



AGENDA

Code Enforcement, Adjustments and Appeals Board

City of St. Augustine, Florida

Alcazar Room

Tuesday, July 13, 2021 at 3:00 p.m.

Regular Agenda

- 1. Roll Call**
- 2. Swearing in of Staff**
- 3. General Public Comments for Items Not on the Agenda**
- 4. Approval of Minutes**
 - a. Regular Meeting Minutes from May 11, 2021.
- 5. Disclosure of Ex-Parte Communications**
- 6. Building Code Variances**

(None)
- 7. Review of Previously Heard Cases**
 - a. 2019-0332 Richard and Beverly Sorrentino
[26 Miruela Avenue](#)
City Code, Chapter 25, Section 25-56,
Closing case for compliance.
 - b. 2021-0027 Carol Lee Corbitt
[14 Myrtle Avenue](#)
City Code, Chapter 19, Section 19-3,
Unlawful conditions.
- 8. Review of New Cases**
 - a. 2021-0283 Gary Ray Parks
[14 Poinciana Avenue](#)
City Code, Chapter 19, Section 19-4,
Certain growth and conditions prohibited.
- 9. City Attorney Items**

(None)

10. Other Business

- a. Announcement of rescheduled August CEAAB meeting to August 17, 2021.

11. Review of Conflict Statements from Previous Meeting

12. Adjournment

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

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

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

CITY OF ST. AUGUSTINE, FLORIDA

Code Enforcement, Adjustments and Appeals Board Meeting
May 11, 2021

The Code Enforcement, Adjustments and Appeals Board met in formal session at 3:00 P.M., Tuesday, May 11, 2021 in the Alcazar Room at City Hall. The meeting was called to order by Stephen Simmons, Chairman, and the following were present:

1. ROLL CALL

Stephen Simmons, Chairman
Larry Weeks, Vice Chairman
Charles Pappas
Karen Valachovic
Thomas Day
Brad Beach

CeCe Reigle - Absent

Staff Present:

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

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

None.

**4. APPROVAL OF MINUTES
(April 13, 2021)**

MOTION

Mr. Pappas moved to approve the minutes. The motion was seconded by Mr. Day. Motion carried unanimously.

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

None.

6. VARIANCES/TREE REMOVAL

None.

**7. REVIEW OF PREVIOUSLY HEARD
CASES**

None.

8. REVIEW OF NEW CASES

None.

9. CITY ATTORNEY ITEMS

None.

10. OTHER BUSINESS

Item 10 (a)

Ordinance No. 2021-10 to amend certain sections of Chapter 8 – Buildings and Building Regulations to comply with new minimum prerequisites for the NFIP Community Rating System.

Mr. Schauland reported the following:

- The proposed changes to Chapter 8, Buildings and Building Regulations are intended to update the ordinance to new requirements from the Federal Emergency Management Agency (FEMA) so that the City can maintain its Class 5 classification in the Community Rating System (CRS).
- At the beginning of 2021, FEMA updated its prerequisites for certain classifications. One of these prerequisites affected our classification.
- This ordinance change would put us in line with the new prerequisite and allow us to maintain our Class 5 classification and 25% discount on flood insurance for policies that are within the flood zone.
- The prerequisite was about elevation requirements for manufactured homes within manufactured home parks and subdivisions. There were none within City limits. Mr. Schauland clarified the change in the ordinance would be a technical change to keep the City

consistent with FEMA requirements.

- The Coastal Construction article of the ordinance, Article 3, would provide requirements for all construction seaward of the Coastal Construction Control Line. Within the City limits, this line is only within Anastasia State Park. The ordinance change on this would be to update it and bring it into line with the Florida Building Codes.
- This change to the ordinance will also update the date of the Flood Insurance Study (FIS) to our current one. The FIS contains the Flood Insurance Rate Maps (FIRM), or flood maps, and the data that is used to determine the flood zones and base flood elevations. To ensure that we do not have any complications in our current or future ratings, we are updating this date now.
- Finally, this change would take out some higher regulatory standards that have been implemented into the Florida Building Codes, which do not need to be spelled out in our ordinance anymore since they are a requirement from the state codes.
- The changes to Chapter 8 were briefly described per each article.
- Staff asked for the CEAAB to review these changes and approve them to be recommended to the City Commission for their review and

approval so that they can be adopted.

Mrs. Valachovic asked Staff the reasoning for removing the Definitions section from the City ordinance. Mr. Schauland clarified the definitions can be found through the floodplain management section.

Mr. Weeks asked if pools were included in accessory structures, and Mr. Schauland stated they are not considered accessory structures.

Mr. Pappas pointed out a grammatical error in the ordinance change on Sec. 8-204.

Mr. Beach commented that keeping language in the ordinance consistent is important.

MOTION

Mr. Pappas moved to recommend the ordinance change, with the corrected grammatical error, to the City Commission. The motion was seconded by Mrs. Valachovic. Motion carried unanimously.

11. REVIEW OF CONFLICT STATEMENTS FROM PREVIOUS MEETING

None.

12. ADJOURNMENT

Meeting was adjourned at 3:16 P.M.

Stephen Simmons, Chairperson

Meredith Randolph, Administrative
Coordinator

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: July 13, 2021

SUBJECT: Case Number: 2019-0332

RESPONDENT: Richard and Beverly Sorrentino

LOCATION: 26 Miruela Avenue Parcel Number 214330 0000

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

BACKGROUND INFORMATION:

November 19, 2019: The Board met and acknowledged the unpermitted removal of a 20" d.b.h. Southern Red Cedar. The Respondent was ordered to plant two replacement trees, both Southern Red Cedars, on the property. A fine in the amount of \$800.00 was imposed.

As of June 4, 2021, the fine has been paid in full and both replacement trees have been planted.

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends the CEAAB find the property in compliance and that the case be closed for that reason.

Robert van Mierop
Code Enforcement Officer

ACCOUNTS RECEIVABLE LEDGER

CEAAB Case#
2019-0332

CITY OF ST AUGUSTINE, CODE ENFORCEMENT DIVISION

SORRENTINO, RICHARD & BEVERLY

26 Miruela Avenue, St. Augustine, FL 32080
904-315-6012

NOTES

11/2/2020 - Mrs. Sorrentino called requesting to have monthly scheduled payment to be charged on her credit card for payment of lien. Payment of \$100.00 to be scheduled for the 2nd of each month, beginning December 2, 2020, and each month thereafter, until the fine is satisfied.

