architecture  
 Project Manager: Jeremy Marquis | jmarquis@mlhlab.com  
 34 Cordova Street, Suite A, St. Augustine, FL 32084  
 Ph: 904.825.6747  
 LC0000391

**Property Owner**  
 46 AVENIDA MENENDEZ, INC.  
 44 AVENIDA MENENDEZ  
 ST AUGUSTINE, FL 32084  
 Tax Parcel No:  
 ST JOHNS COUNTY #1966800000  
 Site Location  
 46 CHARLOTTE STREET  
 SAINT AUGUSTINE, FL 32084  
 Jurisdictional Review  
 CITY OF SAINT AUGUSTINE, FLORIDA



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| Drawing No. | Drawing Title                     | Revision Date |
|-------------|-----------------------------------|---------------|
| L-1.0       | SITE CONTEXT                      | 7/6/20        |
| L-1.1       | SURVEY                            | UNK           |
| L-1.2       | HARDSCAPE PLAN                    | 7/25/20       |
| L-1.3       | ENLARGEMENT: FRONT ENTRANCE       | 7/25/20       |
| L-1.4       | ENLARGEMENT: BACK PATIO           | 7/6/20        |
| L-1.5       | 3D MODELING: STREET FRONT         | 7/25/20       |
| L-1.6       | 3D MODELING: BACK PATIO           | 7/6/20        |
| L-1.7       | HARDSCAPE DETAILS                 | 7/25/20       |
| L-1.8       | HARDSCAPE PLAN + DETAILS          | 7/6/20        |
| L-3.1       | LANDSCAPE LIGHTING PLAN           | 7/25/20       |
| A1          | NEW FRONT RAILING AND A.D.A. LIFT | 7/29/20       |
| A2          | NEW FRONT RAILING AND A.D.A. LIFT | 7/29/20       |





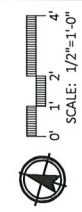










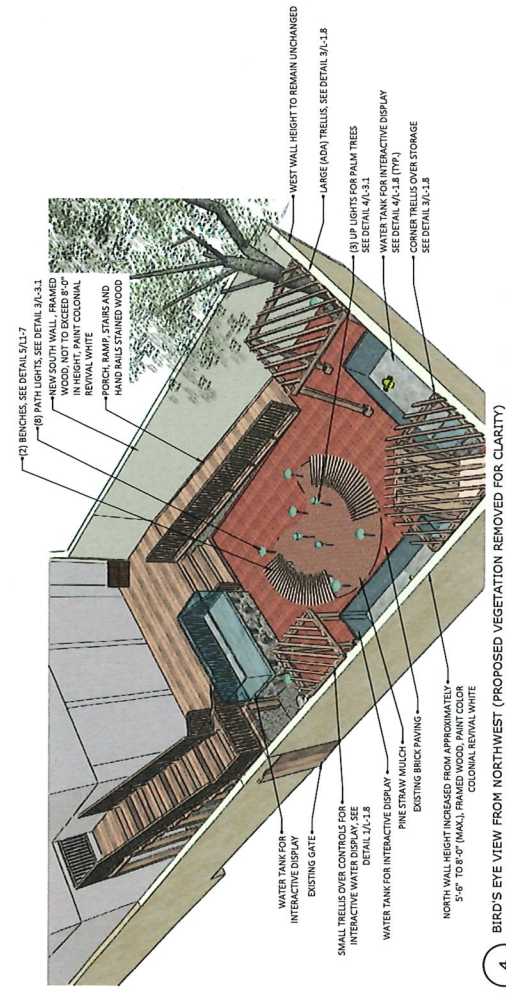


~~JAN 25 2021~~

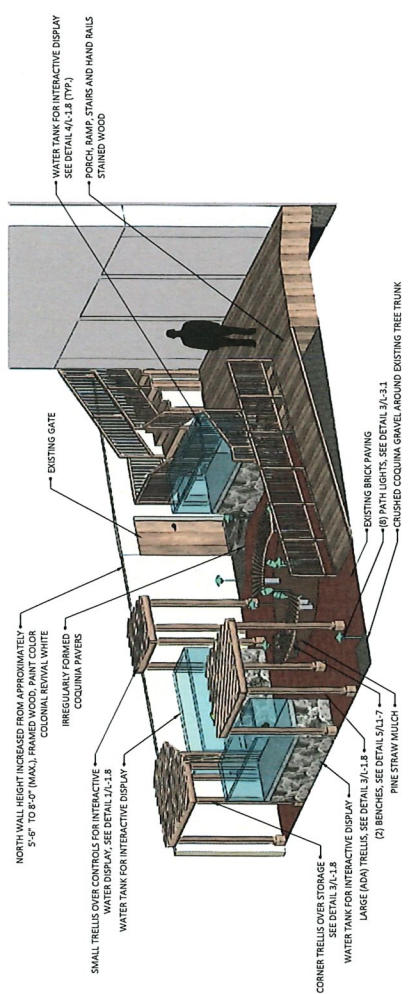
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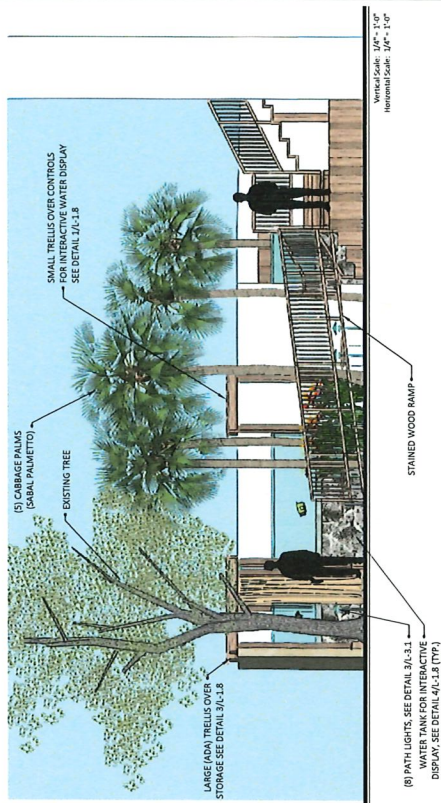




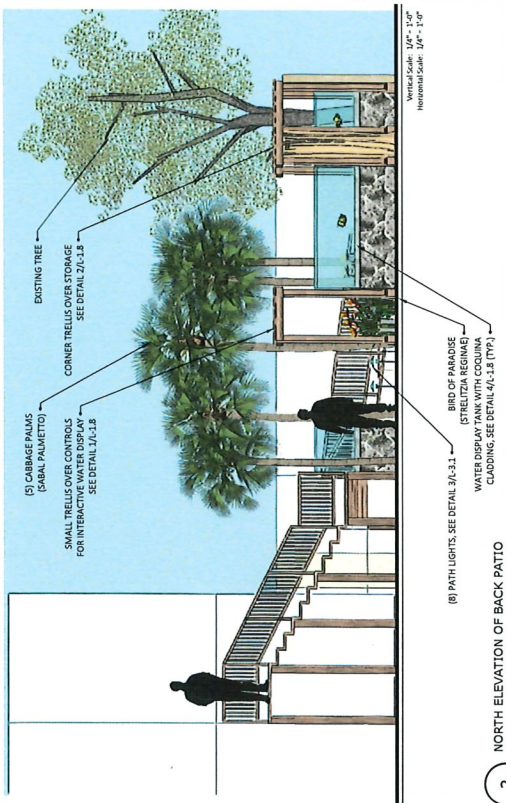
4 BIRD'S EYE VIEW FROM NORTHWEST (PROPOSED VEGETATION REMOVED FOR CLARITY)



3 BIRD'S EYE VIEW FROM SOUTHWEST (PROPOSED VEGETATION REMOVED FOR CLARITY)



1 SOUTH ELEVATION OF BACK PATIO

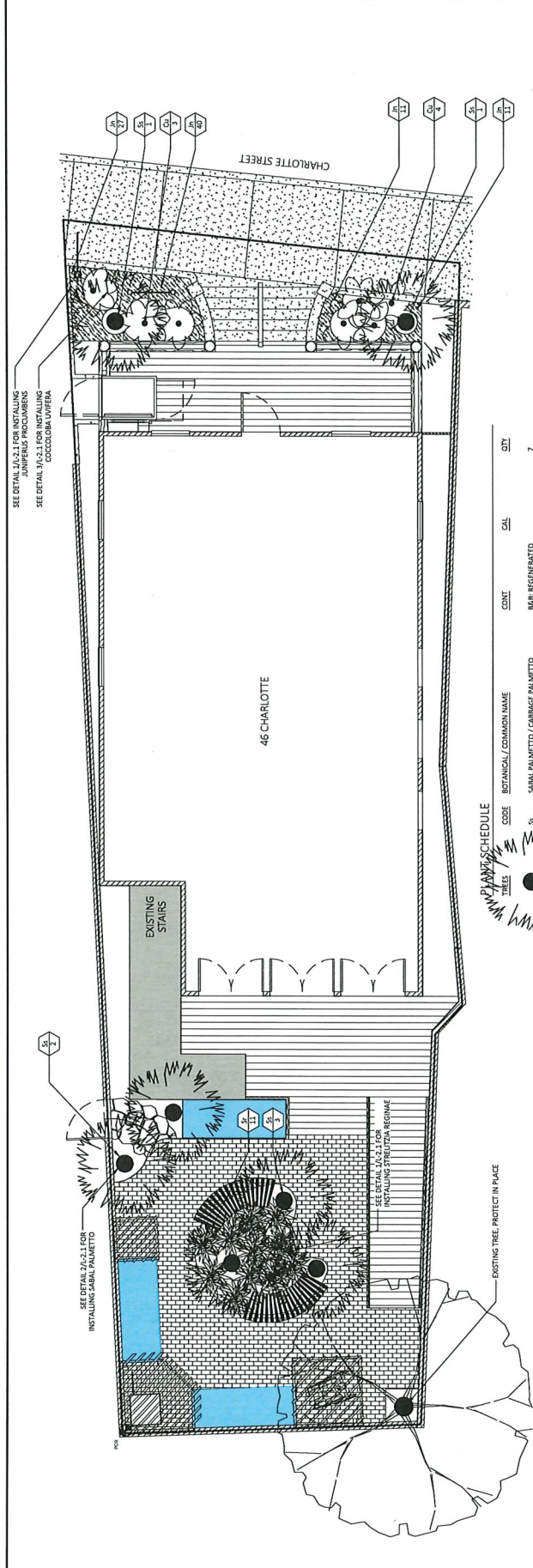


2 NORTH ELEVATION OF BACK PATIO

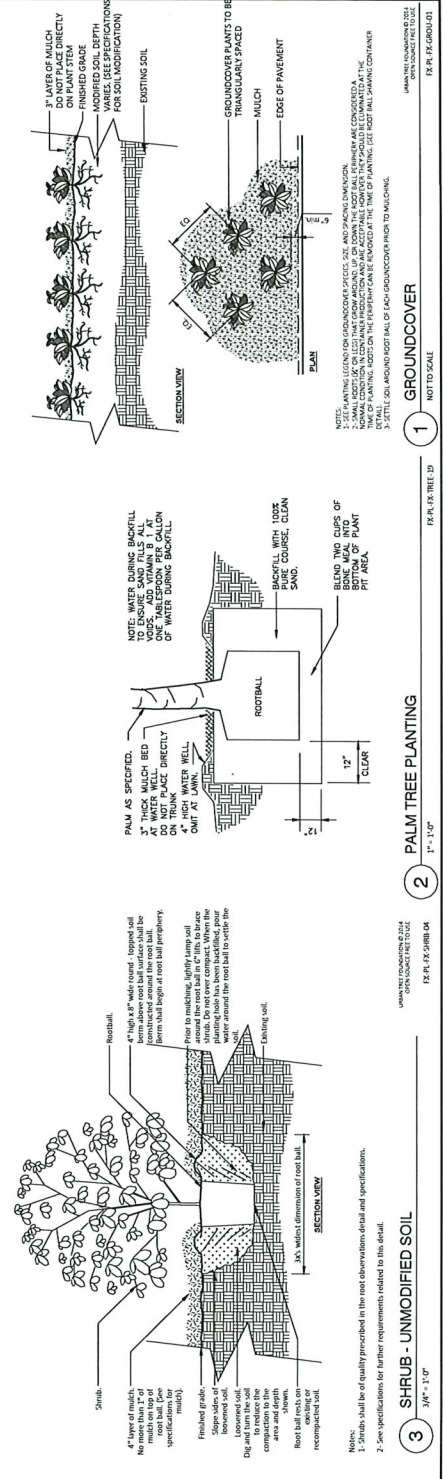
Planning/Building Dept







| PLANT SCHEDULE |                                             | TREES           |          | GROUND COVERS |     |
|----------------|---------------------------------------------|-----------------|----------|---------------|-----|
| CODE           | BOTANICAL / COMMON NAME                     | CONT            | GAL      | QTY           | QTY |
| 2s             | SABAL PALMETTO / CABBAGE PALMETTO           | B&B REGENERATED |          | 7             |     |
| 0u             | COCCOLIBIA / COMMON NANA                    | CONT            | HEIGHT   | SPACING       | QTY |
|                |                                             | 3 GAL           | 48"      | 48" o.c.      |     |
| 5s             | STREPTITIA REGINAE / BIRD OF PARADISE       | 3 GAL           | 36" o.c. | 11            |     |
| 2h             | JUNIPERUS PROCUMBENS 'NANA' / SHORE JUNIPER | SPACING         | QTY      |               | 89  |
|                |                                             | 4" o.c.         |          |               |     |



Notes:  
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.  
2- See specifications for further requirements related to this detail.

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# BUILDING FOOTAGE INFORMATION

|                     |           |       |
|---------------------|-----------|-------|
| 1. FLOOR UNDER ROOF | NO CHANGE | 84 PL |
| 2. FLOOR UNDER ROOF | NO CHANGE | 84 PL |
| 3. FLOOR UNDER ROOF | NO CHANGE | 84 PL |
| 4. LOT COVERAGE     | NO CHANGE | 84 PL |
| 5. LOT COVERAGE     | NO CHANGE | 84 PL |

## STRUCTURE INFORMATION

|                   |           |
|-------------------|-----------|
| MEAN ROOF HEIGHT  | NO CHANGE |
| TOTAL ROOF HEIGHT | NO CHANGE |
| NUMBER OF STORIES | 1         |

## TYPE OF CONSTRUCTION

TYPE V8  
PROJECT IS LOCATED EAST OF 1-95 UNID.  
DOOR DECKS PROTECTION IS REQUIRED

## WIND ZONE INFORMATION

THIS STRUCTURE HAS BEEN DESIGNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 EDITION OF THE FLORIDA BUILDING CODE  
1. BASIC WIND SPEED (1 SECOND DURATION) - 130 MPH  
2. WIND EXPOSURE FACTOR - 1.0  
3. WIND EXPOSURE FACTOR - 1.0  
4. INTERNAL PRESSURE COEFFICIENT - 0.0 OR -0.18  
5. COMPONENT 1 CLADDING AND LOADS - UNIFORM  
HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS - 1.00

| WIND DIRECTION | WIND SPEED | WIND DIRECTION | WIND SPEED | WIND DIRECTION | WIND SPEED | WIND DIRECTION | WIND SPEED |
|----------------|------------|----------------|------------|----------------|------------|----------------|------------|
| 0°             | 130        | 90°            | 130        | 180°           | 130        | 270°           | 130        |
| 15°            | 130        | 105°           | 130        | 195°           | 130        | 285°           | 130        |
| 30°            | 130        | 120°           | 130        | 210°           | 130        | 300°           | 130        |
| 45°            | 130        | 135°           | 130        | 225°           | 130        | 315°           | 130        |
| 60°            | 130        | 150°           | 130        | 240°           | 130        | 330°           | 130        |
| 75°            | 130        | 165°           | 130        | 255°           | 130        | 345°           | 130        |
| 90°            | 130        | 180°           | 130        | 270°           | 130        | 360°           | 130        |
| 105°           | 130        | 195°           | 130        | 285°           | 130        |                |            |
| 120°           | 130        | 210°           | 130        | 300°           | 130        |                |            |
| 135°           | 130        | 225°           | 130        | 315°           | 130        |                |            |
| 150°           | 130        | 240°           | 130        | 330°           | 130        |                |            |
| 165°           | 130        | 255°           | 130        | 345°           | 130        |                |            |
| 180°           | 130        | 270°           | 130        | 360°           | 130        |                |            |
| 195°           | 130        | 285°           | 130        |                |            |                |            |
| 210°           | 130        | 300°           | 130        |                |            |                |            |
| 225°           | 130        | 315°           | 130        |                |            |                |            |
| 240°           | 130        | 330°           | 130        |                |            |                |            |
| 255°           | 130        | 345°           | 130        |                |            |                |            |
| 270°           | 130        |                |            |                |            |                |            |
| 285°           | 130        |                |            |                |            |                |            |
| 300°           | 130        |                |            |                |            |                |            |
| 315°           | 130        |                |            |                |            |                |            |
| 330°           | 130        |                |            |                |            |                |            |
| 345°           | 130        |                |            |                |            |                |            |
| 360°           | 130        |                |            |                |            |                |            |

| WIND DIRECTION | WIND SPEED | WIND DIRECTION | WIND SPEED | WIND DIRECTION | WIND SPEED | WIND DIRECTION | WIND SPEED |
|----------------|------------|----------------|------------|----------------|------------|----------------|------------|
| 0°             | 130        | 90°            | 130        | 180°           | 130        | 270°           | 130        |
| 15°            | 130        | 105°           | 130        | 195°           | 130        | 285°           | 130        |
| 30°            | 130        | 120°           | 130        | 210°           | 130        | 300°           | 130        |
| 45°            | 130        | 135°           | 130        | 225°           | 130        | 315°           | 130        |
| 60°            | 130        | 150°           | 130        | 240°           | 130        | 330°           | 130        |
| 75°            | 130        | 165°           | 130        | 255°           | 130        | 345°           | 130        |
| 90°            | 130        | 180°           | 130        | 270°           | 130        | 360°           | 130        |
| 105°           | 130        | 195°           | 130        | 285°           | 130        |                |            |
| 120°           | 130        | 210°           | 130        | 300°           | 130        |                |            |
| 135°           | 130        | 225°           | 130        | 315°           | 130        |                |            |
| 150°           | 130        | 240°           | 130        | 330°           | 130        |                |            |
| 165°           | 130        | 255°           | 130        | 345°           | 130        |                |            |
| 180°           | 130        | 270°           | 130        | 360°           | 130        |                |            |
| 195°           | 130        | 285°           | 130        |                |            |                |            |
| 210°           | 130        | 300°           | 130        |                |            |                |            |
| 225°           | 130        | 315°           | 130        |                |            |                |            |
| 240°           | 130        | 330°           | 130        |                |            |                |            |
| 255°           | 130        | 345°           | 130        |                |            |                |            |
| 270°           | 130        |                |            |                |            |                |            |
| 285°           | 130        |                |            |                |            |                |            |
| 300°           | 130        |                |            |                |            |                |            |
| 315°           | 130        |                |            |                |            |                |            |
| 330°           | 130        |                |            |                |            |                |            |
| 345°           | 130        |                |            |                |            |                |            |
| 360°           | 130        |                |            |                |            |                |            |