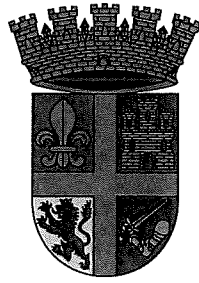
DATE	PAYMENT METHOD	RECEIPT NUMBER	PAYMENT/CREDIT	OUTSTANDING BALANCE
11/19/2019				800.00
07/07/2020	CC	1897776	100.00	700.00
11/02/2020	CC	1975886	100.00	600.00
12/02/2020	CC	2003145	100.00	500.00
01/02/2021	CC	2024508	100.00	400.00
02/02/2021	CC	2045138	100.00	300.00
03/02/2021	CC	2065499	100.00	200.00
04/02/2021	CC	2099234	100.00	100.00
05/02/2021	CC	2111942	100.00	0.00

Fine Satisfied.



06/04/2021 11:21





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

**OFFICIAL NOTICE OF
CONFIRMATION OF ACTION**

November 19, 2019

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

**Re: Removal of a 20" d.b.h. Protected or Preserved Southern Red Cedar Tree –
26 Miruela Avenue– Case Number 2019-0332**

Dear Mr. and Mrs. Sorrentino:

On Tuesday, November 19, 2019, the Code Enforcement, Adjustments and Appeals Board met and **acknowledged** the removal of a 20" d.b.h. protected or preserved Southern Red Cedar tree at the address shown above and ordered the Respondent to plant **two 10' replacement trees** on the property and imposed a fine in the amount of \$800.00 as described the attached copy of the executed order.

If you should have any questions regarding this matter, please contact the Planning and Building Department at (904) 825-1065.

Sincerely,

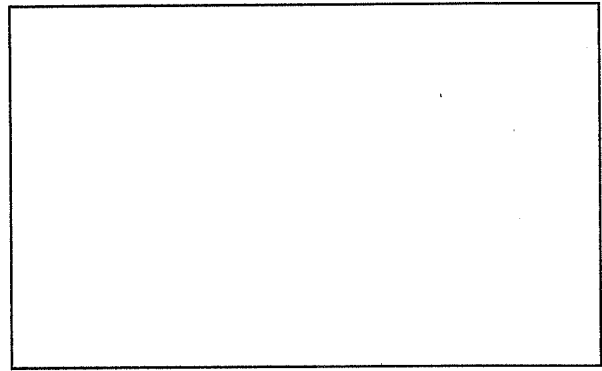
Robert van Mierop
Code Enforcement Inspector

Attachment

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

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

**ORDER FINDING VIOLATION
AND IMPOSING A FINE
CEAAB CASE NUMBER: CE2019-0332**



IN THE MATTER OF:

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

(Hereinafter referred to as Respondent)

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

City Code, Chapter 25, Section 25-56

VIOLATION SITE: 26 MIRUELA AVENUE

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

PARCEL NUMBER: 214330 0000

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON SEPTEMBER 10, 2019, AND NOVEMBER 19, 2019, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on September 10, 2019, and November 19, 2019, in accordance with Chapter 162, F.S.

The respondent and/or authorized representative was present at the November 19, 2019 Code Enforcement, Adjustments and Appeals Board meeting and testified under oath.

2. During a routine code enforcement inspection, the staff observed the following code violations on July 9, 2019:

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

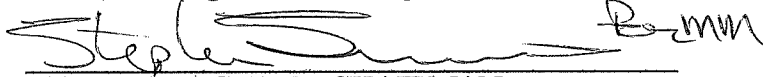
3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

Chapter 25, Section 25-56

4. On August 21, 2019, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.
5. On August 27, 2019, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Hearing" for September 10, 2019. And on August 28, 2019, both the City Clerk's Office and the property were posted with an affidavit of an "Official Notice of Hearing" for September 10, 2019.
6. On September 10, 2019, the Code Enforcement, Adjustments and Appeals Board continued the case to November 19, 2019, to allow for the Respondent to be present and testify.
7. On November 19, 2019, the Code Enforcement, Adjustments and Appeals Board found the case in "violation" and issued an "Order Imposing a Fine" in the amount of \$800.00 with replacement requirement of two Southern Red Cedar trees to be planted on the property.

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

DONE AND ORDERED THIS 19TH DAY OF NOVEMBER, 2019 in open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

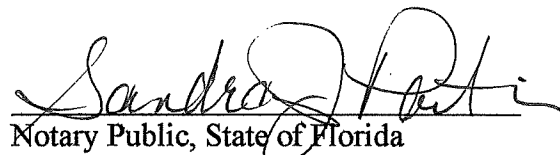


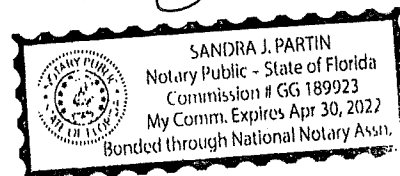
MARTHA MICKLER, CHAIRMAN
CODE ENFORCEMENT, ADJUSTMENTS & APPEALS BOARD

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, Stephen Simmons who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 25th day of February, A.D., 2019.


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.

Mr. Day and Mr. Masson were in agreement with Mr. Simmons. And thanked Mr. Cary for bringing the information to the Board.

MOTION

Mr. Masson moved to close the case and impose a fine in the amount of \$54,000.00 with the St. Johns County Clerk of Court. And further ordered that staff continue to monitor the property and bring it back before this Board should the property not be brought into compliance. The motion was seconded by Mr. Simmons and approved by unanimous voice vote.

Item 5 (b) 2019-0332

**Richard and Beverly Sorrentino
26 Miruela Avenue
City Code, Chapter 25, Section 25-56
Tree removal without a permit.**

Mr. van Mierop read the staff report and provided staff recommendation that the Board find the property to be in violation and impose a fine with the tree replacements required.

Mr. Mahr asked what fine staff was recommending.

Mr. van Mierop stated that he would recommend a fine equivalent to an after-the-fact permit fee.

Beverly Sorrentino, 26 Miruela Avenue, was present and testified to the following:

- That she believed the tree removal company's assessment of the tree, as she inspected the tree and found that the bark was easily falling off the tree.
- She added that she had made comment to the gentleman with the tree company that she believed they needed to have a tree removal permit. The gentleman responded that he was on the phone with the City for the permit. He then left and came back a short time later stating that he had a permit for the removal.
- That she believed he had the permit.