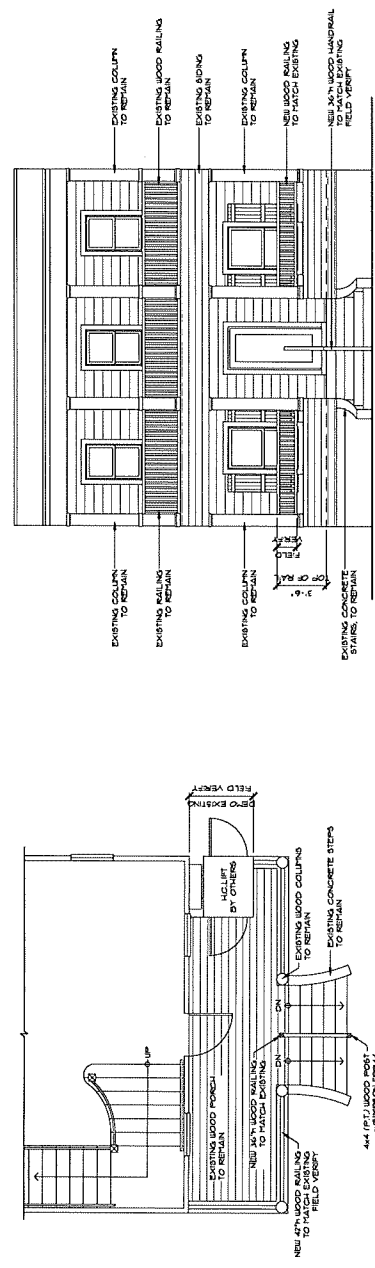
NOTES:  
1. FOR EFFECTIVE AREA BETWEEN TOWER GIVEN ABOVE THE LOAD MAY BE INTERPOLATED BY THE TOWER HEIGHT AND ASSOCIATED WITH THE LOWER EFFECTIVE AREA.  
2. SEE FIGURES FOR LOCATION OF ZONES.  
3. PLUS AND MINUS SIGNIFY PRESSURE ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES.

| OPENING WIDTH      | BEARING WALL OR SHEAR WALL | NON-BEARING WALL |
|--------------------|----------------------------|------------------|
| 0' TO 3' 0"        | 12' X 8'                   | 12' X 8'         |
| 3' 1" TO 5' 0"     | 12' X 8'                   | 12' X 8'         |
| 5' 1" TO 7' 0"     | 12' X 8'                   | 12' X 8'         |
| 7' 1" TO 9' 0"     | 12' X 8'                   | 12' X 8'         |
| 9' 1" TO 11' 0"    | 12' X 8'                   | 12' X 8'         |
| 11' 1" TO 13' 0"   | 12' X 8'                   | 12' X 8'         |
| 13' 1" TO 15' 0"   | 12' X 8'                   | 12' X 8'         |
| 15' 1" TO 17' 0"   | 12' X 8'                   | 12' X 8'         |
| 17' 1" TO 19' 0"   | 12' X 8'                   | 12' X 8'         |
| 19' 1" TO 21' 0"   | 12' X 8'                   | 12' X 8'         |
| 21' 1" TO 23' 0"   | 12' X 8'                   | 12' X 8'         |
| 23' 1" TO 25' 0"   | 12' X 8'                   | 12' X 8'         |
| 25' 1" TO 27' 0"   | 12' X 8'                   | 12' X 8'         |
| 27' 1" TO 29' 0"   | 12' X 8'                   | 12' X 8'         |
| 29' 1" TO 31' 0"   | 12' X 8'                   | 12' X 8'         |
| 31' 1" TO 33' 0"   | 12' X 8'                   | 12' X 8'         |
| 33' 1" TO 35' 0"   | 12' X 8'                   | 12' X 8'         |
| 35' 1" TO 37' 0"   | 12' X 8'                   | 12' X 8'         |
| 37' 1" TO 39' 0"   | 12' X 8'                   | 12' X 8'         |
| 39' 1" TO 41' 0"   | 12' X 8'                   | 12' X 8'         |
| 41' 1" TO 43' 0"   | 12' X 8'                   | 12' X 8'         |
| 43' 1" TO 45' 0"   | 12' X 8'                   | 12' X 8'         |
| 45' 1" TO 47' 0"   | 12' X 8'                   | 12' X 8'         |
| 47' 1" TO 49' 0"   | 12' X 8'                   | 12' X 8'         |
| 49' 1" TO 51' 0"   | 12' X 8'                   | 12' X 8'         |
| 51' 1" TO 53' 0"   | 12' X 8'                   | 12' X 8'         |
| 53' 1" TO 55' 0"   | 12' X 8'                   | 12' X 8'         |
| 55' 1" TO 57' 0"   | 12' X 8'                   | 12' X 8'         |
| 57' 1" TO 59' 0"   | 12' X 8'                   | 12' X 8'         |
| 59' 1" TO 61' 0"   | 12' X 8'                   | 12' X 8'         |
| 61' 1" TO 63' 0"   | 12' X 8'                   | 12' X 8'         |
| 63' 1" TO 65' 0"   | 12' X 8'                   | 12' X 8'         |
| 65' 1" TO 67' 0"   | 12' X 8'                   | 12' X 8'         |
| 67' 1" TO 69' 0"   | 12' X 8'                   | 12' X 8'         |
| 69' 1" TO 71' 0"   | 12' X 8'                   | 12' X 8'         |
| 71' 1" TO 73' 0"   | 12' X 8'                   | 12' X 8'         |
| 73' 1" TO 75' 0"   | 12' X 8'                   | 12' X 8'         |
| 75' 1" TO 77' 0"   | 12' X 8'                   | 12' X 8'         |
| 77' 1" TO 79' 0"   | 12' X 8'                   | 12' X 8'         |
| 79' 1" TO 81' 0"   | 12' X 8'                   | 12' X 8'         |
| 81' 1" TO 83' 0"   | 12' X 8'                   | 12' X 8'         |
| 83' 1" TO 85' 0"   | 12' X 8'                   | 12' X 8'         |
| 85' 1" TO 87' 0"   | 12' X 8'                   | 12' X 8'         |
| 87' 1" TO 89' 0"   | 12' X 8'                   | 12' X 8'         |
| 89' 1" TO 91' 0"   | 12' X 8'                   | 12' X 8'         |
| 91' 1" TO 93' 0"   | 12' X 8'                   | 12' X 8'         |
| 93' 1" TO 95' 0"   | 12' X 8'                   | 12' X 8'         |
| 95' 1" TO 97' 0"   | 12' X 8'                   | 12' X 8'         |
| 97' 1" TO 99' 0"   | 12' X 8'                   | 12' X 8'         |
| 99' 1" TO 101' 0"  | 12' X 8'                   | 12' X 8'         |
| 101' 1" TO 103' 0" | 12' X 8'                   | 12' X 8'         |
| 103' 1" TO 105' 0" | 12' X 8'                   | 12' X 8'         |
| 105' 1" TO 107' 0" | 12' X 8'                   | 12' X 8'         |
| 107' 1" TO 109' 0" | 12' X 8'                   | 12' X 8'         |
| 109' 1" TO 111' 0" | 12' X 8'                   | 12' X 8'         |
| 111' 1" TO 113' 0" | 12' X 8'                   | 12' X 8'         |
| 113' 1" TO 115' 0" | 12' X 8'                   | 12' X 8'         |
| 115' 1" TO 117' 0" | 12' X 8'                   | 12' X 8'         |
| 117' 1" TO 119' 0" | 12' X 8'                   | 12' X 8'         |
| 119' 1" TO 121' 0" | 12' X 8'                   | 12' X 8'         |
| 121' 1" TO 123' 0" | 12' X 8'                   | 12' X 8'         |
| 123' 1" TO 125' 0" | 12' X 8'                   | 12' X 8'         |
| 125' 1" TO 127' 0" | 12' X 8'                   | 12' X 8'         |
| 127' 1" TO 129' 0" | 12' X 8'                   | 12' X 8'         |
| 129' 1" TO 131' 0" | 12' X 8'                   | 12' X 8'         |
| 131' 1" TO 133' 0" | 12' X 8'                   | 12' X 8'         |
| 133' 1" TO 135' 0" | 12' X 8'                   | 12' X 8'         |
| 135' 1" TO 137' 0" | 12' X 8'                   | 12' X 8'         |
| 137' 1" TO 139' 0" | 12' X 8'                   | 12' X 8'         |
| 139' 1" TO 141' 0" | 12' X 8'                   | 12' X 8'         |
| 141' 1" TO 143' 0" | 12' X 8'                   | 12' X 8'         |
| 143' 1" TO 145' 0" | 12' X 8'                   | 12' X 8'         |
| 145' 1" TO 147' 0" | 12' X 8'                   | 12' X 8'         |
| 147' 1" TO 149' 0" | 12' X 8'                   | 12' X 8'         |
| 149' 1" TO 151' 0" | 12' X 8'                   | 12' X 8'         |
| 151' 1" TO 153' 0" | 12' X 8'                   | 12' X 8'         |
| 153' 1" TO 155' 0" | 12' X 8'                   | 12' X 8'         |
| 155' 1" TO 157' 0" | 12' X 8'                   | 12' X 8'         |
| 157' 1" TO 159' 0" | 12' X 8'                   | 12' X 8'         |
| 159' 1" TO 161' 0" | 12' X 8'                   | 12' X 8'         |
| 161' 1" TO 163' 0" | 12' X 8'                   | 12' X 8'         |
| 163' 1" TO 165' 0" | 12' X 8'                   | 12' X 8'         |
| 165' 1" TO 167' 0" | 12' X 8'                   | 12' X 8'         |
| 167' 1" TO 169' 0" | 12' X 8'                   | 12' X 8'         |
| 169' 1" TO 171' 0" | 12' X 8'                   | 12' X 8'         |
| 171' 1" TO 173' 0" | 12' X 8'                   | 12' X 8'         |
| 173' 1" TO 175' 0" | 12' X 8'                   | 12' X 8'         |
| 175' 1" TO 177' 0" | 12' X 8'                   | 12' X 8'         |
| 177' 1" TO 179' 0" | 12' X 8'                   | 12' X 8'         |
| 179' 1" TO 181' 0" | 12' X 8'                   | 12' X 8'         |
| 181' 1" TO 183' 0" | 12' X 8'                   | 12' X 8'         |
| 183' 1" TO 185' 0" | 12' X 8'                   | 12' X 8'         |
| 185' 1" TO 187' 0" | 12' X 8'                   | 12' X 8'         |
| 187' 1" TO 189' 0" | 12' X 8'                   | 12' X 8'         |
| 189' 1" TO 191' 0" | 12' X 8'                   | 12' X 8'         |
| 191' 1" TO 193' 0" | 12' X 8'                   | 12' X 8'         |
| 193' 1" TO 195' 0" | 12' X 8'                   | 12' X 8'         |
| 195' 1" TO 197' 0" | 12' X 8'                   | 12' X 8'         |
| 197' 1" TO 199' 0" | 12' X 8'                   | 12' X 8'         |
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| 201' 1" TO 203' 0" | 12' X 8'                   | 12' X 8'         |
| 203' 1" TO 205' 0" | 12' X 8'                   | 12' X 8'         |
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| 209' 1" TO 211' 0" | 12' X 8'                   | 12' X 8'         |
| 211' 1" TO 213' 0" | 12' X 8'                   | 12' X 8'         |
| 213' 1" TO 215' 0" | 12' X 8'                   | 12' X 8'         |
| 215' 1" TO 217' 0" | 12' X 8'                   | 12' X 8'         |
| 217' 1" TO 219' 0" | 12' X 8'                   | 12' X 8'         |
| 219' 1" TO 221' 0" | 12' X 8'                   | 12' X 8'         |
| 221' 1" TO 223' 0" | 12' X 8'                   | 12' X 8'         |
| 223' 1" TO 225' 0" | 12' X 8'                   | 12' X 8'         |
| 225' 1" TO 227' 0" | 12' X 8'                   | 12' X 8'         |
| 227' 1" TO 229' 0" | 12' X 8'                   | 12' X 8'         |
| 229' 1" TO 231' 0" | 12' X 8'                   | 12' X 8'         |
| 231' 1" TO 233' 0" | 12' X 8'                   | 12' X 8'         |
| 233' 1" TO 235' 0" | 12' X 8'                   | 12' X 8'         |
| 235' 1" TO 237' 0" | 12' X 8'                   | 12' X 8'         |
| 237' 1" TO 239' 0" | 12' X 8'                   | 12' X 8'         |
| 239' 1" TO 241' 0" | 12' X 8'                   | 12' X 8'         |
| 241' 1" TO 243' 0" | 12' X 8'                   | 12' X 8'         |
| 243' 1" TO 245' 0" | 12' X 8'                   | 12' X 8'         |
| 245' 1" TO 247' 0" | 12' X 8'                   | 12' X 8'         |
| 247' 1" TO 249' 0" | 12' X 8'                   | 12' X 8'         |
| 249' 1" TO 251' 0" | 12' X 8'                   | 12' X 8'         |
| 251' 1" TO 253' 0" | 12' X 8'                   | 12' X 8'         |
| 253' 1" TO 255' 0" | 12' X 8'                   | 12' X 8'         |
| 255' 1" TO 257' 0" | 12' X 8'                   | 12' X 8'         |
| 257' 1" TO 259' 0" | 12' X 8'                   | 12' X 8'         |
| 259' 1" TO 261' 0" | 12' X 8'                   | 12' X 8'         |
| 261' 1" TO 263' 0" | 12' X 8'                   | 12' X 8'         |
| 263' 1" TO 265' 0" | 12' X 8'                   | 12' X 8'         |
| 265' 1" TO 267' 0" | 12' X 8'                   | 12' X 8'         |
| 267' 1" TO 269' 0" | 12' X 8'                   | 12' X 8'         |
| 269' 1" TO 271' 0" | 12' X 8'                   | 12' X 8'         |
| 271' 1" TO 273' 0" | 12' X 8'                   | 12' X 8'         |
| 273' 1" TO 275' 0" | 12' X 8'                   | 12' X 8'         |
| 275' 1" TO 277' 0" | 12' X 8'                   | 12' X 8'         |
| 277' 1" TO 279' 0" | 12' X 8'                   | 12' X 8'         |
| 279' 1" TO 281' 0" | 12' X 8'                   | 12' X 8'         |
| 281' 1" TO 283' 0" | 12' X 8'                   | 12' X 8'         |
| 283' 1" TO 285' 0" | 12' X 8'                   | 12' X 8'         |
| 285' 1" TO 287' 0" | 12' X 8'                   | 12' X 8'         |
| 287' 1" TO 289' 0" | 12' X 8'                   | 12' X 8'         |
| 289' 1" TO 291' 0" | 12' X 8'                   | 12' X 8'         |
| 291' 1" TO 293' 0" | 12' X 8'                   | 12' X 8'         |
| 293' 1" TO 295' 0" | 12' X 8'                   | 12' X 8'         |
| 295' 1" TO 297' 0" | 12' X 8'                   | 12' X 8'         |
| 297' 1" TO 299' 0" | 12' X 8'                   | 12' X 8'         |
| 299' 1" TO 301' 0" | 12' X 8'                   | 12' X 8'         |
| 301' 1" TO 303' 0" | 12' X 8'                   | 12' X 8'         |
| 303' 1" TO 305' 0" | 12' X 8'                   | 12' X 8'         |
| 305' 1" TO 307' 0" | 12' X 8'                   | 12' X 8'         |
| 307' 1" TO 309' 0" | 12' X 8'                   | 12' X 8'         |
| 309' 1" TO 311' 0" | 12' X 8'                   | 12' X 8'         |
| 311' 1" TO 313' 0" | 12' X 8'                   | 12' X 8'         |
| 313' 1" TO 315' 0" | 12' X 8'                   | 12' X 8'         |
| 315' 1" TO 317' 0" | 12' X 8'                   | 12' X 8'         |
| 317' 1" TO 319' 0" | 12' X 8'                   | 12' X 8'         |
| 319' 1" TO 321' 0" | 12' X 8'                   | 12' X 8'         |
| 321' 1" TO 323' 0" | 12' X 8'                   | 12' X 8'         |
| 323' 1" TO 325' 0" | 12' X 8'                   | 12' X 8'         |
| 325' 1" TO 327' 0" | 12' X 8'                   | 12' X 8'         |
| 327' 1" TO 329' 0" | 12' X 8'                   | 12' X 8'         |
| 329' 1" TO 331' 0" | 12' X 8'                   | 12' X 8'         |
| 331' 1" TO 333' 0" | 12' X 8'                   | 12' X 8'         |
| 333' 1" TO 335' 0" | 12' X 8'                   | 12' X 8'         |
| 335' 1" TO 337' 0" | 12' X 8'                   | 12' X 8'         |
| 337' 1" TO 339' 0" | 12' X 8'                   | 12' X 8'         |
| 339' 1" TO 341' 0" | 12' X 8'                   | 12' X 8'         |
| 341' 1" TO 343' 0" | 12' X 8'                   | 12' X 8'         |
| 343' 1" TO 345' 0" | 12' X 8'                   | 12' X 8'         |
| 345' 1" TO 347' 0" | 12' X 8'                   | 12' X 8'         |
| 347' 1" TO 349' 0" | 12' X 8'                   | 12' X            |

NOTE:  
CONTRACTOR SHALL FIELD VERIFY ALL  
DIMENSIONS AND CONDITIONS  
PRIOR TO CONSTRUCTION.

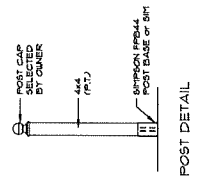
RECEIVED  
JAN 25 2021

Planning/Building Dept.

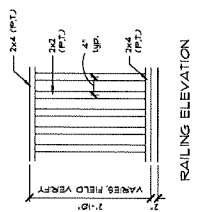


Floor Plan  
1/4" = 1'-0"

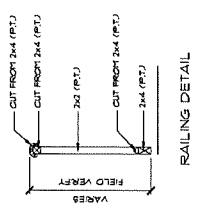
East (Front) Elevation  
1/4" = 1'-0"



POST DETAIL



RAILING ELEVATION



RAILING DETAIL

Wood Railing  
3/8" = 1'-0"



**CITY OF ST. AUGUSTINE**  
**PLANNING & BUILDING DEPARTMENT**  
P.O. BOX 210  
ST. AUGUSTINE, FL 23085  
PHONE: 904-825-1065

January 21, 2020

John Nock Construction, LLC  
ATTN: John Nock  
580 S. Holmes Blvd  
St. Augustine, FL 32084

**RE: Substantial Improvement Determination**, Permit Application No.: 2019-1209 – 46  
Charlotte Street

Mr. Nock;

This letter is to inform you that I have determined that the above-mentioned permit revision application is considered a Substantial Improvement. This letter will outline as to what is required for a Substantial Improvement project and/or how to appeal the Substantial Improvement determination.