Ms. Riegle asked the respondent if she had solicited the tree company or if they had knocked on her door.

Mrs. Sorrentino responded that they had knocked on her door.

Mr. Simmons asked if she had seen the permit, had she asked if they had insurance to do the work, and for a copy of his business license.

Mr. Mahr asked if the name Josh Shaw of Tree Worx, out of Ormand Beach sounded familiar with her.

Mrs. Sorrentino responded affirmative.

Mr. Day commented that the residents should be aware that they are responsible for their own property.

Mr. Simmons commented that when due diligence is not followed the homeowners are assuming the risk.

Mr. Masson commented that he would be inclined to use the after-the-fact permit fee, as to be consistent with similar cases, and impose a fine in the amount of \$800.00 with replacement requirement. That with the respondent's testimony, there was nothing additional that would make him believe she was culpable, if anything she was not culpable at all, and while he did not like the fine, it was appropriate given the circumstance.

Mr. Simmons expressed that he shared the same opinion as Mr. Masson.

Ms. Reigle asked if the case could be closed after the replacement trees had been planted, rather than before as she had concerned that respondents would not be inclined to replant.

Staff commented that the case would then have to be brought before the board.

Mr. Simmons commented that should the respondent fail to plant replacements; it would be a new violation that would be brought to the Board.

Mr. Day reiterated that property owners are responsible for their property and to do due diligence when hiring contractors.

Mrs. Mickler commented that the citizen's needed to be better informed on the permitting requirements.

Mr. Simmons reiterated that when due diligence was not followed the homeowners are assuming the risk. And hopefully with these enough homeowners get upset and go after these companies.

Mr. Masson added that with testimony received that day, due diligence had been followed, however it would be wise to confirm with the City that the contractor had obtained a permit.

MOTION

Mr. Masson moved to approve an order finding violation and imposing a fine in the amount of \$800.00 with stipulation that two Southern Red Cedar trees be planted on the property. The motion was seconded by Mr. Simmons and approved by unanimous voice vote.

Item 5 (c) 2019-0328

**Sarah Robert
36 Magnolia Avenue
City Code, Chapter 8, Section 8-301
International Property Maintenance
Code, Section(s) 304.2, 304.7 &
304.13
Property Maintenance.**

Mr. van Mierop read the staff report and gave staff recommendation that the Board continue the case for sixty days

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

Summary

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



Parcel ID	2143300000
Location Address	26 MIRUELA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-97 DAVIS SHORES LOTS 38 & 39 BLK 2 DB191/496 & 1143/986 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.300
Homestead	Y

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

Map



Valuation Information

	2021
Building Value	\$131,015
Extra Features Value	\$0
Total Land Value	\$238,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$369,515
Total Deferred	\$208,183
Assessed Value	\$161,332
Total Exemptions	\$161,332
Taxable Value	\$0

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$133,030	\$0	\$201,400	\$0	\$0	\$334,430	\$159,105	\$334,430	\$0
2019	\$107,105	\$0	\$201,400	\$0	\$0	\$308,505	\$155,528	\$308,505	\$0
2018	\$102,803	\$0	\$190,800	\$0	\$0	\$293,603	\$152,628	\$293,603	\$0
2017	\$106,557	\$0	\$172,250	\$0	\$0	\$278,807	\$149,489	\$278,807	\$0
2016	\$84,924	\$700	\$172,250	\$0	\$0	\$257,874	\$146,414	\$257,874	\$0
2015	\$87,904	\$700	\$132,500	\$0	\$0	\$221,104	\$145,396	\$130,708	\$90,396
2014	\$84,135	\$700	\$111,300	\$0	\$0	\$196,135	\$144,242	\$106,893	\$89,242
2013	\$86,939	\$700	\$90,100	\$0	\$0	\$177,739	\$142,110	\$90,629	\$87,110
2012	\$88,342	\$700	\$79,420	\$0	\$0	\$168,462	\$139,735	\$83,727	\$84,735
2011	\$91,146	\$700	\$88,245	\$0	\$0	\$180,091	\$135,665	\$99,426	\$80,665
2010	\$92,548	\$700	\$98,050	\$0	\$0	\$191,298	\$133,660	\$112,638	\$78,660

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$25,000
Veteran	\$5,000
Veteran Percent	\$106,332

Building Information

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

Roof Structure Gable Hip
Roof Cover Composite Shingle
Interior Flooring Ceramic Tile, Hardwood
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 0
Baths

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

Description	Conditioned Area	Actual Area
FINISHED DECK	0	136
FRAME ADDITION	734	734
FINISHED DECK	0	378
HALF SCREEN PORCH	0	162
BASE AREA	1174	1174
FINISHED OPEN PORCH	0	119
UNFINISHED GARAGE	0	252
FINISHED OPEN PORCH	0	17
Total SqFt	1908	2972

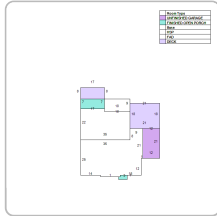
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	106	125	106	EF	\$238,500

Sale Information

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

Sketch Information



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

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

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Version 2.3.128

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: July 13, 2021

SUBJECT: Case Number: 2021-0027

RESPONDENT: Carol Lee Corbitt

LOCATION: 14 Myrtle Avenue Parcel Number 190940 0000

**VIOLATION: City Code, Chapter 19, Section 19-3
Unsheltered Storage of Junk and Debris**

BACKGROUND INFORMATION:

April 13, 2021: The Board found that this property was in violation of the above City Code for a period of 14 days. A fine in the amount of \$100.00 per day was imposed for a total of \$1,400.00. The Board asked that this case be revisited in 90 days at which time the fine may be retracted if the property remains in compliance.

The above property was inspected on June 7, 2021, June 22, 2021, and June 23, 2021. During the June 7, 2021 and June 22, 2021 inspections, the front porch area appeared to be in compliance, with no visible unsheltered junk and debris. However, during the June 23, 2021 inspection, a neighbor pointed out that the contents of the front porches had been moved to the back porch and rear yard of the house. Photos were taken of the considerable junk and debris on the northeast corner of the house that is still unsheltered and exposed to the elements. The Respondent was not home during any of these inspections.

Robert van Mierop
Code Enforcement Officer

STAFF COMMENTS AND FINDINGS:

With the presented evidence, Staff finds that the Board may:

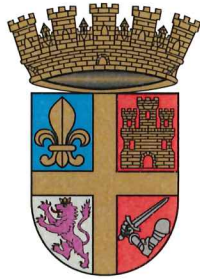
- Find the property in violation of Sec. 19-3 for the unsheltered storage of junk and debris,
- Allow the respondent additional time to bring the property into compliance, and
- Issue a fine up to \$500 per day that the property remains in violation due to this being a repeat violation.
- Close the case so that a new case can be opened.
- Retract the original fine, reduce the original fine, or order Staff to record a lien for the initial fine of \$1,400 (\$100 per day for 14 days).

If the CEAAB imposes a fine, it 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.

162.04, Florida Statutes definition:

“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.



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

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

April 13, 2021

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

RE: **14 Myrtle Avenue
Unsheltered storage of junk and debris.
City Code, Chapter 19, Section 19-3
CEAAB Case No. 2021-0027**

Dear Ms. Corbitt:

The purpose of this letter is to notify you of the action taken by the Code Enforcement, Adjustments and Appeals Board (CEAAB) on April 13, 2021 relative to your case.

The CEAAB found the case in violation and issued an “**Order Finding Violation**” and imposed a fine in the amount of \$1,400 for the violation of City Code, Chapter 19, Section 19-3, for 14 days of violation. A copy of the “**Order Finding Violation**” is attached. The CEAAB hearing was conducted in accordance with F.S. 162.07 and as a part of the hearing this “**Official Notice**” is being sent to you as required by State Law.

This will also serve as your “**Official Notice**” that **you or your Representative are advised to appear at the CEAAB Meeting on Tuesday, July 13, 2021 at 3:00 P.M.** in the Alcazar Room at City Hall, as you have been placed on the agenda for this meeting.

Please contact the Code Enforcement Division at 825-1066 if you have any questions concerning this correspondence.

Sincerely,

Robert van Mierop
Code Enforcement Inspector

Certified Mail: **7019 2280 0000 6192 7983**

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

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

ORDER FINDING VIOLATION

CEAAB CASE NUMBER: 2021-0027

IN THE MATTER OF:

CAROL LEE CORBITT

14 MYRTLE AVENUE

ST. AUGUSTINE, FL 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 19, Section 19-3

VIOLATION SITE: **14 MYRTLE AVENUE**

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

PARCEL NUMBER: **190940 0000**

THE CODE ENFORCEMENT, ADJUSTMENTS AND APPEALS BOARD HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **APRIL 13, 2021**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on April 13, 2021, in accordance with Chapter 162 F.S.

The respondent was present.

2. During a routine code enforcement inspection, the staff observed the following code violations on January 13, 2021:

Unsheltered storage of junk and debris on both sides of the fence in the driveway and covering the front porch.

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

City Code, Chapter 19, Section 19-3

4. On February 4, 2021, 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 until February 10, 2021 to correct the violation, or stipulated that the board may impose a maximum fine of \$500 for each day the violation continued.
5. On March 9, 2021, the Planning and Building Department sent the respondent, via certified mail, an “**Official Notice of CEAAB Hearing**” for April 13, 2021. **AND** a Posting Affidavit was placed at the property and with the City Clerk’s office on March 25, 2021 for the CEAAB Hearing for April 13, 2021.

6. **On April 13, 2021, the Code Enforcement, Adjustments and Appeals Board found the case in violation and issued an "Order Finding Violation," and imposed a fine of \$1,400 for 14 days of violation at \$100 a day. The Board asked the City to wait to record the lien to give the Board the option to retract the fine when the case is revisited in 90 days.**
7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before this Board for a compliance hearing on **Tuesday, July 13, 2021** at 3:00 P.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.
8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new compliance hearing, at which time the Board will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day if said violation is determined to have again occurred.

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

DONE AND ORDERED THIS 13TH DAY OF APRIL, 2021. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Stephen Simmons, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Stephen Simmons, by means of [☒] physical presence or [☐] online notarization, 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 22nd day of April, 2021.



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.

8. REVIEW OF NEW CASES

Item 8 (a) 2021-0027

Carol Lee Corbitt

14 Myrtle Avenue

**City Code, Chapter 19, Section 19-3,
Unlawful conditions.**

Mr. van Mierop reported the following:

- On January 13, 2021: Staff conducted an inspection of the property from outside the property lines. The property was cluttered with unsheltered junk and debris in the form of furniture, clothes, plastic bags filled with garbage, stuffed animals, and other unidentifiable debris. The debris was located on the front and side porches of the house and in the driveway. All the junk and debris were unsheltered and exposed to the elements. The Respondent was contacted at the house and Staff advised that the unsheltered debris must be removed and either discarded or properly stored. The Respondent advised that she needed some time to get her property into compliance. Staff advised her that the property must be brought into compliance no later than February 1, 2021. The Respondent advised she would have the property in compliance by that date.
- On February 4, 2021: No progress had been made toward bringing this property into

compliance. An official Notice of Violation was sent to the Respondent. The Notice required this property to be brought into compliance by February 10, 2021.

- On February 8, 2021: The Respondent advised the property would be in compliance by February 10, 2021.
- On February 11, 2021: Junk and debris were still present, and the property was not in compliance.
- On February 23, 2021: This property had not been brought into compliance. An Official Notice of Hearing was posted at the above property with a Hearing date of March 9, 2021.
- On February 24, 2021: An investigation showed that the property was in compliance as unsheltered junk and debris had been removed from the driveway and the porch.
- On March 25, 2021: An Official Notice of Hearing was posted at the above property with a Hearing date of April 13, 2021.
- Prior Violation: On August 13, 2019 the Code Enforcement, Adjustments and Appeals Board found this Respondent in violation of City Code, Chapter 19, Section 19-3 and a fine in the amount of \$3500.00 was imposed. As of April 13, 2021, the fine had not been paid, and a lien was recorded.
- Staff recommended the CEAAB:

- o Find that the Respondent was in violation of City Code, Chapter 19, Section 19-3, Unsheltered Storage of Junk and Debris, from February 10, 2021 until February 23, 2021.
 - o Find that this violation was a repeat violation.
 - o Impose a fine in an amount to be determined by the Board.
- Staff visited the property April 13, 2021 and the property was still in compliance.

Respondent was present.