To make a determination if a project is a Substantial Improvement, it is my responsibility, as outlined in CoSA Ord. Section 8-419, to determine the fair market value of the structure and compare it to the cost to perform the improvement. If the cost equals or exceeds 50 percent of the fair market value, it is considered to be a Substantial Improvement and the entire structure will have to comply with all of the floodplain management requirements for new construction. The value that is used for the fair market value is the Building Value that is identified on the St. John's County Property Appraiser's website at the time of submittal. The information for this project is:

|                              |                                                        |
|------------------------------|--------------------------------------------------------|
| Fair market value:           | \$66,463                                               |
| Cost to perform improvement: | \$45,000 (\$15,000-original permit, \$30,000-revision) |
| Percent improvement:         | 67.71%                                                 |

The permit application will not be approved for issuance until the Substantial Improvement is addressed in accordance to CoSA Ordinances and the Florida Building Code, Existing Building. Below is a list of options as to how it can be addressed:

1. Provide an elevation certificate showing that the current finished floor elevation is at or above the design flood elevation. The design flood elevation is one foot above the base flood elevation. The design flood elevation is 9' NAVD 1988 for this property.
2. If the finished floor elevation is below the design flood elevation, provide an elevation certificate showing the current finished floor elevation and engineer drawings on how the structure will be brought into compliance with the elevation requirements.
3. Appeal the determination by providing a third-party appraisal of the structure only. The appraisal shall be performed and signed by a Florida licensed property appraiser.



RE: Substantial Improvement Determination

4. Apply for an historic building variance to these requirements through the Code Enforcement, Adjustments and Appeals Board (CEAAB). This is a contributing building to a National Historic District and would qualify for the variance. The earliest CEAAB that it can be heard at is the March 10, 2020 meeting. The application and all supporting documents would have to be received prior to February 14, 2020.

For the structure to come into compliance with the floodplain management requirements, the finished floor elevation will have to be at or above the design flood elevation. Additionally, all equipment servicing the structure must be at or above the design flood elevation.

If you have any questions or concerns, feel free to contact me at the number below.

Respectfully,



**Richard "Buddy" Schauland, CBO, CFM**

*Building and Code Enforcement Manager*

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 904.209.4327 | Mobile: 904.495.6701

Email: [rschauland@citystaug.com](mailto:rschauland@citystaug.com)

Web: [www.CityStAug.com](http://www.CityStAug.com)



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*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.



L John Arbizzani  
46 Avenida Menendez Inc  
44 Avenida Menendez  
St Augustine, FL 32084  
01/29/2021

Subject: 46 Charlotte Street Variance

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

Regards,



L John Arbizzani  
President  
46 Avenida Menendez Inc.



January 29, 2021

L John Arbizzani  
46 Avenida Menendez Inc  
44 Avenida Menendez  
St. Augustine, FL 32084

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

Mr. Arbizzani;

This letter is to inform you about the impact to federal flood insurance after the approval of a variance to the floodplain management ordinance. When a variance is granted to allow the finished floor elevation to be below the required elevation, as in the case of 46 Charlotte Street, it can affect the cost of federal flood insurance.

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

Respectfully,



**Richard "Buddy" Schauland, CBO, CFM**

*Building Official*

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 904.209.4327 | Mobile: 904.495.6701

Email: [rschauland@citystaug.com](mailto:rschauland@citystaug.com)

Web: [www.CityStAug.com](http://www.CityStAug.com)



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01/26/2021 14:21

SJ/0

# ST. AUGUSTINE HISTORIC DISTRICT

## SITE INVENTORY

| ADDRESS/NAME                                             | DATE      | STYLE                                | STATUS |
|----------------------------------------------------------|-----------|--------------------------------------|--------|
| ARTILLERY LANE - Between Avilas and St. George Streets   |           |                                      |        |
| 4 The Oldest Store                                       | 1910-1917 | Frame Vernacular                     | C      |
| AVENIDA MENENDEZ - South from the Castillo de San Marcos |           |                                      |        |
| - Castillo de San Marcos<br>(Fort Marion)                | 1672      | Military Structure                   | C      |
| 12 Teepee Town                                           |           |                                      | NC     |
| Intersection of Hypolita Street                          |           |                                      |        |
| 21                                                       | 1917-1924 | Mediterranean Revival                | C      |
| 22                                                       | 1910-1917 | Mediterranean Revival                | C      |
| 24 Matanzas Apartments                                   | 1914-1917 | Mediterranean Revival                | C      |
| 32 Monson Restuarant and Lounge                          |           |                                      | NC     |
| Intersection of Treasury St.                             |           |                                      |        |
| 44 Espinosa-Sanchez House                                | 1702-1756 | Spanish Colonial                     | C      |
| 46 Drysdale House                                        | 1888      | St. Augustine<br>Colonial Revival    | C      |
| Intersection of Cathedral Street                         |           |                                      |        |
| 111 City Dock Building                                   | 1924-1930 | Mediterranean Revival                | C      |
| 118 The Worth House                                      | 1961      | Spanish Colonial<br>(Reconstruction) | NC     |
| 120 Marion Motor Lodge                                   |           |                                      | NC     |
| 135                                                      | 1910-1917 | Frame Vernacular                     | C      |
| 138 Whetstone's Bayfront Inn                             |           |                                      | NC     |

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51/0

|                                                          |                             |           |                                      |    |
|----------------------------------------------------------|-----------------------------|-----------|--------------------------------------|----|
| 36                                                       | Basilica-Cathedral          | 1797      | Spanish Colonial                     | C  |
| CHARLOTTE STREET - South from the Castillo de San Marcos |                             |           |                                      |    |
| 12                                                       |                             | 1899-1904 | St. Augustine<br>Colonial Revival    | C  |
| Intersection of Cuna Street                              |                             |           |                                      |    |
| 26                                                       | Blacksmith Shop             | 1969      | British Colonial<br>(Reconstruction) | NC |
| 30                                                       |                             | 1899-1904 | Frame Vernacular                     | C  |
| 32                                                       |                             | 1904-1910 | Frame Vernacular                     | C  |
| 33                                                       |                             | 1894-1899 | Frame Vernacular                     | C  |
| 36                                                       |                             | 1894-1899 | St. Augustine<br>Colonial Revival    | C  |
| 40                                                       |                             | 1885-1888 | Frame Vernacular                     | C  |
| 46                                                       |                             | 1910-1917 | Colonial Revival                     | C  |
| 48                                                       |                             | 1894-1899 | Colonial Revival                     | C  |
| Intersection of Hypolita Street                          |                             |           |                                      |    |
| 50                                                       |                             | 1914-1917 | St. Augustine<br>Colonial Revival    | C  |
| 52                                                       |                             | 1914-1917 | St. Augustine<br>Colonial Revival    | C  |
| 54                                                       |                             | 1924-1930 | Frame Vernacular                     | C  |
| 54½                                                      |                             | 1924-1930 | Garage Apartment                     | C  |
| 56                                                       |                             | 1917-1924 | Garage Apartment                     | C  |
| 57                                                       |                             | 1914-1917 | Mediterranean Rev.                   | C  |
| 58                                                       | Luciano de Herrera<br>House | 1967      | Spanish Colonial<br>(Reconstruction) | NC |
| 80-92                                                    | Monson Apartments           | 1924-1930 | Mediterranean Rev.                   | C  |
| Intersection of Treasury Street                          |                             |           |                                      |    |
| 124                                                      | Vaill Block                 | 1888      | Masonry Vernacular                   | C  |
| Crosses Cathedral Square                                 |                             |           |                                      |    |

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## St. Johns County, FL

### Tax Bill

[My Tax Bill](#)

### Estimate Taxes

[Tax Estimator](#)

### 2020 TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

### 2019 TRIM Notice

[2019 TRIM Notice \(PDF\)](#)

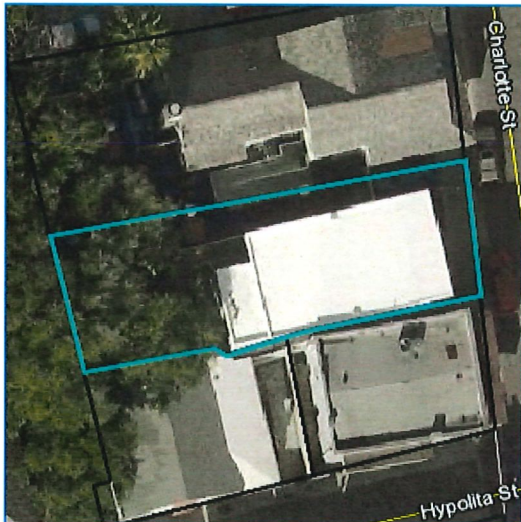
### Summary

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 1966800000                                                                                                                            |
| Location Address  | 46 CHARLOTTE ST<br>SAINT AUGUSTINE 32084-0000                                                                                         |
| Neighborhood      | City St Aug E of St George (COM) (610.08)                                                                                             |
| Tax Description*  | CITY OF ST AUGUSTINE N30.49FT FRONT OF LOT 8 BLK 8 OR1406/1918<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Mixed Use (Store/Office/Residential Combo) (1200)                                                                                     |
| Subdivision       | City of St Augustine                                                                                                                  |
| Sec/Twp/Rng       | 18-7-30                                                                                                                               |
| District          | City of St Augustine (District 452)                                                                                                   |
| Millage Rate      | 19.4926                                                                                                                               |
| Acreage           | 0.070                                                                                                                                 |
| Homestead         | N                                                                                                                                     |

### Owner Information

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Owner Name      | <a href="#">46 Avenida Menendez Inc</a> 100%          |
| Mailing Address | 44 AVENIDA MENENDEZ<br>SAINT AUGUSTINE, FL 32084-3645 |

### Map



## Valuation Information

|                               | 2021      |
|-------------------------------|-----------|
| Building Value                | \$115,511 |
| Extra Features Value          | \$0       |
| Total Land Value              | \$248,000 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$363,511 |
| Total Deferred                | \$87,158  |
| Assessed Value                | \$276,353 |
| Total Exemptions              | \$0       |
| Taxable Value                 | \$276,353 |

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 |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2020 | \$119,065      | \$0                 | \$248,000        | \$0               | \$0                 | \$367,065           | \$251,230      | \$115,835    | \$251,230     |
| 2019 | \$68,380       | \$0                 | \$186,000        | \$0               | \$0                 | \$254,380           | \$228,391      | \$25,989     | \$228,391     |
| 2018 | \$58,828       | \$0                 | \$148,800        | \$0               | \$0                 | \$207,628           | \$207,628      | \$0          | \$207,628     |
| 2017 | \$67,791       | \$0                 | \$148,800        | \$0               | \$0                 | \$216,591           | \$192,007      | \$24,584     | \$192,007     |
| 2016 | \$70,256       | \$0                 | \$136,400        | \$0               | \$0                 | \$206,656           | \$174,552      | \$32,104     | \$174,552     |
| 2015 | \$72,721       | \$0                 | \$100,750        | \$0               | \$0                 | \$173,471           | \$158,684      | \$14,787     | \$158,684     |
| 2014 | \$43,508       | \$0                 | \$100,750        | \$0               | \$0                 | \$144,258           | \$144,258      | \$0          | \$144,258     |
| 2013 | \$44,958       | \$0                 | \$100,750        | \$0               | \$0                 | \$145,708           | \$145,708      | \$0          | \$145,708     |
| 2012 | \$45,683       | \$0                 | \$100,750        | \$0               | \$0                 | \$146,433           | \$146,433      | \$0          | \$146,433     |
| 2011 | \$47,134       | \$0                 | \$111,600        | \$0               | \$0                 | \$158,734           | \$158,734      | \$0          | \$158,734     |
| 2010 | \$47,858       | \$0                 | \$124,000        | \$0               | \$0                 | \$171,858           | \$171,858      | \$0          | \$171,858     |

## Building Information

Building 1  
 Actual Area 2437  
 Conditioned Area 1992  
 Actual Year Built 1890  
 Use Mixed Use (City/Historical)  
 Style 01  
 Class N  
 Exterior Wall Wood  
 Roof Structure Flat

Roof Structure Flat  
 Roof Cover Built Up  
 Interior Flooring Pine Wood  
 Interior Wall Drywall  
 Heating Type Air Duct  
 Air Conditioning Central  
 Bedrooms 0  
 Baths

| Category          | Type            | Pct  |
|-------------------|-----------------|------|
| Exterior Wall     | Wood            | 100% |
| Roofing Structure | Flat            | 100% |
| Roofing Cover     | Built Up        | 100% |
| Interior Walls    | Drywall         | 100% |
| Interior Flooring | Pine Wood       | 100% |
| Heating Type      | Air Duct        | 100% |
| Air Conditioning  | Central         | 100% |
| Frame             | Wood Frame      | 100% |
| Plumbing          | 10 Fixtures     | 100% |
| Electrical        | Good            | 100% |
| Foundation        | Piers and Posts | 100% |
| Floor System      | Wood Frame      | 100% |
| Condition         | Good            | 100% |

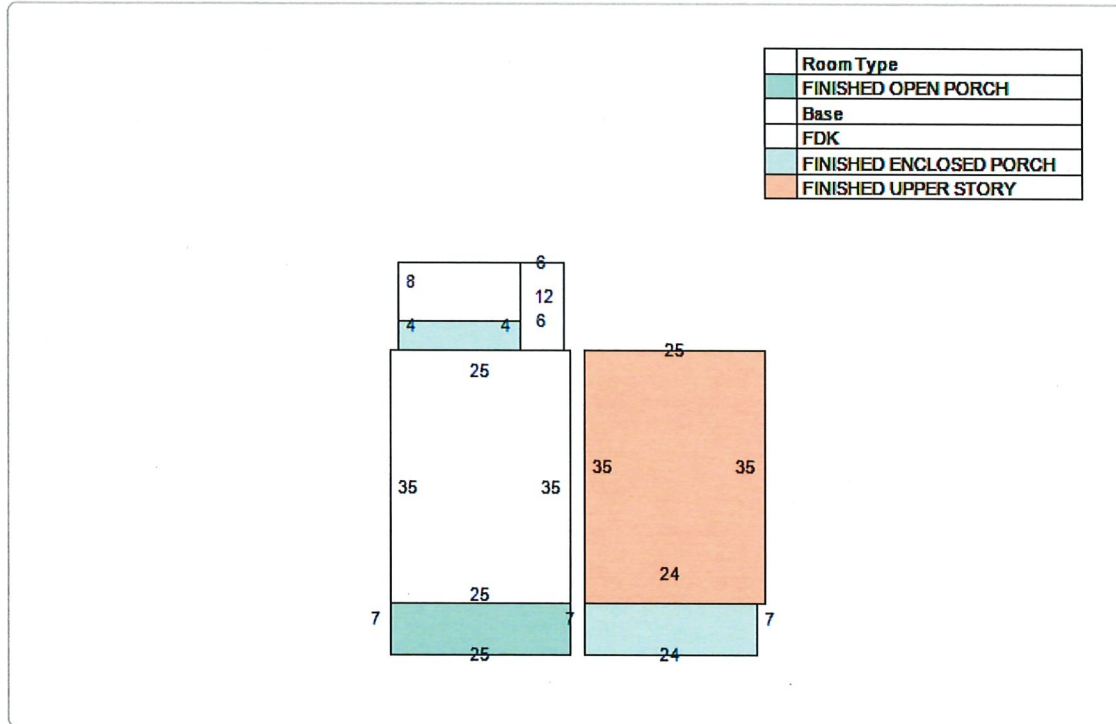
| Description             | Conditioned Area | Actual Area |
|-------------------------|------------------|-------------|
| FINISHED UPPER STORY    | 875              | 875         |
| FINISHED ENCLOSED PORCH | 134              | 168         |
| FRAME DECK              | 0                | 72          |
| BASE AREA               | 875              | 875         |
| FINISHED OPEN PORCH     | 0                | 175         |
| FINISHED ENCLOSED PORCH | 54               | 68          |
| FRAME DECK              | 0                | 136         |
| FINISHED ENCLOSED PORCH | 54               | 68          |
| Total SqFt              | 1992             | 2437        |

**Land Information**

| Use Description                            | Front | Depth | Total Land Units | Unit Type | Land Value |
|--------------------------------------------|-------|-------|------------------|-----------|------------|
| Mixed Use (Store/Office/Residential Combo) | 31    | 100   | 3100             | SF        | \$248,000  |

**Sale Information**

| Recording Date | Sale Date | Sale Price   | Instrument Type | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                      | Grantee                      |
|----------------|-----------|--------------|-----------------|----------------------|----------------------|---------------|-----------------|------------------------------|------------------------------|
|                | 5/3/1999  | \$243,400.00 | WARRANTY DEED   | <a href="#">1406</a> | <a href="#">1918</a> | U             | I               | GARDNER GEORGE R L,SARAH V Z | 46 AVENIDA MENENDEZ INC      |
|                | 8/1/1988  | \$75,000.00  |                 | <a href="#">792</a>  | <a href="#">951</a>  | Q             | I               |                              | GARDNER GEORGE R L,SARAH V Z |
|                | 2/1/1984  | \$66,544.00  |                 | <a href="#">629</a>  | <a href="#">885</a>  | Q             | I               |                              |                              |
|                | 1/1/1982  | \$0.00       |                 | <a href="#">522</a>  | <a href="#">270</a>  | U             | V               |                              |                              |

**Sketch Information**

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.