Carol Corbitt of 14 Myrtle Avenue stated no one visited her property or spoke to her before February. She stated she was aware there was junk and debris around her property but clarified she did not hear from City Staff until February regarding the notice of violation. She said the hoarding has been a problem and has tried to make sure it does not happen again, by having friends help. She had professional help as well, but her psychiatrist had retired in the past year.

The Board questioned the Respondent regarding what led to the violation and asked what can be done to prevent the violation from occurring again. The Board discussed options for outreach with the Police Department or community.

Mr. van Mierop stated that Chief Fox has plans for a Community Outreach Officer to visit the property.

The Board discussed imposing a fine but rescinding the fine later. Mrs. May clarified that the Board is governed by Florida Statute Chapter 162.

Mr. Simmons suggested bringing the case back in 30 days to determine if the property is still in compliance.

The Board discussed imposing a fine and then rescind the fine at a later date. Mrs. May confirmed that this would be supportable if a violation was found, and the fine is withheld from recording.

Public comment was opened. No one spoke.

MOTION

Mrs. Reigle moved to find the Respondent in violation for 14 days with a penalty of \$100 a day, creating a fine of \$1,400, and asked the City to wait to record the lien to give the Board the chance to retract the fine and revisit the case in 90 days at the July 13, 2021 Board meeting. The motion was seconded by Mr. Pappas. Motion carried unanimously.

The Respondent verbally acknowledged the motion and understood that her case will be returned to the Board on July 13, 2021.

7019 2280 0000 6192 7983

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| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postage

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To

\$

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



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

See Reverse for Instructions

Sec. 19-3. - Unlawful conditions.

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

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

162.04 Definitions.—As used in ss. 162.01-162.13, the term:

- (1) “Local governing body” means the governing body of the county or municipality, however designated.
- (2) “Code inspector” means any authorized agent or employee of the county or municipality whose duty it is to assure code compliance.
- (3) “Local governing body attorney” means the legal counselor for the county or municipality.
- (4) “Enforcement board” means a local government code enforcement board.
- (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.

History.—s. 1, ch. 80-300; s. 4, ch. 82-37; s. 10, ch. 83-216; s. 3, ch. 86-201; s. 3, ch. 89-268; s. 3, ch. 99-360; s. 22, ch. 2001-60.

Note.—Former s. 166.054.



06/07/2021 13:59





06/23/2021 14:33



06/23/2021 14:33

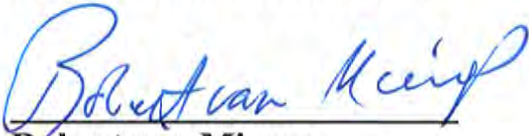
POSTING AFFIDAVIT

**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 JULY 13, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2021-0027
PROPERTY LOCATION: 14 MYRTLE AVENUE
PROPERTY OWNER: CAROL LEE CORBITT
VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-3

POSTED AT PROPERTY: JUNE 28, 2021


Robert van Mierop
Code Enforcement Officer

**NOTARY PUBLIC,
STATE OF FLORIDA**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF JUNE, 2021.




SIGNATURE OF NOTARY

POSTING AFFIDAVIT

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Darlene Galambos
City Clerk

**NOTARY PUBLIC,
STATE OF FLORIDA**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF JUNE, 2021.




SIGNATURE OF NOTARY

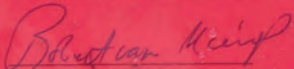
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REGARDING THE FOLLOWING:

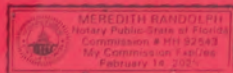
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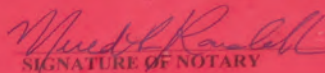
POSTED AT PROPERTY: JUNE 28, 2021


Robert van Mierop
Code Enforcement Officer

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28th DAY OF JUNE, 2021.




SIGNATURE OF NOTARY

06/28/2021 14:46



06/28/2021 14:46

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

Summary

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



Parcel ID	1909400000
Location Address	14 MYRTLE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.150
Homestead	Y

Owner Name	Corbitt Carol Lee 100%
Mailing Address	14 MYRTLE AVE SAINT AUGUSTINE, FL 32084-2830

Map



Valuation Information

	2021
Building Value	\$77,639
Extra Features Value	\$3,903
Total Land Value	\$111,300
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$192,842
Total Deferred	\$142,362
Assessed Value	\$50,480
Total Exemptions	\$25,480
Taxable Value	\$25,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2020	\$82,707	\$3,903	\$84,800	\$0	\$0	\$171,410	\$49,783	\$146,627	\$24,783
2019	\$69,944	\$3,903	\$84,800	\$0	\$0	\$158,647	\$48,664	\$134,983	\$23,664
2018	\$73,356	\$3,903	\$82,680	\$0	\$0	\$159,939	\$47,757	\$137,182	\$22,757
2017	\$69,340	\$3,985	\$65,985	\$0	\$0	\$139,310	\$46,775	\$117,535	\$21,775
2016	\$62,021	\$3,985	\$59,890	\$0	\$0	\$125,896	\$45,813	\$105,083	\$20,813
2015	\$56,794	\$3,985	\$59,890	\$0	\$0	\$120,669	\$45,495	\$100,174	\$20,495
2014	\$52,022	\$3,985	\$54,325	\$0	\$0	\$110,332	\$45,134	\$90,198	\$20,134
2013	\$44,902	\$3,985	\$53,662	\$0	\$0	\$102,549	\$44,467	\$83,082	\$19,467
2012	\$46,662	\$3,985	\$53,662	\$0	\$0	\$104,309	\$43,724	\$85,585	\$18,724
2011	\$48,423	\$3,985	\$59,625	\$0	\$0	\$112,033	\$42,450	\$94,583	\$17,450
2010	\$50,184	\$3,985	\$66,250	\$0	\$0	\$120,419	\$41,823	\$103,596	\$16,823

Exemption Information

Exemption Type	Amount
Homestead	\$25,000
Homestead Band	\$480

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1498	Roof Cover	Cement Fiber Shingle
Conditioned Area	1614	Interior Flooring	Carpet, Pine Wood
Actual Year Built	1900	Interior Wall	Plaster
Use	Single Family Residence	Heating Type	Convection
Style	01	Air Conditioning	None
Class	N	Bedrooms	0
Exterior Wall	Wood	Baths	
Roof Structure	Gable Hip		

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Cement Fiber Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Carpet	50%
Interior Flooring	Pine Wood	50%
Heating Type	Convection	100%
Air Conditioning	None	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
BASE AREA	234	234
2 STORY	1320	660
PATIO	0	190
FINISHED OPEN PORCH	0	294
FINISHED OPEN PORCH	0	60
FRAME ADDITION	60	60

Total SqFt	1614	1498
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Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Low)	0	0	0	0	880
Residential Fence	0	0	0	0	30

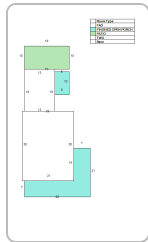
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	53	127	53	FF	\$111,300

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/1/1981	\$36,000.00		511	22	U	I		CORBITT CAROL LEE

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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Version 2.3.128

Dennis W. Hollingsworth Tax Collector

generated on 7/7/2021 8:45:26 AM EDT

Tax Record

Last Update: 7/7/2021 8:45:27 AM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number		Tax Type		Tax Year	
190940-0000		REAL ESTATE		2020	
Mailing Address		Physical Address			
CORBITT CAROL LEE		14 MYRTLE AVE			
14 MYRTLE AVE					
SAINT AUGUSTINE FL 32084-2830					
Exempt Amount		Taxable Value			
\$25,000.00		\$24,783.00			
Exemption Detail		Millage Code		Escrow Code	
HX 25000		452			
Legal Description					
07-07-30.15 Acres WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	49,783	25,000	\$24,783	\$115.33
ROAD	0.8444	49,783	25,000	\$24,783	\$20.93
HEALTH	0.0160	49,783	25,000	\$24,783	\$0.40
SCHOOL					
SCHOOL-STATE LAW	3.7050	49,783	25,000	\$24,783	\$91.82
SCHOOL - LOCAL BOARD	2.2480	49,783	25,000	\$24,783	\$55.71
SJRWMD	0.2287	49,783	25,000	\$24,783	\$5.67
MOSQUITO	0.2050	49,783	25,000	\$24,783	\$5.08
CITY OF ST AUGUSTINE	7.5000	49,783	25,000	\$24,783	\$185.87
FL INLAND NAV DISTRICT	0.0320	49,783	25,000	\$24,783	\$0.79
PORT AUTHORITY	0.0598	49,783	25,000	\$24,783	\$1.48
Total Millage		19.4926	Total Taxes	\$483.08	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
4105	C OF S A FIRE ASSESS FEE	\$65.73			
		Total Assessments		\$65.73	
		Taxes & Assessments		\$548.81	
		If Paid By		Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	
3/26/2021	PAYMENT	1124724.0001	2020	\$548.81	
Prior Year Taxes Due					
NO DELINQUENT TAXES					

**CITY OF ST. AUGUSTINE
MEMORANDUM**

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

DATE: July 13, 2021

SUBJECT: Case Number: 2021-0283

RESPONDENT: Gary Ray Parks

LOCATION: 14 Poinciana Avenue / Parcel 149730 0000

VIOLATION: City Code, Chapter 19, Section 19-4, Uncertain growth and conditions prohibited.

BACKGROUND INFORMATION:

On March 1, 2021, I received a complaint and conducted an inspection of the above property. I identified that the property is overgrown with weeds and grass in excess of 12 inches. I posted the property with a door knocker giving the owner 30 days to bring the property into compliance.

On April 2, 2021, the property was not in compliance and I posted a "Notice and Order" giving the respondent 30 days to bring the property into compliance.

On May 13, 2021, the property was not in compliance and I sent an Official Notice of Violation giving the respondent 15 days to bring the property into compliance. The Notice of Violation was sent to both the address of record and physical address. Both were returned undeliverable.

On June 10, 2021, after receiving the returned notices, I posted an Official Notice of Violation at the property.

On June 21, 2021, the property was not in compliance and I sent an Official Notice of Hearing to the respondent at the address of record and physical address. Both were returned undeliverable.

On June 23, 2021, a Posting Affidavit of the July 13, 2021 meeting was posted at the property and at the City Clerk's office.

Respectfully submitted,

Curtis Boles
Code Enforcement Officer

STAFF COMMENTS AND FINDINGS:

With the presented evidence, Staff finds that the Board may:

- Find the property in violation of Sec. 19-4 for the overgrown weeds and grass,
- Allow the respondent additional time to bring the property into compliance,
- Issue a fine up to \$250 per day that the property remains in violation, and
- Finding that the property owner has been non-responsive, issue an order approving abatement to allow City Staff to bring the property into compliance.

If the CEAAB imposes a fine, it 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.

Sec. 19-4. - Certain growth and conditions prohibited.

It shall be unlawful on any lot, parcel or tract of land within the city to allow weeds, grass, or underbrush to grow thereon to a height of twelve (12) inches or more from the ground; or to allow garbage, junk, refuse, dead trees, or other unsightly or unsanitary matter to remain thereon; or to allow conditions to remain thereon that create harborage for rodents, vermin, or mosquitos; or to allow the existence of depressions, excavations, containers, or any other condition on such premises wherein untreated water may accumulate and stand in such a manner as to make possible the propagation of mosquitoes thereon.

(Code 1964, § 14-14; Ord. No. 19-05, § 1, 4-22-19)



03/01/2021 12:30

CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
CODE ENFORCEMENT DIVISION

75 KING STREET, ST. AUGUSTINE, FL
P.O. BOX 210
ST. AUGUSTINE, FL 32085
904-825-1066

This notice is given as a reminder that this property is now in violation of City Code Section 19-4 prohibiting overgrown weeds and grass on properties within the city limits of St. Augustine. In order to avoid further code enforcement action or possible citations, your assistance and cooperation in keeping our city beautiful is greatly appreciated.

PLEASE CUT YOUR GRASS AND WEEDS

Property Address 14 Poinciana Ave

Posting Date March 1, 2021

Inspector Curtis Boles

within 30 Days



03/15/2021 14:59



03/15/2021 15:00



04/14/2021 11:08



04/14/2021 11:08



04/19/2021 13:56

CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
CODE ENFORCEMENT DIVISION

75 KING STREET, ST. AUGUSTINE, FL
PO BOX 208
ST. AUGUSTINE, FL 32085
904.825.1066

This notice is given as a reminder that this property is now in violation of City Code Section 13-4 (controlling overgrowth, weeds, and grass) as regulated within the city limits of St. Augustine. In order to avoid further code enforcement actions or possible citations, your assistance and cooperation in keeping our city beautiful is greatly appreciated.