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Last Data Upload: 1/29/2021, 9:47:24 AM

Developed by  
 Schneider  
 GEOSPATIAL

Version 2.3.104

## Property

|                                                                                     |                                  |                                                 |
|-------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------|
| parcel number<br>196680 0000                                                        | section township range<br>180730 | attflagconfidential<br><input type="checkbox"/> |
| legal description<br>CITY OF ST AUGUSTINE N30.49FT FRONT OF LOT 8 BLK 8 OR1406/1918 |                                  |                                                 |

## Property Details

|                           |               |         |                      |            |       |                          |                 |      |                    |         |
|---------------------------|---------------|---------|----------------------|------------|-------|--------------------------|-----------------|------|--------------------|---------|
| parcel status             |               |         |                      |            |       |                          |                 |      |                    |         |
| Active                    |               |         |                      |            |       |                          |                 |      |                    |         |
| primary land use          |               |         | subdivision          |            |       |                          | property value  |      |                    |         |
|                           |               |         | City of St Augustine |            |       |                          | \$100,750.00    |      |                    |         |
| > 0 parent parcel         |               |         |                      |            |       |                          |                 |      |                    |         |
| section township range    | adjacent area | section | improvement value    | lot        | lot   | block                    | lot size (bcaa) | plan | google street view | cent rk |
| 180730                    | 2408          | 18      | \$0.00               |            |       |                          |                 |      |                    | 201     |
| Valuation Details         |               |         |                      |            |       |                          |                 |      |                    |         |
| amend 10 cap              |               |         | agricultural value   |            |       | assessed value           |                 |      |                    |         |
| \$0.00                    |               |         | \$0.00               |            |       | \$171,006.00             |                 |      |                    |         |
| building initial value    |               |         | buildingvalue        |            |       | value class              |                 |      |                    |         |
| \$47,134.00               |               |         | \$70,256.00          |            |       | \$0.00                   |                 |      |                    |         |
| value ef                  |               |         | exemptvalue          |            |       | just value               |                 |      |                    |         |
| \$0.00                    |               |         | \$0.00               |            |       | \$171,006.00             |                 |      |                    |         |
| taxable value (read only) |               |         |                      | land value |       |                          |                 |      |                    |         |
| \$171,006.00              |               |         |                      |            |       |                          | \$100,750.00    |      |                    |         |
| plan                      |               |         |                      |            |       |                          |                 |      |                    |         |
| lot area                  |               |         |                      |            | block |                          |                 |      |                    |         |
|                           |               |         |                      |            |       |                          |                 |      |                    |         |
| flood zone                |               |         | conserv              |            |       | building count           |                 |      |                    |         |
| AE                        |               |         | Y                    |            |       | 1                        |                 |      |                    |         |
| heated cooled area        |               |         | land use 1           |            |       | land use 2               |                 |      |                    |         |
| 1970                      |               |         | 1C                   |            |       |                          |                 |      |                    |         |
| archaeological zone       |               |         | property code        |            |       | zoning                   |                 |      |                    |         |
| 1A                        |               |         | 01                   |            |       | HP3                      |                 |      |                    |         |
| lot feet                  |               |         | tax district         |            |       | property annexed         |                 |      |                    |         |
| 00003100                  |               |         | 0452                 |            |       | <input type="checkbox"/> |                 |      |                    |         |
| future use 1              |               |         | sign zone            |            |       | future use 2             |                 |      |                    |         |
| HP                        |               |         | H1                   |            |       |                          |                 |      |                    |         |
| section                   |               |         |                      |            |       |                          |                 |      |                    |         |
| 18                        |               |         |                      |            |       |                          |                 |      |                    |         |

 2 | Addresses

| Street Number ◆ | Building # ◆ | Pre-Direction ◆ | Street Name ◆ | Direction ◆ | Unit Number ◆ | City ◆          | Status ◆ |
|-----------------|--------------|-----------------|---------------|-------------|---------------|-----------------|----------|
| 46              | 1            |                 | CHARLOTTE ST  |             |               | SAINT AUGUSTINE | Active   |
| 46              | 1            |                 | CHARLOTTE     |             |               | SAINT AUGUSTINE | Historic |

 2 | Contacts

| Type ◆         | Description ◆                                        | Contact Alert ◆ | Date Ownership Ended ◆ |
|----------------|------------------------------------------------------|-----------------|------------------------|
| Property Owner | 46 AVENIDA MENENDEZ INC, Address:44 AVENIDA MENENDEZ |                 |                        |
| Historic Owner | 46 AVENIDA MENENDEZ INC, Address:44 AVENIDA MENENDEZ |                 | 11/22/2017             |



**CITY OF ST. AUGUSTINE  
MEMORANDUM**

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

**DATE:** February 9, 2021

**SUBJECT:** Case Number: 2020-0463

**RESPONDENT:** Barbara Teisan

**LOCATION:** 47 Grove Avenue, Parcel Number 194020 0000

**VIOLATION:** Chapter 3, Section 3-2  
Attaching advertising matter to poles, trees, etc.  
Chapter 17, Section 17-72  
Engaging in business without a receipt

---

**BACKGROUND INFORMATION:**

December 28, 2020: I received a telephone call from a property owner near 47 Grove Avenue who advised that a resident at 47 Grove Avenue had been selling parking spaces and that the resident had been parking the cars at that address. The caller also advised that the resident at 47 Grove Avenue had attached signs advertising the sales of parking spaces to a twenty five inch in diameter Southern Red Cedar tree and to a street sign, both of which are located in the City right of way. The caller advised that the sale of parking spaces is causing additional traffic congestion on Grove Avenue, and that they were aware that the owner of the above property had been fined in the past for this practice.

Based on this complaint, I went to the Respondent's address at 6:45 p.m. and saw that there were two signs which had been attached to a Cedar tree which is located on City right of way along Castillo Drive. On one sign the letter "P" was circled at two locations on the sign, and it had "10.00" in between the two circled letters. The other sign was attached to a "No Parking on Grass" sign, and it displayed "15.00" with an arrow, and "10".

While I was at the above location I began to remove the signs as they were located in the right of way, and I was approached by the resident of 47 Grove Avenue, Jeremy Teisan, who asked me, "Why are you taking my signs?". I advised that they are being removed from the right of way and Mr. Teisan commented that he has no other way to make money due to Covid, and he said the City should give him a break for that reason. As of December 28, 2020, there was no record of a Business Tax Receipt for this address.

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 May 14, 2019, in case number 2019-0170, the owner of this property was found to be in violation for attaching advertising matter to poles, trees, etc., and a fine in the amount of \$250.00/day for two days of violation was imposed. Also on that date, the owner of this property was found to be in violation for engaging in business without a receipt. This violation was deemed a Repeat Violation, and a fine in the amount of \$500.00/day for two days of violation was imposed.

According to F.S. 162.04 (5) "Repeat violation" means a violation of a provision of a code or ordinance by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within 5 years prior to the violation, notwithstanding the violations occur at different locations.

#### **STAFF COMMENTS AND RECOMMENDATIONS:**

**Staff recommends that the CEAAB find the Respondent to be in violation of City Code, Chapter 3, Section 3-2, Attaching advertising matter to poles, trees, etc., that the Board find this to be a repeat violation, and that a fine in the amount of \$500.00 be imposed.**

**Staff recommends the CEAAB find the Respondent to be in violation of City Code, Chapter 17, Section 17-72, Engaging in business without a receipt, that the Board find this to be a repeat violation, and that a fine in the amount of \$500.00 be imposed.**

**Robert van Mierop  
Code Enforcement Officer**

Sec. 3-2. - Attaching advertising matter to poles, trees, etc.

It shall be unlawful for any person to nail, tack, paint or otherwise attach any sign or advertisement of any character whatsoever to any telephone, telegraph or electric light or other pole, public bridge, post or to any tree upon public property for the purpose of advertising any matter or thing. Electric light poles owned and controlled by the City of St. Augustine may include banner brackets for the use of government speech of the City of St. Augustine and are not a public venue. These government pole banners will be owned and controlled exclusively by the City of St. Augustine and shall be limited to government speech.

(Code 1964, § 3-2; Ord. No. 12-10, § 1, 9-10-12)

Sec. 17-72. - Engaging in business without a receipt; failure to comply.

It shall be unlawful for any person to exercise any of the privileges or to carry on, engage in or conduct any of the businesses, occupations or professions, specifically enumerated in section 17-73, without paying a business tax at the time and in the manner herein provided or fail to make reports to the city comptroller as provided herein, or to violate any other provision of this article.

(Ord. No. 06-33, § 1, 12-11-06)





P

15.00 →

10.00

P

10

12/29/2020 09:17





## CODE ENFORCEMENT DIVISION



### OFFICIAL NOTICE OF CEAAB HEARING

January 11, 2021

IN THE MATTER OF:   Name:     BARBARA W TEISAN  
                          Address:  47 GROVE AVE  
                                      ST. AUGUSTINE, FL 32084  
                          Case #:   CE2020-0463

**HEREBY KNOWN AS RESPONDENT(S)**

**RE: VIOLATION OF SECTION(S):**

**Code of Law and Ordinances of St. Augustine, Florida**

**Code Section: Chapter 3, Section 3-2  
                  Chapter 17, Section 17-72**

**SITE OF VIOLATION:**               47 GROVE AVENUE

**LEGAL DESCRIPTION:**           CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E  
                                          30FT LOT 22 OR394/38 & 763/857 & 1116/30

**PARCEL NUMBER:**               194020 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, February 9, 2021, 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:

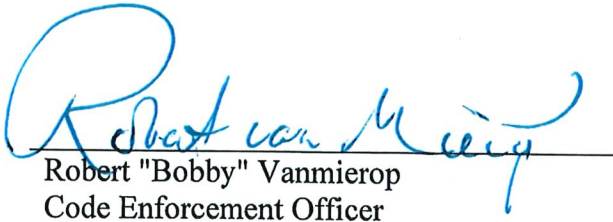
- Engaging in business without a business tax receipt.
- Attaching signs to a tree on public property.
- Attaching signs to a pole supporting a street sign on public property.

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.

Notice of Hearing  
CE2020-0463

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: **7019 2280 0000 6192 7785**

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.

7019 2280 0000 6192 7785

|                                                                                               |                   |
|-----------------------------------------------------------------------------------------------|-------------------|
| <b>U.S. Postal Service™</b><br><b>CERTIFIED MAIL® RECEIPT</b><br>Domestic Mail Only           |                   |
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> |                   |
| <b>OFFICIAL USE</b>                                                                           |                   |
| Certified Mail Fee<br>\$ _____                                                                | Postmark Here<br> |
| Extra Services & Fees (check box, add fees as appropriate)                                    |                   |
| <input type="checkbox"/> Return Receipt (hardcopy) \$ _____                                   |                   |
| <input type="checkbox"/> Return Receipt (electronic) \$ _____                                 |                   |
| <input type="checkbox"/> Certified Mail Restricted Delivery \$ _____                          |                   |
| <input type="checkbox"/> Adult Signature Required \$ _____                                    |                   |
| <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____                         |                   |
| Postage<br>\$ _____                                                                           |                   |
| Total \$ _____                                                                                |                   |
| Sent To<br>Barbara W. Teisan                                                                  |                   |
| Street<br>47 Grove Avenue                                                                     |                   |
| City, S.<br>St. Augustine, FL 32084                                                           |                   |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions                    |                   |

| SENDER: COMPLETE THIS SECTION                                                                                                                                                                                                                                                                                              |  | COMPLETE THIS SECTION ON DELIVERY                                                                                                                                                                                                                                                        |                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> |  | A. Signature<br>X <u>AMA</u> <span style="float: right;"><input checked="" type="checkbox"/> Agent<br/><input checked="" type="checkbox"/> Addressee</span>                                                                                                                              |                                       |
| 1. Article Addressed to:<br><div style="border: 1px solid black; padding: 5px; margin-top: 10px;">           Barbara W. Teisan<br/>           47 Grove Avenue<br/>           St. Augustine, FL 32084         </div>                                                                                                        |  | B. Received by (Printed Name)<br><u>C-19</u>                                                                                                                                                                                                                                             | C. Date of Delivery<br><u>1-14-21</u> |
| 2. Article Number<br>(Transfer from service label)<br>7019 2280 0000 6192 7785                                                                                                                                                                                                                                             |  | D. Is delivery address different from item 1? <input type="checkbox"/> Yes<br>If YES, enter delivery address below: <input type="checkbox"/> No<br><div style="text-align: center; margin-top: 10px;"> <b>JAN 20 2021</b><br/> <b>RECEIVED</b><br/> <b>Planning/Building Dept</b> </div> |                                       |
| 3. Service Type<br><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™<br><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery     |  | 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes                                                                                                                                                                                                                         |                                       |
| PS Form 3811, July 2013 Domestic Return Receipt <u>47 Grove Ave</u>                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                          |                                       |

# **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 FEBRUARY 9, 2021  
AT 3:00 P.M. IN THE ALCAZAR ROOM  
AT CITY HALL, 75 KING STREET**

**REGARDING THE FOLLOWING:**

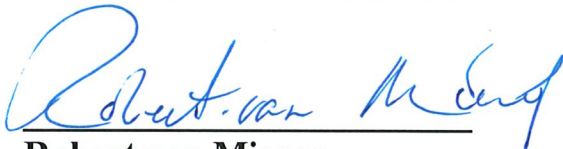
**CASE NUMBER: CE2020-0463**

**PROPERTY LOCATION: 47 GROVE AVE**

**PROPERTY OWNER: BARBARA W TEISAN**

**VIOLATION OF CITY CODE: CHAPTER 3, SECTION 3-2  
CHAPTER 17, SECTION 17-72**

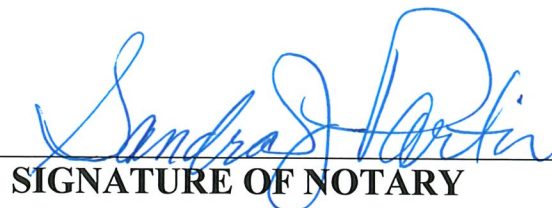
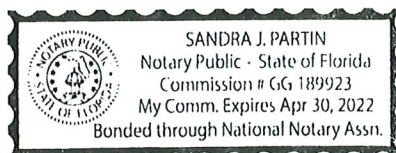
**POSTED AT PROPERTY: JANUARY 14, 2021**



**Robert van Mierop  
Code Enforcement Officer**

**NOTARY PUBLIC,  
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF  
JANUARY, 2021**



**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 FEBRUARY 9, 2021  
AT 3:00 P.M. IN THE ALCAZAR ROOM  
AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:

CE2020-0463

PROPERTY LOCATION:

47 GROVE AVE

PROPERTY OWNER:

BARBARA W TEISAN

VIOLATION OF CITY CODE:

CHAPTER 3, SECTION 3-2  
CHAPTER 17, SECTION 17-72

POSTED AT PROPERTY:

JANUARY 14, 2021

*Robert van Mierop*

Robert van Mierop  
Code Enforcement Officer

NOTARY PUBLIC,  
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF  
JANUARY, 2021



*Robert van Mierop*  
SIGNATURE OF NOTARY

01/14/2021 15:03





01/14/2021 15:03



# **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 FEBRUARY 9, 2021  
AT 3:00 P.M. IN THE ALCAZAR ROOM  
AT CITY HALL, 75 KING STREET**

**REGARDING THE FOLLOWING:**

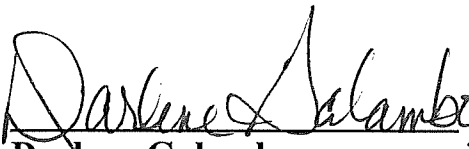
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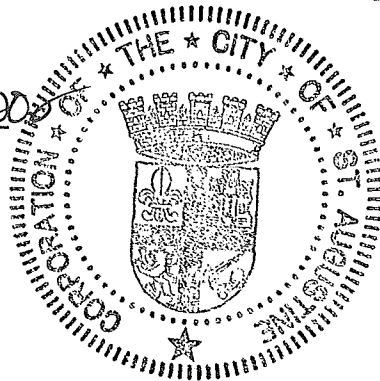
**PROPERTY LOCATION: 47 GROVE AVE**

**PROPERTY OWNER: BARBARA W TEISAN**

**VIOLATION OF CITY CODE: CHAPTER 3, SECTION 3-2  
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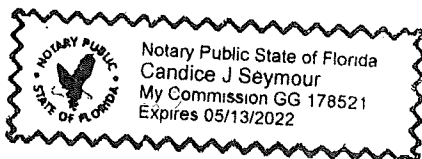
**POSTED AT CITY HALL: JANUARY 14, 2021**

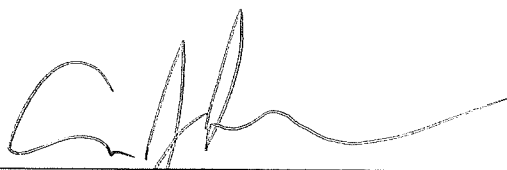
  
**Darlene Galambos**  
**City Clerk**



**NOTARY PUBLIC,  
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 14<sup>th</sup> DAY OF  
JANUARY, 2021.**



  
**SIGNATURE OF NOTARY**



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



**CODE ENFORCEMENT DIVISION**

**December 31, 2020**

IN THE MATTER OF: Name: BARBARA W TEISAN  
Address: 47 GROVE AVE  
ST. AUGUSTINE, FL 32084  
Case #: CE2020-0463

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 3, Section 3-2  
Chapter 17, Section 17-72**

SITE OF VIOLATION: 47 GROVE AVENUE

LEGAL DESCRIPTION: CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E  
30FT LOT 22 OR394/38 & 763/857 & 1116/30

PARCEL NUMBER: 194020 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on December 28, 2020, which revealed the following violations:

- Engaging in business without a business tax receipt.
- Attaching signs to a tree on public property.
- Attaching signs to a pole supporting a street sign on public property.

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

- Discontinue the sale of parking spaces on private property without a business tax receipt.
- Discontinue the practice of attaching signs to trees on public property.
- Discontinue the practice of attaching signs to a pole on public property supporting a street sign.

Notice of Violation

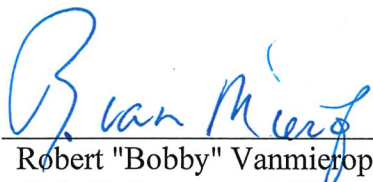
CE2020-0463

**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: 7019 2280 0000 6192 7754**

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.



7019 2280 0000 6192 7754

| U.S. Postal Service™<br>CERTIFIED MAIL® RECEIPT<br>Domestic Mail Only                            |                              |
|--------------------------------------------------------------------------------------------------|------------------------------|
| For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®. |                              |
| OFFICIAL USE                                                                                     |                              |
| Certified Mail Fee                                                                               | \$                           |
| Extra Services & Fees (check box, add fee as appropriate)                                        |                              |
| <input type="checkbox"/> Return Receipt (hardcopy)                                               | \$                           |
| <input type="checkbox"/> Return Receipt (electronic)                                             | \$                           |
| <input type="checkbox"/> Certified Mail Restricted Delivery                                      | \$                           |
| <input type="checkbox"/> Adult Signature Required                                                | \$                           |
| <input type="checkbox"/> Adult Signature Restricted Delivery                                     | \$                           |
| Postage                                                                                          | \$                           |
| Total Postage                                                                                    | \$                           |
| Sent To                                                                                          | Barbara W. Teisan            |
| Street and                                                                                       | 47 Grove Avenue              |
| City, State                                                                                      | St. Augustine, FL 32084      |
| PS Form 3800, June 2009                                                                          | See Reverse for Instructions |



**ALERT: USPS IS EXPERIENCING UNPRECEDENTED VOLUME INCREASES AND LIMITED EMPL...****USPS Tracking®**[FAQs >](#)**Track Another Package +****Tracking Number:** 70192280000061927754[Remove X](#)

Your item was returned to the Post Office for address verification on January 2, 2021 at 5:33 pm in SAINT AUGUSTINE, FL 32084 because of an incomplete address. Your item will go out for delivery on the next business day if the address can be verified.

## Alert

January 2, 2021 at 5:33 pm  
Rescheduled to Next Delivery Day  
SAINT AUGUSTINE, FL 32084

Feedback

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**Text & Email Updates**

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**Tracking History****January 2, 2021, 5:33 pm**

Rescheduled to Next Delivery Day  
SAINT AUGUSTINE, FL 32084

Your item was returned to the Post Office for address verification on January 2, 2021 at 5:33 pm in SAINT AUGUSTINE, FL 32084 because of an incomplete address. Your item will go out for delivery on the next business day if the address can be verified.