PLEASE CUT YOUR GRASS AND WEEDS

Property Address: 14 Poinciana Ave

Posting Date: March 1, 2021

Inspector: Crista Bales
within 30 Days

04/19/2021 13:57

City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

BY ORDER OF THE BUILDING OFFICIAL THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS. PURSUANT TO CHAPTER 2, ARTICLE VI AND F.S. 162, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN May 2, 2021.

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 14 Poinciana Ave.

PARCEL No. 149730 0000

by Curtis Bole
Code Enforcement Inspector

Posting Date: April 2, 2021

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1066)

04/19/2021 13:57

**City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division**

NOTICE AND ORDER

**BY ORDER OF THE BUILDING OFFICIAL THIS PROPERTY IS IN VIOLATION OF
CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN
WEEDS AND GRASS. PURSUANT TO CHAPTER 2, ARTICLE VI AND F.S. 162,
ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO
LATER THAN May 2, 2021.**

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 14 Poinciana Ave.

PARCEL No. 149730 0000

by Curtis Boles
Code Enforcement Inspector

Posting Date: April 2, 2021

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1066)

REPORT OF VIOLATION

Property Owner: Parks, Gary Ray 100%

Respondent Name: _____

Address of Violation: 14 Poinciana Ave

Date of Inspection: 3 / 1 / 20

Violations of: Chapter 19, Section 4 overgrown Property
Chapter _____, Section _____
Chapter _____, Section _____

Violation Description: Grass and Hedges are overgrown!

Correction Method: Cut Grass and Hedges and remove all debris from property.

Note: City will not haul debris from property unless there's an active water account with the City of St. Augustine (Contact: Cori Niles in Customer Service (904) 209-4244).

Meredith - Send photos with Notice / email

Number of Days Allowed to Correct the Violation: 30 Days

Code Enforcement Inspector: C. Boles Date 4 / 19 '21



05/03/2021 13:57



06/10/2021 09:26



CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF CEAAB HEARING



June 21, 2021

IN THE MATTER OF: Name: GARY RAY PARKS
 Address: 14 POINCIANA AVE
 ST. AUGUSTINE, FL 32084
 Case #: CE2021-0283

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida

Code Section: Chapter 19, Section 19-4

SITE OF VIOLATION: 14 POINCIANA AVENUE

LEGAL DESCRIPTION: 4-34 FORT MOOSA GARDENS LOT 14 BLK A
 OR2560/1284

PARCEL NUMBER: 149730 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, July 13, 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:

- Property is overgrown with weeds and grass in excess of 12 inches. In some locations in the yard, there is vegetation growing up to the top of windowsills.

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
CE2021-0283

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 8058
7019 2280 0000 6192 8065

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.

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 JULY 13, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

CASE NUMBER: CE2021-0283

PROPERTY LOCATION: 14 POINCIANA AVENUE

PROPERTY OWNER: GARY RAY PARKS

VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4

POSTED AT PROPERTY: JUNE 23rd, 2021


Curtis Boles
Code Enforcement Officer

**NOTARY PUBLIC,
STATE OF FLORIDA**

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF JUNE, 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 JULY 13, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET**

REGARDING THE FOLLOWING:

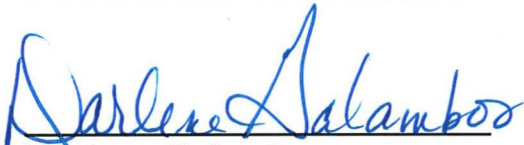
CASE NUMBER: CE2021-0283

PROPERTY LOCATION: 14 POINCIANA AVENUE

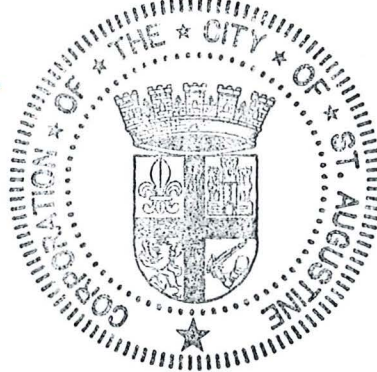
PROPERTY OWNER: GARY RAY PARKS

VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4

POSTED AT CITY HALL: JUNE 23, 2021


Darlene Galambos
City Clerk

**NOTARY PUBLIC,
STATE OF FLORIDA**



SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF JUNE, 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 JULY 13, 2021
AT 3:00 P.M. IN THE ALCAZAR ROOM
AT CITY HALL, 75 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER: CE2021-0283

PROPERTY LOCATION: 14 POINCIANA AVENUE

PROPERTY OWNER: GARY RAY PARKS

VIOLATION OF CITY CODE: CHAPTER 19, SECTION 19-4

POSTED AT PROPERTY: JUNE 23rd, 2021

Curtis Boles
Curtis Boles
Code Enforcement Officer

NOTARY PUBLIC,
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF JUNE, 2021.



Meredith Randolph
SIGNATURE OF NOTARY
06/23/2021 13:09

City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

BY ORDER OF THE BUILDING OFFICIAL THIS PROPERTY IS IN VIOLATION OF CHAPTER 19, SECTION 19-4 OF THE CITY CODE PROHIBITING OVERGROWN WEEDS AND GRASS. PURSUANT TO CHAPTER 2, ARTICLE VI AND F.S. 162, ALL OVERGROWN WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN May 2, 2021.

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$250.00 PER DAY.

SITE ADDRESS: 14 Poinciana Ave.

PARCEL No. 149730 0000

by Curtis Bole
Code Enforcement Inspector

Posting Date: April 2, 2021

It is unlawful to deface or remove this sign from this location. Any unauthorized person removing this sign will be prosecuted. (Report all violations of City Codes to 904-825-1066)

POSTING AFFIDAVIT

OFFICIAL NOTICE TO APPEAR FOR A
HEARING TO BE HEARD BY THE
CODE ENFORCEMENT, ADJUDICATIONS AND APPEALS BOARD
OF THE CITY OF ST. AUGUSTINE
ON JULY 13, 2021
AT 10:00 AM IN THE ALCAZAR ROOM
AT CITY HALL, 79 KING STREET

REGARDING THE FOLLOWING:

CASE NUMBER:	CE000-0001
PROPERTY LOCATION:	14 POINCIANA AVENUE
PROPERTY OWNER:	GARY RAY PARES
VIOLATION OF CITY CODE:	CHAPTER 19, SECTION 19-4
POSTED AT PROPERTY:	JUNE 22, 2021