**January 1, 2021, 8:01 pm**

Departed USPS Regional Facility  
JACKSONVILLE FL DISTRIBUTION CENTER

**December 31, 2020, 8:48 pm**

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

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## Product Information

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**See Less** ^

## Can't find what you're looking for?

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

**FAQs**

Feedback

### Tax Bill

[My Tax Bill](#)

### Estimate Taxes

[Tax Estimator](#)

### 2020 TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

### 2019 TRIM Notice

[2019 TRIM Notice \(PDF\)](#)

### Summary

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 1940200000                                                                                                                                                      |
| Location Address  | 47 GROVE AVE<br>SAINT AUGUSTINE 32084-0000                                                                                                                      |
| Neighborhood      | Kingsland Addition (604)                                                                                                                                        |
| Tax Description*  | CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E 30FT LOT 22 OR 394/38 & 763/857 & 1116/30<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Single Family (0100)                                                                                                                                            |
| Subdivision       | Kingsland Tract Corrected Map                                                                                                                                   |
| Sec/Twp/Rng       | 18-7-30                                                                                                                                                         |
| District          | City of St Augustine (District 452)                                                                                                                             |
| Millage Rate      | 19.4926                                                                                                                                                         |
| Acreage           | 0.430                                                                                                                                                           |
| Homestead         | Y                                                                                                                                                               |

### Owner Information

|                 |                                                |
|-----------------|------------------------------------------------|
| Owner Name      | Teisan Barbara W 100%                          |
| Mailing Address | 47 GROVE AVE<br>SAINT AUGUSTINE, FL 32084-3251 |

### Map





## Valuation Information

|                               | 2021      |
|-------------------------------|-----------|
| Building Value                | \$206,899 |
| Extra Features Value          | \$13,524  |
| Total Land Value              | \$354,900 |
| Agricultural (Assessed) Value | \$0       |
| Agricultural (Market) Value   | \$0       |
| Just (Market) Value           | \$575,323 |
| Total Deferred                | \$372,591 |
| Assessed Value                | \$202,732 |
| Total Exemptions              | \$50,000  |
| Taxable Value                 | \$152,732 |

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 |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2020 | \$209,814      | \$13,524            | \$354,900        | \$0               | \$0                 | \$578,238           | \$195,020      | \$433,218    | \$145,020     |
| 2019 | \$120,246      | \$5,600             | \$354,900        | \$0               | \$0                 | \$480,746           | \$187,364      | \$343,382    | \$137,364     |
| 2018 | \$96,743       | \$2,186             | \$327,600        | \$0               | \$0                 | \$426,529           | \$180,730      | \$295,799    | \$130,730     |
| 2017 | \$101,462      | \$1,921             | \$327,600        | \$0               | \$0                 | \$430,983           | \$176,201      | \$304,782    | \$126,201     |
| 2016 | \$96,346       | \$1,921             | \$286,650        | \$0               | \$0                 | \$384,917           | \$169,912      | \$265,005    | \$119,912     |
| 2015 | \$84,423       | \$1,921             | \$259,350        | \$0               | \$0                 | \$345,694           | \$147,895      | \$247,799    | \$97,895      |
| 2014 | \$75,016       | \$1,921             | \$235,462        | \$0               | \$0                 | \$312,399           | \$146,721      | \$215,678    | \$96,721      |
| 2013 | \$76,578       | \$1,921             | \$235,462        | \$0               | \$0                 | \$313,961           | \$144,553      | \$219,408    | \$94,553      |
| 2012 | \$71,306       | \$1,921             | \$196,253        | \$0               | \$0                 | \$269,480           | \$142,137      | \$177,343    | \$92,137      |
| 2011 | \$74,102       | \$1,921             | \$218,059        | \$0               | \$0                 | \$294,082           | \$137,997      | \$206,085    | \$87,997      |
| 2010 | \$66,872       | \$2,075             | \$242,288        | \$0               | \$0                 | \$311,235           | \$135,958      | \$225,277    | \$85,958      |

## Exemption Information

| Exemption Type | Amount   |
|----------------|----------|
| Homestead      | \$25,000 |
| Homestead Band | \$25,000 |

## Building Information

|                   |                         |                   |                   |
|-------------------|-------------------------|-------------------|-------------------|
| Building          | 1                       | Roof Structure    | Gable Hip         |
| Actual Area       | 3104                    | Roof Cover        | Composite Shingle |
| Conditioned Area  | 2257                    | Interior Flooring | Pine Wood         |
| Actual Year Built | 1915                    | Interior Wall     | Drywall           |
| Use               | Single Family Residence | Heating Type      | Forced Air        |
| Style             | 01                      | Air Conditioning  | Window            |
| Class             | N                       | Bedrooms          | 4                 |
| Exterior Wall     | Wood                    | Baths             | 2                 |
| Roof Structure    | Gable Hip               |                   |                   |

| Category          | Type              | Pct  |
|-------------------|-------------------|------|
| Exterior Wall     | Wood              | 100% |
| Roofing Structure | Gable Hip         | 100% |
| Roofing Cover     | Composite Shingle | 100% |
| Interior Walls    | Drywall           | 100% |
| Interior Flooring | Pine Wood         | 100% |
| Heating Type      | Forced Air        | 100% |
| Air Conditioning  | Window            | 100% |
| Frame             | Wood Frame        | 100% |
| Plumbing          | 8 Fixtures        | 100% |
| Electrical        | Average           | 100% |
| Foundation        | Piers and Posts   | 100% |
| Floor System      | Wood Frame        | 100% |

| Description          | Conditioned Area | Actual Area |
|----------------------|------------------|-------------|
| FINISHED OPEN PORCH  | 0                | 60          |
| BASE AREA            | 903              | 903         |
| FINISHED OPEN PORCH  | 0                | 527         |
| FINISHED OPEN PORCH  | 0                | 240         |
| 1.5 STORY            | 1354             | 903         |
| FINISHED OPEN PORCH  | 0                | 140         |
| ENCLOSED GLASS PORCH | 0                | 154         |

|                       |      |      |
|-----------------------|------|------|
| ENCLOSED FRAMED PORCH | 0    | 60   |
| OUTSIDE STAIRS        | 0    | 117  |
| Total SqFt            | 2257 | 3104 |

### Extra Feature Information

| Code Description   | BLD | Length | Width | Height | Units |
|--------------------|-----|--------|-------|--------|-------|
| Finished Apartment | 0   | 0      | 0     | 0      | 300   |
| Masonry Wall       | 0   | 0      | 0     | 0      | 375   |
| Storage Building   | 0   | 0      | 0     | 0      | 260   |

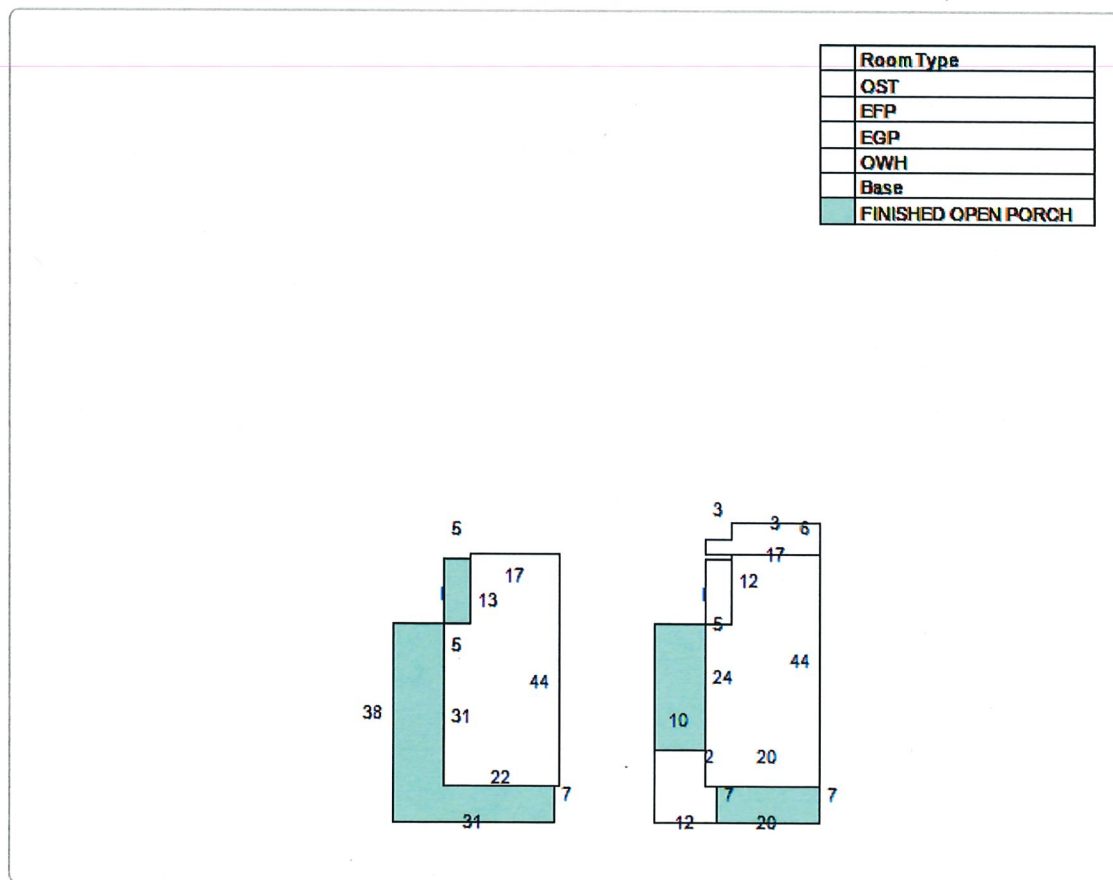
### Land Information

| Use Description | Front | Depth | Total Land Units | Unit Type | Land Value |
|-----------------|-------|-------|------------------|-----------|------------|
| Single Family   | 130   | 140   | 130              | EF        | \$354,900  |

### Sale Information

| Recording Date | Sale Date | Sale Price  | Instrument Type | Book                 | Page                | Qualification | Vacant/Improved | Grantor                 | Grantee                 |
|----------------|-----------|-------------|-----------------|----------------------|---------------------|---------------|-----------------|-------------------------|-------------------------|
|                | 5/26/1995 | \$46,000.00 | WARRANTY DEED   | <a href="#">1116</a> | <a href="#">30</a>  | U             | I               | TEISAN JOSEPH,BARBARA W | TEISAN BARBARA W        |
|                | 10/1/1987 | \$0.00      |                 | <a href="#">763</a>  | <a href="#">857</a> | U             | I               |                         | TEISAN JOSEPH,BARBARA W |
|                | 1/1/1978  | \$42,000.00 |                 | <a href="#">394</a>  | <a href="#">38</a>  | U             | I               |                         |                         |

### Sketch Information



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

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

Last Data Upload: 12/31/2020, 12:27:05 AM

Version 2.3.99

Developed by  
 Schneider  
 GEOSPATIAL

## Dennis W. Hollingsworth Tax Collector

generated on 1/28/2021 3:14:23 PM EST

## Tax Record

Last Update: 1/28/2021 3:14:24 PM EST

## Ad Valorem Taxes and Non-Ad Valorem Assessments

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

|                                                                                                                                          |                          |                                         |                         |                              |                     |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------|-------------------------|------------------------------|---------------------|
| Account or Parcel Number                                                                                                                 |                          | Tax Type                                |                         | Tax Year                     |                     |
| 194020-0000                                                                                                                              |                          | REAL ESTATE                             |                         | 2020                         |                     |
| <b>Mailing Address</b><br>TEISAN BARBARA W<br>47 GROVE AVE<br>SAINT AUGUSTINE FL 32084-3251                                              |                          | <b>Physical Address</b><br>47 GROVE AVE |                         |                              |                     |
| Exempt Amount                                                                                                                            |                          | Taxable Value                           |                         |                              |                     |
| \$50,000.00                                                                                                                              |                          | \$145,020.00                            |                         |                              |                     |
| <b>Exemption Detail</b><br>HX 25000<br>HB 25000                                                                                          |                          | <b>Millage Code</b><br>452              |                         | <b>Escrow Code</b><br>SPSINC |                     |
| <b>Legal Description</b><br>18-07-30.43 Acres CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E 30FT LOT 22<br>OR394/38 & 763/857 & 1116/30 |                          |                                         |                         |                              |                     |
| Ad Valorem Taxes                                                                                                                         |                          |                                         |                         |                              |                     |
| <b>Taxing Authority</b>                                                                                                                  | <b>Rate</b>              | <b>Assessed Value</b>                   | <b>Exemption Amount</b> | <b>Taxable Value</b>         | <b>Taxes Levied</b> |
| COUNTY                                                                                                                                   |                          |                                         |                         |                              |                     |
| GENERAL                                                                                                                                  | 4.6537                   | 195,020                                 | 50,000                  | \$145,020                    | \$674.88            |
| ROAD                                                                                                                                     | 0.8444                   | 195,020                                 | 50,000                  | \$145,020                    | \$122.45            |
| HEALTH                                                                                                                                   | 0.0160                   | 195,020                                 | 50,000                  | \$145,020                    | \$2.32              |
| SCHOOL                                                                                                                                   |                          |                                         |                         |                              |                     |
| SCHOOL-STATE LAW                                                                                                                         | 3.7050                   | 199,346                                 | 25,000                  | \$174,346                    | \$645.95            |
| SCHOOL - LOCAL BOARD                                                                                                                     | 2.2480                   | 199,346                                 | 25,000                  | \$174,346                    | \$391.93            |
| SJRWMD                                                                                                                                   | 0.2287                   | 195,020                                 | 50,000                  | \$145,020                    | \$33.17             |
| MOSQUITO                                                                                                                                 | 0.2050                   | 195,020                                 | 50,000                  | \$145,020                    | \$29.73             |
| CITY OF ST AUGUSTINE                                                                                                                     | 7.5000                   | 195,020                                 | 50,000                  | \$145,020                    | \$1,087.65          |
| FL INLAND NAV DISTRICT                                                                                                                   | 0.0320                   | 195,020                                 | 50,000                  | \$145,020                    | \$4.64              |
| PORT AUTHORITY                                                                                                                           | 0.0598                   | 195,020                                 | 50,000                  | \$145,020                    | \$8.67              |
| <b>Total Millage</b>                                                                                                                     |                          | 19.4926                                 | <b>Total Taxes</b>      |                              | \$3,001.39          |
| Non-Ad Valorem Assessments                                                                                                               |                          |                                         |                         |                              |                     |
| <b>Code</b>                                                                                                                              | <b>Levying Authority</b> |                                         |                         |                              | <b>Amount</b>       |
| 4105                                                                                                                                     | C OF S A FIRE ASSESS FEE |                                         |                         |                              | \$147.24            |
| <b>Total Assessments</b>                                                                                                                 |                          |                                         |                         |                              | \$147.24            |
| <b>Taxes &amp; Assessments</b>                                                                                                           |                          |                                         |                         |                              | \$3,148.63          |
| <b>If Paid By</b>                                                                                                                        |                          |                                         |                         |                              | <b>Amount Due</b>   |
|                                                                                                                                          |                          |                                         |                         |                              | \$0.00              |

| Date Paid  | Transaction | Receipt      | Item | Amount Paid |
|------------|-------------|--------------|------|-------------|
| 11/15/2020 | PAYMENT     | 1022337.0001 | 2020 | \$3,022.68  |

| Prior Year Taxes Due |             |        |                   |                   |            |
|----------------------|-------------|--------|-------------------|-------------------|------------|
| Year                 | Folio       | Status | Cert.             | Year              | Amount     |
| <a href="#">2016</a> | 103642.0016 | HL     | 0                 | 0                 | \$934.37   |
| <a href="#">2017</a> | 107660.0017 | HL     | 0                 | 0                 | \$1,001.02 |
| <a href="#">2018</a> | 111725.0018 | HL     | 0                 | 0                 | \$946.56   |
| <a href="#">2019</a> | 116172.0019 | HL     | 0                 | 0                 | \$1,024.73 |
|                      |             |        |                   | Prior Years Total | \$3,906.68 |
| If Paid By           |             |        | Prior Years Due   |                   |            |
| <b>1/31/2021</b>     |             |        | <b>\$3,906.68</b> |                   |            |

Please visit your local office for prior year payments.



# Previous Cases Appearing Before the CEAAB

Case 2016-4488

Case 2019-0170

Mr. Birchim explained that the property was zoned HP-2 and did not allow for commercial parking lots, and that it would require rezoning.

**Public comment was opened, however there was no response.**

**MOTION**

**Mr. Simmons moved to find violation and impose a fine in the amount of \$250 stipulating that repeat violations would incur fines up to \$500. The motion was seconded by Mrs. Schuyler and approved by the following voice vote:**

**Ayes: Simmons, Schuyler, Wissel,  
Zander, Taylor  
Nays: Mickler**

**Item 7 (d) 2016-4488**

**Barbara W. Teisan  
47 Grove Avenue  
City Code, Chapter 17, Section 17-67  
& 17-72**

**Engaging in business without a tax receipt; failure to comply; use permit and Certificate of Occupancy required.**

Mr. van Mierop read from the staff report and requested the Board direct the property owner to immediately refrain from the sale and/or rental of parking spaces with the understanding that subsequent violation may result in fines being imposed.

**Hillary Teisan, Houston TX was present and testified to the following on behalf of her mother Barbara Teisan:**

- That her mother owned the property since 1978 and had a parking lot business for 25 years in downtown St. Augustine adding that she had documentation to prove the parking situation.
- That the parking had not been an issue for many years until recent.
- That there are parking issues in the City of St. Augustine.
- She wished to prove how the parking was affecting those in St. Augustine.
- That 2 or 3 years ago during the nights of lights and other events that take place in the downtown area, they noticed that once the parking garage filled up, cars would back up as far as interstate I-95 because of insufficient parking even after the building of the parking garage.
- Their property could accommodate 250-450 cars during weekends in which an event was being held.
- Restricting residential off-street parking along the Grove and Castillo corridor and other strategic areas actually aggravates and does not relieve the parking situation.
- With the increase of visitors and residents, parking has to be addressed.

- She referred to a National Geographic advertisement that named St. Augustine as one of the top 10 places to visit.
- She gave recommendations to the City for parking issues.
- That the event parking lot business was a financial benefit to her mother.

Mrs. Schuyler stopped Mrs. Teisan's testimony and complimented her effort but pointed out that the city recognizes the parking issues, but this Board was to enforce the City Code. And she encouraged her to speak to what was relevant, which was that her mother's residential property had been used for commercial parking.

Mrs. May advised Mrs. Teisan that this was not the forum, and that the City Code Enforcement was complaint driven. That we do not have staff to police the city. And she advised Mrs. Teisan that if she had complaints to file them with the City.

Mr. Birchim explained that a volume of complaints from a variety of citizens had been received on the two properties with regard to event parking. That the City was aware of this happening and was addressing these on an individual basis going back a couple of years. That Mr. Griffin's property had continued to operate a parking lot as evidenced by his previous testimony. He further explained that the city did not want this property to be ignored and have the owner not be aware that they were not able to operate a commercial parking lot

and to prevent us from having to go through this process twice. Staff acknowledged that they had not operated for several months, and was not asking for a fine to be levied, but are seeking acknowledgement that a violation had taken place and should a subsequent violation occur a fine could be imposed, and staff can close the books on Grove Avenue's parking lot problem. So both properties had continuing violations, this property stopped several months ago we just don't want it to reemerge and have to come before the Board after we had gone through the same hearing with the neighbor across the street.

**Public comment was opened.**

Joe Teisan, 524 Osprey Landing Way, commented that during the 450<sup>th</sup> they had received a request for volunteer off-street parking. He encouraged resolution to be passed for public parking during specific city events.

Mrs. May clarified with Mr. Teisan and advised him that this Board was here to hear the facts of the case and to enforce the City Code. And she encouraged him to meet with the City Manager, expressing that she did not wish to disrespect him, but wanted to direct him to the proper channel in which to seek help.

**Public hearing was closed.**

**Barbara Teisan, 47 Grove Avenue was present and testified to the following:**

- She affirmed that her daughter was acting on her behalf in the testimony given earlier.
- That her ex-husband was speaking as public comment.
- That Mr. Patel purchased the neighboring Chamber property and was parking cars there and on her property as well, and she was afraid that City Staff would see parking on her property and believe that it was her.
- She blocked her driveway about 3 weeks ago because he does not respect the property line.
- Mr. Patel had offered her \$350,000.00 for her property when he bought the Chamber, and then offered her an additional \$100,000.00 if she would take the home and move it.
- That she loved her home and where she lives.
- That Mr. Patel had 4-1/2 lots and she did not believe he needed her property.

The Board discussed the following:

- That the CEAAB's charge was to enforce the code and ask them to stop using the property for commercial parking.
- The codes cited.
- Whether Mrs. Teisan had a business license.

## **MOTION**

**Mr. Simmons moved to find violation and impose a fine in the amount of \$250. The motion was seconded by Mrs. Zander and approved by the following voice vote:**

**Ayes: Simmons, Zander, Taylor,  
Schuyler, Capra, Wissel**

**Nays: Mickler**

## **8. CITY ATTORNEY ITEMS**

(None)

## **9. OTHER BUSINESS**

### **Election of Chair and Vice Chair**

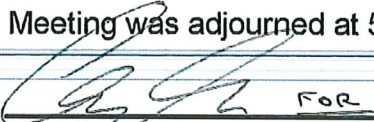
Mrs. Schuyler nominated Clyde Taylor for Chairman. The nomination was seconded by Mrs. Mickler and approved by unanimous voice vote.

Mr. Capra nominated Martha Mickler for Vice-Chair. The nomination was seconded Mrs. Schuyler and approved by unanimous voice vote.

## **10. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING**

## **11. ADJOURNMENT**

Meeting was adjourned at 5:38 P.M.

  
Judi Schuyler, Chairperson

  
Sandra Partin, Administrative Coordinator



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

**ORDER FINDING VIOLATION  
AND IMPOSING A FINE  
CEAAB CASE NUMBER: 2016-4488**

IN THE MATTER OF:

**Barbara W. Teisan  
47 Grove Avenue  
St. Augustine, FL 32084-3251  
(Hereinafter referred to as Respondent)**

Public Records of St. Johns County, FL  
Clerk number: 2017014825  
BK: 4338 PG: 858  
3/2/2017 8:27 AM  
Recording \$27.00

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

**City Code, Chapter 17, Section 17-67 & 17-72**

VIOLATION SITE: **47 Grove Avenue**

LEGAL DESCRIPTION: **CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E  
30FT LOT 22 OR394/38 & 763/857 & 1116/30.**

PARCEL NUMBER: **194020-0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD  
TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JANUARY 10,  
2017 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 January 10, 2017 in accordance with Chapter 162, F.S.

**The respondent and/or authorized representative was present at the January 10, 2017 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 December 10, 2016:

- **Use Permit and Certificate of Occupancy required.**
- **Engaging in business without a receipt; failure to comply.**

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

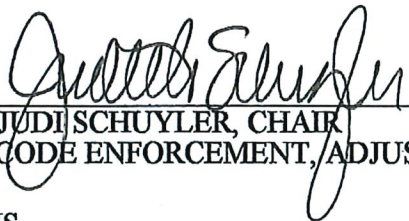
**City Code, Chapter 17, Section 17-67 & 17-72**

4. On December 16, 2016 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 zero (0) 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 December 16, 2016 the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of CEAAB Hearing" for January 10, 2017, AND On December 29, 2016 the property was posted with an affidavit of an "Official Notice of CEAAB Hearing" for January 10, 2017.
6. On January 10, 2017 the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation" and further ordered that a fine of \$250 be imposed for the one day of violation.
7. 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 STATUTES. YOUR CONTINUED NONCOMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE AND LOSS OF YOUR PROPERTY. THEREFORE, IF FOR ANY REASON YOU ARE UNABLE TO COMPLY WITHIN THE STATED TIME, PLEASE NOTIFY THE CODE ENFORCEMENT INSPECTOR IMMEDIATELY.**

DONE AND ORDERED THIS 10TH DAY OF JANUARY, 2017 in open session at the Willie Galimore Center, 399 Riberia Street, St. Augustine, Florida.

  
\_\_\_\_\_  
JUDI SCHUYLER, CHAIR  
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, Judi Schuyler, 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 January, A.D., 2017.



SANDRA J. PARTIN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF118112  
Expires 4/30/2018

  
\_\_\_\_\_  
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.

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



address. Both neighbors requested anonymity.

- On March 9, 2019, he went to the respondents address at 6:27 p.m. and saw that there were two signs that had been nailed to a Southern Red Cedar tree which was located on City right-of-way behind 47 Grove Avenue. One sign read "Free Parking Military" and the other read "10". No one was there at the time.
- On March 23, 2019, he went to the respondents address at 1:37 p.m. and saw the resident of that address, Jeremy Teisan, sitting under a temporary cover with several parking signs leaned up against a Cedar tree. He walked up on the sidewalk from just behind Mr. Teisan, who had set up in the City right-of-way and asked, "How much do you charge to park in your yard?" Mr. Teisan replied, "Fifteen dollars". Then when he turned and saw Mr. van Mierop, he quickly said that he wasn't charging people to park in his yard, but the people down the street were charging \$15.00 for parking. And reported that he was there to allow military members to park in his yard at no charge.
- There was no record of a Business Tax Receipt at this address.
- On April 6, 2019, he went to the respondent's address at 1:56 p.m. and saw that there were three chairs under a temporary cover with three signs that had

been nailed to a Southern Red Cedar tree which is located on City right-of-way behind 47 Grove Avenue. Mr. Teisan came out of the house and advised that the only sign that was his was the one advertising free parking for military members, that he was not selling parking spaces at 47 Grove Avenue at that time, and he was there to allow military members to park in his yard at no charge. And he stated that the other signs belonged to people down the street.

- He had spoken with Mr. Teisan several times in the past advising him each time that nailing a sign to a tree in the right-of-way is a code violation. There is no record of a Business Tax Receipt at the address.
- Staff recommended that the Board find the respondent to be in violation of City Code, Chapter 3, Section 3-2 and impose a fine up to \$250.00 per day for the two days of violation (March 9, 2019 and April 6, 2019). And in repeated violation of City Code, Chapter 17, Section 17-72 and impose a fine up to \$500.00 per day for the two days of repeated violation (March 23, 2019 and April 6, 2019).

**Jeremy Teisan, 47 Grove Avenue, was present and testified to the following:**

- That he could not leave his property during an event, as people use his property.
- That he provided free parking to military members. That his father, brother in law, and nephew all served in the military.
- That Mr. Patel allowed the public to park down the street for \$15.00, but that he does not.
- That he had taken donations, but did charge for parking.

Mrs. Mickler asked the respondent if he had placed the signs.

Mr. Teisan advised that he had placed the signs and realized now that the nailing of a sign was not permitted. But the other signs in the photo presented did not belong to him.

Ms. Reigle asked staff if the property zoning allowed for parking, and if they were able to obtain a business license for such.

Mr. Birchim explained that Mr. Patel's property was zoned commercial and was permitted to park. That the other property was not zoned to allow parking. And that staff was not here to speak to whether or not the respondent could accept donations.

Mr. Weeks asked the respondent if he were present when the 14 vehicles were parked on his property as shown in the photographs.

Mr. Teisan confirmed that he was there and that the 14 cars were all military members.

Mr. Weeks asked staff if accepting donations was against city ordinance.

Mr. Birchim gave a brief description of a previous matter where an unfranchised horse carriage was charging a fee and claimed that they had accepted donations for the horse. The Board did not accept that explanation, that compensation had taken place.

Mr. Cary explained that when someone was receiving money for something of value, a presumption could be made that something/service was for sale.

Mr. Teisan stated there was a sign noting donations were accepted, and that he could stop accepting donations. That during events, the stage was essentially set up 50 feet from his property, that he has to be present to care for his property during these functions, making a good service out of something that could damage his property, as people enter his property even when he closes his driveway off. So he offers parking for active military members.

Mr. Simmons asked the respondent what he did with the donations that had been received.

Mr. Teisan responded that he used the donations to pay bills, etc.

Mr. Simmons stated that the respondent used the donations for self-interest.

Mr. Cary reported that the Francis Field was leased out during the year, where people visit the events and look for places to park.

Ms. Reigle asked Mr. Teisan if the property was a single family dwelling and how many parking spaces were allowed.

Mr. Teisan stated that the property was single family residence, but he was not sure of the parking allowance. He knew that his property would hold 45 cars.

***Public comment was opened, however there was no response.***

#### **MOTION**

**Mr. Simmons moved to approve Order Finding Violation and Imposing a Fine in the amount of \$250/day for the two days of violation of posting a sign to a tree located in the City right-of-way, and \$500/day for the two days of repeated violation of engaging in business without a receipt, for a total fine in the amount of \$1,500.00 to be imposed in the form of a lien. The motion was seconded by Ms. Reigle and approved by unanimous voice vote.**

#### **7. CITY ATTORNEY ITEMS**

**Property      Registration      Ordinance  
2019-09.**

Mr. Cary presented a proposed Property Registration Ordinance that was directed by the City Commission. He explained that the proposed Ordinance originated by way of St. Johns County, as they created a similar ordinance and had reached out to see if the City would like to be included in their Ordinance. However, when his office looked at the County's Ordinance, they found it would be difficult to try to opt into someone else's Ordinance that the City would be enforcing. As a matter of policy, they asked the City Commission if they would like for the City to draft a similar Ordinance, and what was presented that day was a product of that. He then explained that the Ordinance had appeared before the City Commission for first hearing at the meeting held May 13, 2019, and that this Board's comments would be conveyed to the City Commission before second hearing. He then gave a brief description of the Ordinance, and opened up for questions/discussion by the Board.

Mr. Simmons asked whether an individual would appear before this board to speak on such matters, as discussed in previous meetings where an arborist was utilized.

Mr. Cary responded that there would be a requirement to have a property manager in place, where city staff could contact for compliance of violations and hopefully not have such items coming before this board.

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

**ORDER FINDING VIOLATION  
AND IMPOSING A FINE**  
CEAAB CASE NUMBER: CE2019-0170

Public Records of St. Johns County, FL  
Clerk number: 2019063525  
BK: 4785 PG: 1102  
8/27/2019 11:32 AM  
Recording \$27.00

IN THE MATTER OF:

**Barbara W. Teisan**  
47 Grove Avenue  
St. Augustine, FL 32084-3251  
(Hereinafter referred to as Respondent)

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

**City Code, Chapter 3, Section 3-2**  
**City Code, Chapter 17, Section 17-72**

VIOLATION SITE: 47 Grove Avenue

LEGAL DESCRIPTION: CITY OF ST AUG KINGSLAND ADDN LOTS 20 &  
21 & E 30FT LOT 22 OR394/38 & 763/857 & 1116/30.

PARCEL NUMBER: 194020-0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD  
TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON MAY 14, 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 hearings held on May 14, 2019, in accordance with Chapter 162, F.S.

**The respondent and/or authorized representative was present and testified under oath.**

2. In response to a public complaint, the staff observed the following code violations on March 9, 2019, and March 23, 2019:

- ~~Engaging in business without a business tax receipt.~~
- ~~Attaching signs to a tree on public property.~~

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

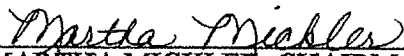
**Chapter 3, Section 3-2**  
**Chapter 17, Section 17-72**



4. On April 12, 2019, the Planning and Building Department sent an **"Official Notice of Violation"**, via certified mail, to formally advise the respondent of the violations. The notice gave the respondent zero (0) days from the receipt of the letter to correct the violations, or stipulated that the board may impose a maximum fine of \$500 for each day the violation continued.
5. On April 23, 2019, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Hearing"** for May 14, 2019. AND a Posting Affidavit was placed with the City Clerk's Office on May 6, 2019, and at the property on May 7, 2019, for the CEAAB Hearing for May 14, 2019.
6. On May 14, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an **"Order Finding Violation and Imposing a Fine"** in the amount of \$250/day, for the two days of violation of posting a sign to a tree located in the City right-of-way, and \$500/day for the two days of repeated violation of engaging in business without a receipt, for a total fine of \$1,500.00 to be imposed in the form of a lien.
7. In the event of a repeat violation of this **"Order Finding Violation and Imposing a Fine"**, Respondent shall again be notified of a compliance hearing, at which time the Board will review the evidence and impose a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

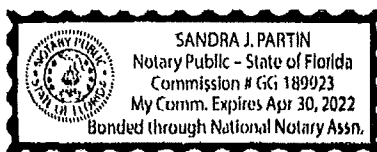
DONE AND ORDERED THIS 14TH DAY OF MAY, A.D., 2019 in the Alcazar Room, 75 King Street, St. Augustine, Florida.

  
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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 14th day of May, A.D., 2019.



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  
MEMORANDUM**

**TO:** Code Enforcement, Adjustments & Appeals Board

**DATE:** February 9, 2021

**SUBJECT:** Case Number: 2021-0028

**RESPONDENT:** 97 Masters LLC

**LOCATION:** 97 Masters Drive

**VIOLATION:** City Code, Chapter 25, Section 25-56, Tree removal and replacement.

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**BACKGROUND INFORMATION:**

On January 14, 2021, staff received an arborist report dated October 27, 2020 from Jack Leake, Affordable Tree and Landscape LLC, recommending the removal of a 29" d.b.h. Eastern Red Cedar Tree which stated they would proceed with removal, citing that the tree would die post construction.

On January 15, 2021, staff conducted an inspection of records and found that a tree removal permit had not been submitted or approved. In accordance with House Bill 1159, residential properties are not required to obtain a tree removal permit if the property owner obtains 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. However, this property is zoned Commercial-low one (CL-1).

On January 21, 2021, staff sent an Official Notice of Violation to the respondent at both the physical address, which was returned unclaimed, and the address of record, which was received January 23, 2021, via certified mail.

On January 21, 2021, staff sent an Official Notice of Hearing to the respondent at both the physical address, which was returned unclaimed, and the address of record, which was received January 23, 2021, via certified mail.

On January 22, 2021, a Posting Affidavit of the February 9, 2021 meeting was posted at the property, as well as the City Clerk's office.

**STAFF COMMENTS AND RECOMMENDATIONS:**

Staff recommends that the Board find violation for the irreparable or irreversible damage to the 29" d.b.h. Eastern Red Cedar tree and issue an "Order Finding Violation and Imposing a Fine" up to \$5,000, in accordance with Florida Statute 162.09.

Respectfully submitted,

Curtis Boles  
Code Enforcement Inspector

## Sec. 25-56. - Tree removal and replacement.

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



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

planted. Each Southern Red Cedar tree (*juniperus silicicola*) removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be determined by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The property owner or agent shall also be required to replace the relocated or replacement tree should same die within three (3) years from date of planting.

(h) *Public lands.* No tree shall be removed from any public property or public right-of-way except in accordance with the provisions of this section.

(i) *"After the fact" tree removal permits.*

(1) The application fee shall be as follows:

- a. One hundred dollars (\$100.00) for each tree three (3) inches or more but less than seven (7) inches dbh.
- b. Two hundred dollars (\$200.00) for each tree seven (7) inches or more but less than twelve (12) inches dbh.
- c. Four hundred dollars (\$400.00) for each tree twelve (12) inches or more but less than twenty (20) inches dbh.
- d. Eight hundred dollars (\$800.00) for each tree twenty (20) inches or more dbh.

(2) The planning and building director may issue an "after the fact" tree removal permit for trees which are not considered preserved trees, but only after considering the above mentioned factors and the reason why a permit was not obtained prior to the removal.

(3) If the planning and building director denies the "after the fact" tree removal permit, he/she shall set forth with particularity the reasons for such denial in writing. When such permit is denied, said denial may be appealed as stated above to the adjustments and appeals board.

(4) No "after the fact" tree removal permits shall be issued for the removal of preserved trees. Any such action shall be subject to code enforcement proceedings wherein any explanation or reason for removal without a permit and evidence as to the tree's condition prior to removal may be presented as mitigation.

(j) In certain instances, it may be impossible or infeasible for a property owner to replace a tree or trees as required by subsection (g) of this section and section 11-28(d) of this Code. In such cases, the owner may instead pay a sum of money into the tree mitigation fund.

(1) The amount to be paid into the tree mitigation fund shall be determined by resolution, updated from time to time in order to reflect the actual cost for the city to purchase and plant an appropriate replacement tree offsite.

(2) Monies paid into the tree mitigation fund shall be used by the city to plant and maintain trees on the city right-of-way or on city or other public property within the city, with the location to be determined by the city manager or his or her designee, in order to promote street tree rehabilitation, maintain a diverse tree inventory, and support the tree canopy throughout the city.

(3) The city manager or his or her designee shall not issue a tree removal permit until the monies owed for tree mitigation are paid in full.

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

**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.

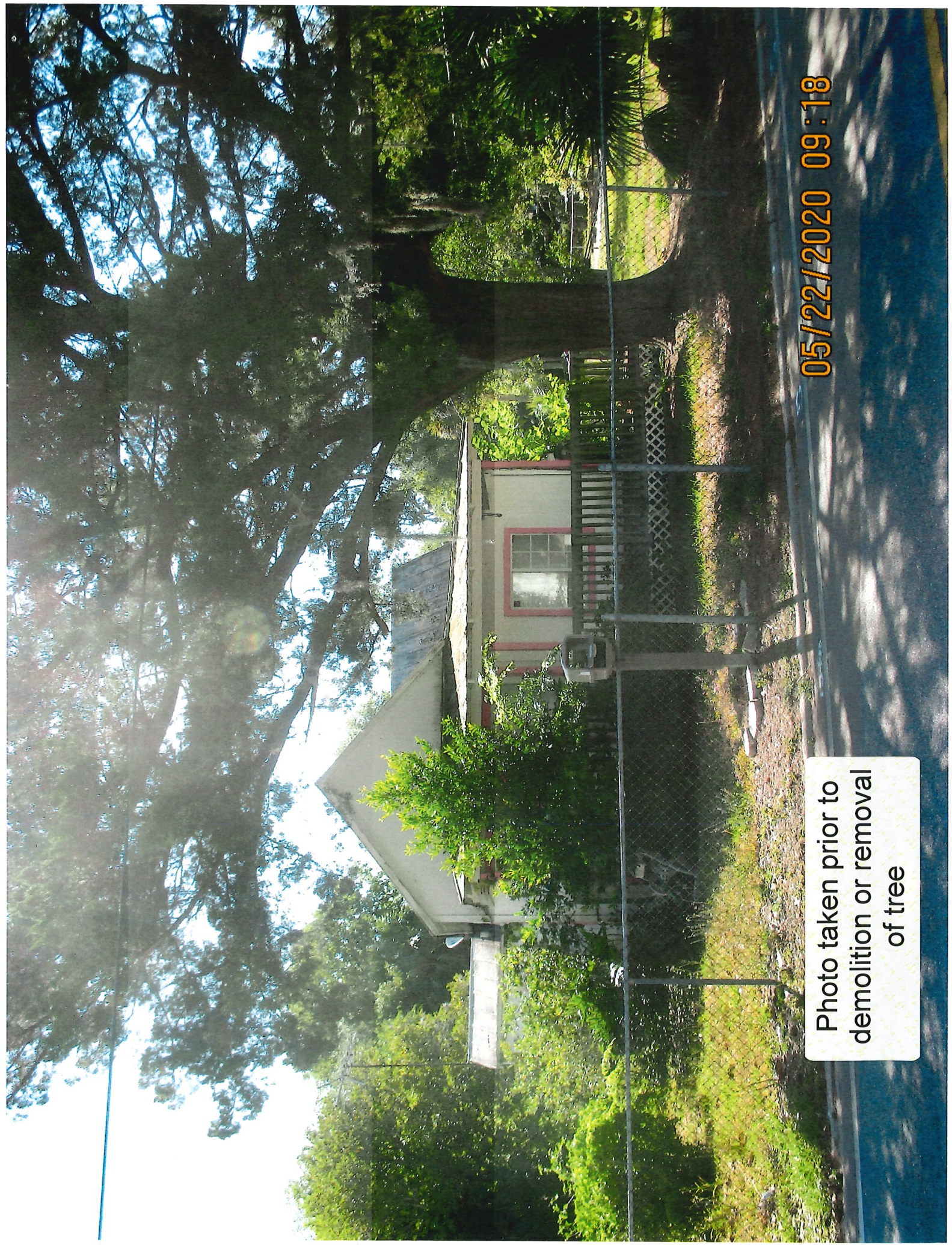
(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines 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.



05/22/2020 09:18

Photo taken prior to  
demolition or removal  
of tree





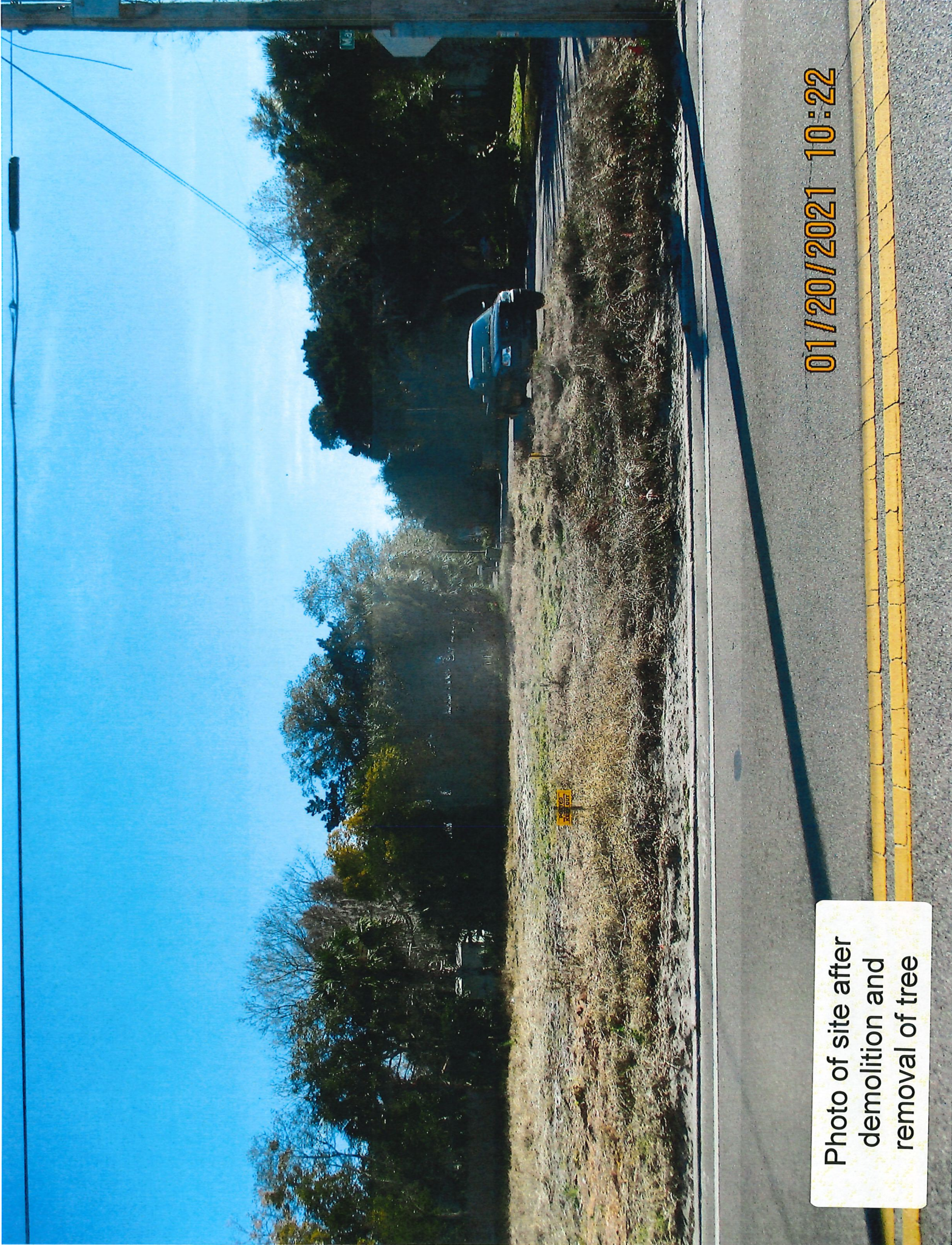


Photo of site after  
demolition and  
removal of tree

01/20/2021 10:22





This is an arborist report for Tree Guys of St. Augustine:

10/27/20

The owner, Brooks Carey, has a client who owns what is now an empty lot at 97 Masters Drive, St. Augustine, Florida 32084. The owner is developing the lot. The site plans suggest there is a 29" dbh(diameter breast height) Eastern Red Cedar (*Juniperus virginiana*) that is standing 3 feet from where the driveway will be. The trees root system has already had a modest amount of disturbance from the tearing down of a building that was here. The grading and digging that will take place on the one side of the tree affecting most of if not removing roots on the driveway side will kill the tree. The ANSI (American National Standards Institute) A300 Root Management standards indicate the minimum distance to cut lateral roots is a distance equal to 6 times the trunk diameter or dbh. In this case we have a 29" tree.  $29 \times 6 = 174$  inches or 14.5 feet. This suggests no major root cutting or disturbance w/ in 14.5' and as previously stated the driveway will be 3' from the tree. If we were to leave the tree and it die post construction it becomes a hazard to life and property. The tree is too close to the driveway and will not survive the driveway construction. We plan to proceed with removal for this reason.

Jack Leake  
904-687-9856  
Affordable Tree and Landscape, LLC  
ISA Certified Arborist # FL9493A  
International Society of Arboriculture member

**RECEIVED**

**JAN 14 2021**

**Planning/Building Dept.**

## CHAPTER 2019-155

### Committee Substitute for House Bill No. 1159

An act relating to private property rights; creating s. 163.045, F.S.; prohibiting local governments from requiring notices, applications, approvals, permits, fees, or mitigation for the pruning, trimming, or removal of trees on residential property if a property owner obtains specified documentation; prohibiting local governments from requiring property owners to replant such trees; providing an exception for mangrove protection actions; amending s. 163.3209, F.S.; deleting a provision that authorizes electric utilities to perform certain right-of-way tree maintenance only if a property owner has received local government approval; creating s. 70.002, F.S.; creating a Property Owner Bill of Rights; requiring county property appraisers to provide specified information on their websites; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 163.045, Florida Statutes, is created to read:

163.045 Tree pruning, trimming, or removal on residential property.—

(1) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on residential property if the property owner obtains 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.

(2) A local government may not require a property owner to replant a tree that was pruned, trimmed, or removed in accordance with this section.

(3) This section does not apply to the exercise of specifically delegated authority for mangrove protection pursuant to ss. 403.9321-403.9333.

Section 2. Section 163.3209, Florida Statutes, is amended to read:

163.3209 Electric transmission and distribution line right-of-way maintenance.—After a right-of-way for any electric transmission or distribution line has been established and constructed, no local government shall require or apply any permits or other approvals or code provisions for or related to vegetation maintenance and tree pruning or trimming within the established right-of-way. The term “vegetation maintenance and tree pruning or trimming” means the mowing of vegetation within the right-of-way, removal of trees or brush within the right-of-way, and selective removal of tree branches that extend within the right-of-way. The provisions of this section do not include the removal of trees outside the right-of-way, which may be allowed in compliance with applicable local ordinances. Prior to conducting scheduled routine vegetation maintenance and tree pruning or trimming

activities within an established right-of-way, the utility shall provide the official designated by the local government with a minimum of 5 business days' advance notice. Such advance notice is not required for vegetation maintenance and tree pruning or trimming required to restore electric service or to avoid an imminent vegetation-caused outage or when performed at the request of the property owner adjacent to the right-of-way, ~~provided that the owner has approval of the local government, if needed.~~ Upon the request of the local government, the electric utility shall meet with the local government to discuss and submit the utility's vegetation maintenance plan, including the utility's trimming specifications and maintenance practices. Vegetation maintenance and tree pruning or trimming conducted by utilities shall conform to ANSI A300 (Part I)—2001 pruning standards and ANSI Z133.1-2000 Pruning, Repairing, Maintaining, and Removing Trees, and Cutting Brush—Safety Requirements. Vegetation maintenance and tree pruning or trimming conducted by utilities must be supervised by qualified electric utility personnel or licensed contractors trained to conduct vegetation maintenance and tree trimming or pruning consistent with this section or by Certified Arborists certified by the Certification Program of the International Society of Arboriculture. A local government shall not adopt an ordinance or land development regulation that requires the planting of a tree or other vegetation that will achieve a height greater than 14 feet in an established electric utility right-of-way or intrude from the side closer than the clearance distance specified in Table 2 of ANSI Z133.1-2000 for lines affected by the North American Electric Reliability Council Standard, FAC 003.1 requirement R1.2. This section does not supersede or nullify the terms of specific franchise agreements between an electric utility and a local government and shall not be construed to limit a local government's franchising authority. This section does not supersede local government ordinances or regulations governing planting, pruning, trimming, or removal of specimen trees or historical trees, as defined in a local government's ordinances or regulations, or trees within designated canopied protection areas. This section shall not apply if a local government develops, with input from the utility, and the local government adopts, a written plan specifically for vegetation maintenance, tree pruning, tree removal, and tree trimming by the utility within the local government's established rights-of-way and the plan is not inconsistent with the minimum requirements of the National Electrical Safety Code as adopted by the Public Service Commission; provided, however, such a plan shall not require the planting of a tree or other vegetation that will achieve a height greater than 14 feet in an established electric right-of-way. Vegetation maintenance costs shall be considered recoverable costs.

Section 3. Section 70.002, Florida Statutes, is created to read:

70.002 Property Owner Bill of Rights.—Each county property appraiser office shall provide on its website a Property Owner Bill of Rights. The purpose of the bill of rights is to identify certain existing rights afforded to property owners but is not a comprehensive guide. The Property Owner Bill



of Rights does not create a civil cause of action. The Property Owner Bill of Rights must state:

PROPERTY OWNER  
BILL OF RIGHTS

This Bill of Rights does not represent all of your rights under Florida law regarding your property and should not be viewed as a comprehensive guide to property rights. This document does not create a civil cause of action and neither expands nor limits any rights or remedies provided under any other law. This document does not replace the need to seek legal advice in matters relating to property law. Laws relating to your rights are found in the State Constitution, Florida Statutes, local ordinances, and court decisions. Your rights and protections include:

1. The right to acquire, possess, and protect your property.
2. The right to use and enjoy your property.
3. The right to exclude others from your property.
4. The right to dispose of your property.
5. The right to due process.
6. The right to just compensation for property taken for a public purpose.
7. The right to relief, or payment of compensation, when a new law, rule, regulation, or ordinance of the state or a political entity unfairly affects your property.

Section 4. This act shall take effect July 1, 2019.

Approved by the Governor June 26, 2019.

Filed in Office Secretary of State June 26, 2019.



## CODE ENFORCEMENT DIVISION



### OFFICIAL NOTICE OF CEAAB HEARING

January 21, 2021

IN THE MATTER OF: Name: 97 MASTERS LLC  
Address: 97 MASTERS DRIVE  
ST. AUGUSTINE, FL 32084  
Case #: CE2021-0028

**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:** 97 MASTERS DRIVE

**LEGAL DESCRIPTION:** 1-116 RAVENSWOOD SUB LOT 83 & ALL LOT 85 (EX  
N15.4 X 150 X 16.8FT) BLK 59-F OR4914/1805

**PARCEL NUMBER:** 110060 0000

The purpose of this letter is to notify you that the City of St. Augustine Code Enforcement, Adjustments & Appeals Board (CEAAB) will meet on **Tuesday, February 9, 2021, 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 29" d.b.h. Eastern Red Cedar tree without a permit.

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

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

Notice of Hearing  
CE2021-0028

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



---

Curtis Boles  
Code Enforcement Officer

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

Certified Mail Number:     **7019 2280 0000 6192 7822**  
                                          **7019 2280 0000 6192 7815**

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.



7019 2280 0000 6192 7815

|                                                                                                                                                                                                                                                                                                                                                                            |  |
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| Certified Mail Fee<br>\$                                                                                                                                                                                                                                                                                                                                                   |  |
| Extra Services & Fees (check box, add fee as appropriate)<br><input type="checkbox"/> Return Receipt (hardcopy) \$<br><input type="checkbox"/> Return Receipt (electronic) \$<br><input type="checkbox"/> Certified Mail Restricted Delivery \$<br><input type="checkbox"/> Adult Signature Required \$<br><input type="checkbox"/> Adult Signature Restricted Delivery \$ |  |
| Postage<br>\$                                                                                                                                                                                                                                                                                                                                                              |  |
| Total<br>\$                                                                                                                                                                                                                                                                                                                                                                |  |
| Sent<br>\$                                                                                                                                                                                                                                                                                                                                                                 |  |
| 97 Masters LLC<br>1015 Poinsettia Road<br>St. Augustine, FL 32086                                                                                                                                                                                                                                                                                                          |  |
| PS Form 3800, April 2015 PSN 7530 02-000-9047 See Reverse for instructions                                                                                                                                                                                                                                                                                                 |  |

| SENDER: COMPLETE THIS SECTION                                                                                                                                                                                                                                                                                                    |  | COMPLETE THIS SECTION ON DELIVERY                                                                                                               |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> |  | A. Signature<br><input checked="" type="checkbox"/> <u>EL RSCIG</u> <input type="checkbox"/> Agent<br><input type="checkbox"/> Addressee        |  |
| 1. Article Addressed to:<br><br><div style="border: 1px solid black; padding: 5px; margin: 10px 0;">           97 Masters LLC<br/>           1015 Poinsettia Road<br/>           St. Augustine, FL 32086         </div>                                                                                                          |  | B. Received by (Printed Name)<br><u>Wilson</u>                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                  |  | C. Date of Delivery<br><u>1/23/21</u>                                                                                                           |  |
| 2. Article Number<br>(Transfer from service label)                                                                                                                                                                                                                                                                               |  | D. Is delivery address different from item 1? <input type="checkbox"/> Yes<br>If YES, enter delivery address below: <input type="checkbox"/> No |  |
| 3. Service type<br><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™<br><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery           |  | 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes                                                                                |  |
| PS Form 3811, July 2013                                                                                                                                                                                                                                                                                                          |  | Domestic Return Receipt <u>97 Masters Dr.</u>                                                                                                   |  |

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| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |
| <input type="checkbox"/> Adult Signature Required            | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
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| City                                                         |    |

97 Masters LLC  
97 Masters Drive  
St. Augustine, FL 32084

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

**CITY OF ST. AUGUSTINE**

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ST. AUGUSTINE, FLORIDA 32085-0210

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97 Masters LLC  
97 Masters Drive  
St. Augustine, FL 32084

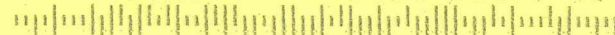
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UNABLE TO FORWARD

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BC: 32085021010 \*0638-06170-22-16

32085021010



# **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 FEBRUARY 9, 2021  
AT 3:00 P.M. IN THE ALCAZAR ROOM  
AT CITY HALL, 75 KING STREET**

**REGARDING THE FOLLOWING:**

**CASE NUMBER:** CE2021-0028  
**PROPERTY LOCATION:** 97 MASTERS DR  
**PROPERTY OWNER:** 97 MASTERS LLC  
**VIOLATION OF CITY CODE:** CHAPTER 25, SECTION 25-56

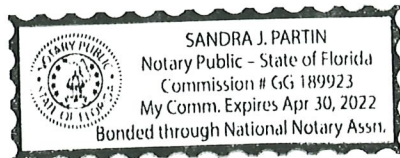
**POSTED AT PROPERTY:** JANUARY 22<sup>nd</sup>, 2021



**Curtis Boles  
Code Enforcement Officer**

**NOTARY PUBLIC,  
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 22<sup>nd</sup> DAY OF  
JANUARY, 2021.**



  
**SIGNATURE OF NOTARY**



**POSTED**  
**NO TRESPASSING**  
**KEEP OUT**

**POSTING AFFIDAVIT**

SPECIAL NOTICE TO APPEAR FOR A  
HEARING TO BE HELD BY THE  
CODES ENFORCEMENT ADJUDICATORS AND APPEALS BOARD  
OF THE CITY OF ST. AUGUSTINE  
ON FEBRUARY 9, 2021  
AT 1:00 PM IN THE ALCAHOL BOARD  
AT CITY HALL, 15 KING STREET

REGARDING THE FOLLOWING:

|                           |                       |
|---------------------------|-----------------------|
| CASE NUMBER:              | 13-2011-0018          |
| PROPERTY FOR REVIEW:      | 87 MASTERSON DR       |
| PROPERTY OWNER:           | ST MASTERSON LLC      |
| CASE STATUS OR CITY CODE: | CHARGED VIOLATION 0-6 |
| POSTED AT PROPERTY:       | FEBRUARY 22, 2021     |

*[Signature]*  
SHERIFF OF ST. AUGUSTINE  
I HAVE REVIEWED THE RECORD OF THIS CASE AND  
I HAVE REVIEWED THE RECORD OF THIS CASE AND

01/22/2021 14:41



**POSTED  
NO TRESPASSING  
KEEP OUT**

01/22/2021 14:41



# **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 FEBRUARY 9, 2021  
AT 3:00 P.M. IN THE ALCAZAR ROOM  
AT CITY HALL, 75 KING STREET**

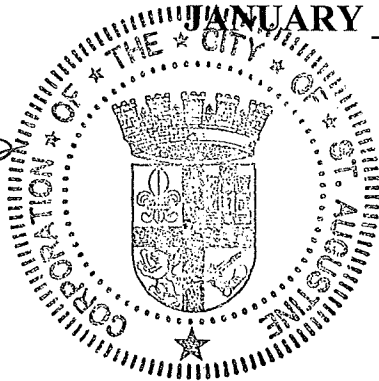
**REGARDING THE FOLLOWING:**

**CASE NUMBER:** CE2021-0028  
**PROPERTY LOCATION:** 97 MASTERS DR  
**PROPERTY OWNER:** 97 MASTERS LLC  
**VIOLATION OF CITY CODE:** CHAPTER 25, SECTION 25-56

**POSTED AT CITY HALL:**

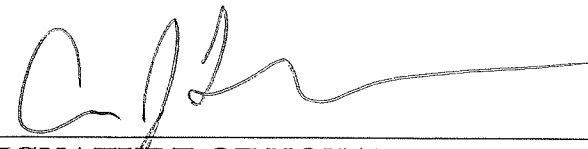
**JANUARY 22, 2021**

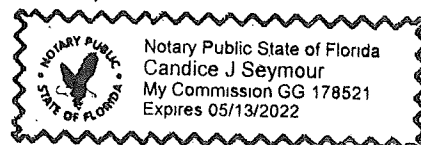
  
Darlene Galambos  
City Clerk



**NOTARY PUBLIC,  
STATE OF FLORIDA**

**SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF  
JANUARY, 2021.**

  
**SIGNATURE OF NOTARY**





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



**CODE ENFORCEMENT DIVISION**

**January 21, 2021**

IN THE MATTER OF:   Name:       97 MASTERS LLC  
                          Address:   97 MASTERS DRIVE  
                                          ST. AUGUSTINE, FL 32084  
                          Case #:     CE2021-0028

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:       97 MASTERS DRIVE

LEGAL DESCRIPTION:       1-116 RAVENSWOOD SUB LOT 83 & ALL LOT 85 (EX  
                                          N15.4 X 150 X 16.8FT) BLK 59-F OR4914/1805

PARCEL NUMBER:         110060 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 15, 2021 which revealed the following violations:

- Removal of a 29" d.b.h. Eastern Red Cedar tree without a permit.

In accordance with the Laws and Ordinances of the City of St. Augustine, and Florida Statutes, 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).

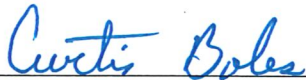
F.S. 162.09 (2)(a) A fine imposed pursuant to this section shall not exceed \$250 per day for the first violation and shall not exceed \$500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation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



Notice of Violation  
CE2021-0028

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.**



Curtis Boles  
Code Enforcement Officer

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

**Certified Mail Number: 7019 2280 0000 6192 7792**

**7019 2280 0000 6192 7808**

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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| <input type="checkbox"/> Return Receipt (electronic)         | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |
| <input type="checkbox"/> Adult Signature Required            | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage  
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Total  
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Sent  
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 City, State, ZIP+4®

97 Masters LLC  
 1015 Poinsettia Road  
 St. Augustine, FL 32086

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

7019 2280 0000 6192 7808

ST. AUGUSTINE FL  
 JAN 21 2021  
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| SENDER: COMPLETE THIS SECTION                                                                                                                                                                                                                                                                                                       |  | COMPLETE THIS SECTION ON DELIVERY                                                                                                                                                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>                                                   |  | <p>A. Signature<br/> <b>X</b> <i>Flu 28 C19</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>                                                                                                          |  |
| <p>1. Article Addressed to:</p> <p><b>97 Masters LLC</b><br/> <b>1015 Poinsettia Road</b><br/> <b>St. Augustine, FL 32086</b></p>                                                                                                                                                                                                   |  | <p>B. Received by (Printed Name) <i>Wilson</i> C. Date of Delivery <i>1/23/21</i></p>                                                                                                                                          |  |
| <p>2. Article Number (Transfer from service label) <b>7019 2280 0000 6192 7808</b></p>                                                                                                                                                                                                                                              |  | <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No<br/>         If YES, enter delivery address below:</p> <p><b>JAN 26 2021</b><br/> <b>Planning/Building Dept.</b></p> |  |
| <p>3. Service Type<br/> <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™<br/> <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise<br/> <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> |  | <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>                                                                                                                                                        |  |
| <p>PS Form 3811, July 2013 Domestic Return Receipt <b>97 Masters Dr.</b></p>                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                |  |

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| Certified Mail Fee                                           | \$ |
| Extra Services & Fees (check box, add fees as appropriate)   |    |
| <input type="checkbox"/> Return Receipt (hardcopy)           | \$ |
| <input type="checkbox"/> Return Receipt (electronic)         | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$ |
| <input type="checkbox"/> Adult Signature Required            | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
| Postage                                                      | \$ |
| Total                                                        | \$ |

Sent

97 Masters LLC

Street

97 Masters Drive

City

St. Augustine, FL 32084

Postmark

JAN 21 2024

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

See Reverse for Instructions



**CITY OF ST. AUGUSTINE**

PO BOX 210

ST. AUGUSTINE, FLORIDA 32085-0210

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97 Masters LLC  
97 Masters Drive  
St. Augustine, FL 32084

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VAC

BC: 32085021010 \*0638-03552-21-45

32085021010 0020



## St. Johns County, FL

### Tax Bill

[My Tax Bill](#)

### Estimate Taxes

[Tax Estimator](#)

### 2020 TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

### 2019 TRIM Notice

[2019 TRIM Notice \(PDF\)](#)

### Summary

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 1100600000                                                                                                                                                     |
| Location Address  | 97 MASTERS DR<br>SAINT AUGUSTINE 32084-0000                                                                                                                    |
| Neighborhood      | West St. Augustine (433)                                                                                                                                       |
| Tax Description*  | 1-116 RAVENSWOOD SUB LOT 83 & ALL LOT 85 (EX N15.4 X 150 X 16.8FT) BLK 59-F OR4914/1805<br><i>*The Description above is not to be used on legal documents.</i> |
| Property Use Code | Vacant Residential (0000)                                                                                                                                      |
| Subdivision       | Whitneys Subdivision-Part Of Ravenswood                                                                                                                        |
| Sec/Twp/Rng       | 41-7-29                                                                                                                                                        |
| District          | City of St Augustine (District 452)                                                                                                                            |
| Millage Rate      | 19.4926                                                                                                                                                        |
| Acreage           | 0.310                                                                                                                                                          |
| Homestead         | N                                                                                                                                                              |

### Owner Information

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Owner Name      | 97 Masters LLC 100%                                  |
| Mailing Address | 1015 POINSETTIA RD<br>SAINT AUGUSTINE, FL 32086-0000 |

### Map



## Valuation Information

|                               | 2021     |
|-------------------------------|----------|
| Building Value                | \$0      |
| Extra Features Value          | \$4,968  |
| Total Land Value              | \$57,375 |
| Agricultural (Assessed) Value | \$0      |
| Agricultural (Market) Value   | \$0      |
| Just (Market) Value           | \$62,343 |
| Total Deferred                | \$0      |
| Assessed Value                | \$62,343 |
| Total Exemptions              | \$0      |
| Taxable Value                 | \$62,343 |

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 |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2020 | \$41,491       | \$4,968             | \$57,375         | \$0               | \$0                 | \$103,834           | \$103,834      | \$0          | \$103,834     |
| 2019 | \$36,248       | \$4,968             | \$57,375         | \$0               | \$0                 | \$98,591            | \$98,591       | \$0          | \$98,591      |
| 2018 | \$39,701       | \$6,614             | \$44,550         | \$0               | \$0                 | \$90,865            | \$90,865       | \$0          | \$90,865      |
| 2017 | \$40,852       | \$6,614             | \$44,550         | \$0               | \$0                 | \$92,016            | \$92,016       | \$0          | \$92,016      |
| 2016 | \$41,427       | \$6,614             | \$44,550         | \$0               | \$0                 | \$92,591            | \$87,644       | \$4,947      | \$87,644      |
| 2015 | \$32,562       | \$6,614             | \$40,500         | \$0               | \$0                 | \$79,676            | \$79,676       | \$0          | \$79,676      |
| 2014 | \$20,063       | \$6,614             | \$40,500         | \$0               | \$0                 | \$67,177            | \$67,177       | \$0          | \$67,177      |
| 2013 | \$20,767       | \$6,614             | \$40,500         | \$0               | \$0                 | \$67,881            | \$67,881       | \$0          | \$67,881      |
| 2012 | \$21,119       | \$6,614             | \$40,500         | \$0               | \$0                 | \$68,233            | \$68,233       | \$0          | \$68,233      |
| 2011 | \$21,823       | \$6,614             | \$43,875         | \$0               | \$0                 | \$72,312            | \$72,312       | \$0          | \$72,312      |
| 2010 | \$22,175       | \$6,614             | \$50,625         | \$0               | \$0                 | \$79,414            | \$79,414       | \$0          | \$79,414      |

## Extra Feature Information

| Code Description | BLD | Length | Width | Height | Units |
|------------------|-----|--------|-------|--------|-------|
| Metal Fence 6'   | 0   | 0      | 0     | 0      | 440   |
| Handicap Ramp    | 0   | 0      | 0     | 0      | 175   |

## Land Information

| Use Description    | Front | Depth | Total Land Units | Unit Type | Land Value |
|--------------------|-------|-------|------------------|-----------|------------|
| Vacant Residential | 90    | 150   | 13500            | SF        | \$57,375   |

## Sale Information

| Recording Date | Sale Date  | Sale Price   | Instrument Type      | Book                 | Page                 | Qualification | Vacant/Improved | Grantor                       | Grantee                       |
|----------------|------------|--------------|----------------------|----------------------|----------------------|---------------|-----------------|-------------------------------|-------------------------------|
| 4/2/2020       | 3/31/2020  | \$90,000.00  | WARRANTY DEED        | <a href="#">4914</a> | <a href="#">1805</a> | U             | I               | SECHREST KAREN                | 97 MASTERS LLC                |
| 12/1/2017      | 11/30/2017 | \$0.00       | CERTIFICATE OF TITLE | <a href="#">4470</a> | <a href="#">199</a>  | U             | I               | 24/7 IT HAPPENS BAILBONDS INC | SECHREST KAREN                |
| 6/20/2014      | 6/18/2014  | \$100,000.00 | WARRANTY DEED        | <a href="#">3894</a> | <a href="#">827</a>  | Q             | I               | SECHREST KAREN                | 24/7 IT HAPPENS BAILBONDS INC |
|                | 3/29/2007  | \$20,000.00  | WARRANTY DEED        | <a href="#">2990</a> | <a href="#">1776</a> | U             | I               | LKS INC & LARRY SECHREST      | SECHREST KAREN                |
|                | 3/8/2000   | \$65,000.00  | WARRANTY DEED        | <a href="#">1484</a> | <a href="#">908</a>  | Q             | I               | TEDDER WARNOCK R, BEVERLY H   | LKS INC                       |
|                | 6/19/1992  | \$31,300.00  | WARRANTY DEED        | <a href="#">946</a>  | <a href="#">237</a>  | Q             | I               | SPURLOCK OSCAR P, PATRICIA M  | TEDDER WARNOCK R, BEVERLY H   |

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

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

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Last Data Upload: 1/18/2021, 11:28:12 PM

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 Schneider  
 GEOSPATIAL

Version 2.3.103



## Dennis W. Hollingsworth Tax Collector

generated on 1/29/2021 9:06:45 AM EST

## Tax Record

Last Update: 1/29/2021 9:06:45 AM EST

## Ad Valorem Taxes and Non-Ad Valorem Assessments

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

|                                                                                                                                                                                      |                          |                                          |                         |                      |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------|-------------------------|----------------------|---------------------|
| Account or Parcel Number                                                                                                                                                             |                          | Tax Type                                 |                         | Tax Year             |                     |
| 110060-0000                                                                                                                                                                          |                          | REAL ESTATE                              |                         | 2020                 |                     |
| <b>Mailing Address</b><br>97 MASTERS LLC<br>1015 POINSETTIA RD<br>SAINT AUGUSTINE FL 32086-0000                                                                                      |                          | <b>Physical Address</b><br>97 MASTERS DR |                         |                      |                     |
| Exempt Amount                                                                                                                                                                        |                          | Taxable Value                            |                         |                      |                     |
| \$0.00                                                                                                                                                                               |                          | \$103,834.00                             |                         |                      |                     |
| <b>Exemption Detail</b><br>NO EXEMPTIONS<br><b>Legal Description</b><br>41-07-29.31 Acres 1-116 RAVENSWOOD SUB LOT 83 & ALL LOT 85 (EX N15.4 X 150 X 16.8FT)<br>BLK 59-F OR4914/1805 |                          | <b>Millage Code</b><br>452               |                         | <b>Escrow Code</b>   |                     |
| Ad Valorem Taxes                                                                                                                                                                     |                          |                                          |                         |                      |                     |
| <b>Taxing Authority</b>                                                                                                                                                              | <b>Rate</b>              | <b>Assessed Value</b>                    | <b>Exemption Amount</b> | <b>Taxable Value</b> | <b>Taxes Levied</b> |
| COUNTY                                                                                                                                                                               |                          |                                          |                         |                      |                     |
| GENERAL                                                                                                                                                                              | 4.6537                   | 103,834                                  | 0                       | \$103,834            | \$483.21            |
| ROAD                                                                                                                                                                                 | 0.8444                   | 103,834                                  | 0                       | \$103,834            | \$87.68             |
| HEALTH                                                                                                                                                                               | 0.0160                   | 103,834                                  | 0                       | \$103,834            | \$1.66              |
| SCHOOL                                                                                                                                                                               |                          |                                          |                         |                      |                     |
| SCHOOL-STATE LAW                                                                                                                                                                     | 3.7050                   | 103,834                                  | 0                       | \$103,834            | \$384.70            |
| SCHOOL - LOCAL BOARD                                                                                                                                                                 | 2.2480                   | 103,834                                  | 0                       | \$103,834            | \$233.42            |
| SJRWMD                                                                                                                                                                               | 0.2287                   | 103,834                                  | 0                       | \$103,834            | \$23.75             |
| MOSQUITO                                                                                                                                                                             | 0.2050                   | 103,834                                  | 0                       | \$103,834            | \$21.29             |
| CITY OF ST AUGUSTINE                                                                                                                                                                 | 7.5000                   | 103,834                                  | 0                       | \$103,834            | \$778.76            |
| FL INLAND NAV DISTRICT                                                                                                                                                               | 0.0320                   | 103,834                                  | 0                       | \$103,834            | \$3.32              |
| PORT AUTHORITY                                                                                                                                                                       | 0.0598                   | 103,834                                  | 0                       | \$103,834            | \$6.21              |
| <b>Total Millage</b>                                                                                                                                                                 |                          | 19.4926                                  | <b>Total Taxes</b>      |                      | \$2,024.00          |
| Non-Ad Valorem Assessments                                                                                                                                                           |                          |                                          |                         |                      |                     |
| <b>Code</b>                                                                                                                                                                          | <b>Levying Authority</b> |                                          |                         |                      | <b>Amount</b>       |
| 4105                                                                                                                                                                                 | C OF S A FIRE ASSESS FEE |                                          |                         |                      | \$59.60             |
| <b>Total Assessments</b>                                                                                                                                                             |                          |                                          |                         |                      | \$59.60             |
| Taxes & Assessments                                                                                                                                                                  |                          |                                          |                         |                      | \$2,083.60          |
| If Paid By                                                                                                                                                                           |                          |                                          |                         |                      | Amount Due          |
|                                                                                                                                                                                      |                          |                                          |                         |                      | \$0.00              |
| <b>Date Paid</b>                                                                                                                                                                     | <b>Transaction</b>       | <b>Receipt</b>                           | <b>Item</b>             | <b>Amount Paid</b>   |                     |
| 11/14/2020                                                                                                                                                                           | PAYMENT                  | 8109093.0001                             | 2020                    | \$2,000.26           |                     |
| Prior Year Taxes Due                                                                                                                                                                 |                          |                                          |                         |                      |                     |
| NO DELINQUENT TAXES                                                                                                                                                                  |                          |                                          |                         |                      |                     |

BEFORE THE  
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE  
CITY OF ST. AUGUSTINE, FLORIDA

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**TYPE OF REQUEST:**

- ☐ Appeal of Architectural Review Official
- ☐ Certificate of Appropriateness
- ☒ Certificate of Demolition
- ☐ Certificate of Relocation
- ☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption

- ☐ Preliminary Design Approval for Entry Corridors
- ☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
- ☐ Opinion of Appropriateness
- ☐ Variance to Design Standard

**IN THE MATTER OF:**

Case No.: 2020-0050  
Applicant: Todd and Brenda Wilson  
Owner: 97 Masters LLC  
Address: 97 Masters Drive  
Parcel Number: 1100600000

RE: Certificate of Demolition, pursuant to Section 28-89-92, City of St. Augustine Code, to demolish a building constructed ca. 1928 that is not in a district but is in the process of being recorded on the Florida Master Site File.

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 18, 2020 VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT), AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:**

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the June 18, 2020 Communications Media Technology (CMT) Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Commercial Low One (CL-1).
4. The above-described Certificate of Demolition is subject to Section 28-89-92 of the Code of the City of St. Augustine.
5. The applicant and agent and/or property owner signed an Acknowledgement and Waiver of Rights form for this meeting.



**ORDER:**

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action MEETS / ~~DOES NOT MEET~~ the requirements of Section 28-89-92, City of St. Augustine Code, and APPROVES / ~~DENIES~~ / ~~CONTINUES~~ the Applicant's request to demolish a building constructed ca. 1928 that is not in a district but is in the process of being recorded on the Florida Master Site File.

Subject to the following conditions:

- If approved, there is a 30-day delay period and subsequent building permits are required before beginning work.
- An approved Certificate of Demolition expires one year from the date of the order. In accordance with Ordinance No. 2017-06, the owner of the property may request either a one-time six month administrative extension, or may apply for a one year extension from the Historic Architectural Review Board. The extension request must be filed in writing with the Planning and Building Department during regular office hours no later than 30 days before the expiration the Certificate of Demolition.

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

DONE AND ORDERED, at a public hearing on the 18 day of June, A.D., 2020, via Communications Media Technology (CMT), with copy on file at 75 King Street, St. Augustine, Florida.

Case No. 2020-0050

REQUEST APPROVED / ~~DENIED~~ / ~~CONTINUES~~

Catherine Duncan  
Sign Name

Catherine Duncan  
Print Name

HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of ☒ physical presence or [ ] online notarization, who is personally known to me and 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 19 day of June, A.D., 2020.



L. Ann Cannon  
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.







# Demolition

CITY OF ST. AUGUSTINE

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

**PERMIT #: PR2020-0970**

Contractor: **WILSON HEATING AND AIR CONDITIONING, (904) 794-6990**

Owner: 97 Masters LLC

Parcel: 110060 0000

Legal: 1-116 RAVENSWOOD SUB LOT 83 & ALL LOT 85 (EX N15.4 X 150 X 16.8FT) BLK 59-F OR4470/199(C/T)

Zoning: CL1

Project Address: **97 MASTERS DR, Building: 1, SAINT AUGUSTINE, FL 32084-0000**

Proposed Work: Demolish Structure - HARB Approved

Job Cost: \$6,500.00

Permit Fees: \$104.00

**ALL INSPECTIONS MUST BE SCHEDULED THROUGH THE CITY OF ST. AUGUSTINE'S WEBSITE [WWW.CITYSTAUG.COM](http://WWW.CITYSTAUG.COM).**

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.

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**STAFF USE ONLY**

**AUTHORIZED SIGNATURE**

*Ann Cannon*

**DATE ISSUED**

July 30, 2020