Curtis Bole
Code Enforcement Inspector

NOTARY PUBLIC
STATE OF FLORIDA

SUBSCRIBED AND FORWARDED BEFORE ME THIS 22ND DAY OF JUNE, 2021



Michael P. Kelly
NOTARY PUBLIC

06/23/2021 13:13



06/23/2021 13:14

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Gary Ray Parks
14 Poinciana Ave
St. Augustine, FL 32084

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

See Reverse for Instructions

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

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Planning/Building Dept

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Gary Ray Parks
14 Poinciana Ave
St. Augustine, FL 32084

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NIXIE 322 DE 1 0006/25/21
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Postmark Here 21

MPO

Gary Ray Parks
 5199 Westgate Dr
 Oxford, OH 45056

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

ADDRESS SERVICE REQUESTED

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Gary Ray Parks
 5199 Westgate Dr
 Oxford, OH 45056

JACKSONVILLE FL 320

12 JUN 2021 PM 3 L

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 06/22/2021
 US POSTAGE \$006.96



ZIP 32084
 011E11685528

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JUL 06 2021

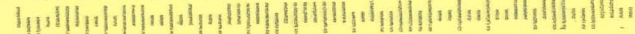
Planning / Building Dept.

45056-10149
 32085-0210

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 UNABLE TO FORWARD

BC: 32085021010 *1638-01277-22-42





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



CODE ENFORCEMENT DIVISION

May 13, 2021

IN THE MATTER OF: Name: GARY RAY PARKS
 Address: 14 POINCIANA AVE
 ST. AUGUSTINE, FL 32084
 Case #: CE2021-0283

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 19, Section 19-4

SITE OF VIOLATION: 14 POINCIANA AVENUE

LEGAL DESCRIPTION: 4-34 FORT MOOSA GARDENS LOT 14 BLK A OR2560/1284

PARCEL NUMBER: 149730 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 1, 2021 which revealed the following violations:

- Property is overgrown with weeds and grass in excess of 12 inches. In some locations in the yard, there is vegetation growing up to the top of windowsills.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, within 15 days, or a fine of **\$250.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

- Maintain weeds and grass to a height no more than 12 inches.

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.

Notice of Violation
CE2021-0283

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.



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 8003

7019 2280 0000 6192 7990

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.

CODE ENFORCEMENT DIVISION

May 13, 2021

IN THE MATTER OF: Name: GARY RAY PARKS
Address: 14 POINCIANA AVE
ST. AUGUSTINE, FL 32084
Case #: CE2021-0283

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 19, Section 19-4

SITE OF VIOLATION: 14 POINCIANA AVENUE
LEGAL DESCRIPTION: 4-34 FORT MOOSA GARDENS LOT 14 BLK A OR2560/1284
PARCEL NUMBER: 149730 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 1, 2021 which revealed the following violations:

- Property is overgrown with weeds and grass in excess of 12 inches. In some locations in the yard, there is vegetation growing up to the top of windowsills.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent(s) shall comply with the above cited sections of the City Code of St. Augustine, Florida, within 15 days, or a fine of \$250.00 per day may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

- Maintain weeds and grass to a height no more than 12 inches.

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 VERIFY THE ISSUE IS CORRECTED.

OFFICE OF THE CITY CLERK
CITY OF ST. AUGUSTINE, FLORIDA
100 NORTH ST. AUGUSTINE
ST. AUGUSTINE, FLORIDA 32084

FROM: JENNIFER BRYANT, CLERK

TO: THE PUBLIC

SUBJECT: NOTICE OF VIOLATION

RE: 100 NORTH ST. AUGUSTINE, FLORIDA 32084

1. The City of St. Augustine, Florida, is hereby notified that the property located at 100 North St. Augustine, Florida 32084, is in violation of the City Code, Chapter 1A, Section 1A-4, which requires that all buildings be maintained in good repair and that all buildings be kept free of debris and other materials that may constitute a hazard to the public health, safety, or welfare.

2. The City of St. Augustine, Florida, is hereby notified that the property located at 100 North St. Augustine, Florida 32084, is in violation of the City Code, Chapter 1A, Section 1A-4, which requires that all buildings be maintained in good repair and that all buildings be kept free of debris and other materials that may constitute a hazard to the public health, safety, or welfare.

3. The City of St. Augustine, Florida, is hereby notified that the property located at 100 North St. Augustine, Florida 32084, is in violation of the City Code, Chapter 1A, Section 1A-4, which requires that all buildings be maintained in good repair and that all buildings be kept free of debris and other materials that may constitute a hazard to the public health, safety, or welfare.

4. The City of St. Augustine, Florida, is hereby notified that the property located at 100 North St. Augustine, Florida 32084, is in violation of the City Code, Chapter 1A, Section 1A-4, which requires that all buildings be maintained in good repair and that all buildings be kept free of debris and other materials that may constitute a hazard to the public health, safety, or welfare.

City of St. Augustine, FL
Planning & Building Department
Code Enforcement Division

NOTICE AND ORDER

BY ORDER OF THE BUILDING OFFICIAL THIS PROPERTY IS IN VIOLATION OF CHAPTER 1A, SECTION 1A-4 OF THE CITY CODE PROHIBITING OVERSIGHTS, WEEDS AND GRASS. VIOLATION TO CHAPTER 1A, ARTICLE 1A AND F.S. 146, ALL OVERSIGHTS WEEDS AND GRASS ON THIS PROPERTY MUST BE CUT NO LATER THAN May 2, 2021.

FAILURE TO DO SO MAY RESULT IN FINES OF UP TO \$500.00 PER DAY.

SEE: 100 North St. Augustine, FL 32084
By: [Signature] DATE: 04/23/2021

Planning Date: April 2, 2021

This document is a notice of violation. It is not a final order. Any violation of the City Code, Chapter 1A, Section 1A-4, which requires that all buildings be maintained in good repair and that all buildings be kept free of debris and other materials that may constitute a hazard to the public health, safety, or welfare, may result in fines and penalties. The City of St. Augustine, Florida, is hereby notified that the property located at 100 North St. Augustine, Florida 32084, is in violation of the City Code, Chapter 1A, Section 1A-4, which requires that all buildings be maintained in good repair and that all buildings be kept free of debris and other materials that may constitute a hazard to the public health, safety, or welfare.

06/10/2021 09:25



06/10/2021 09:26

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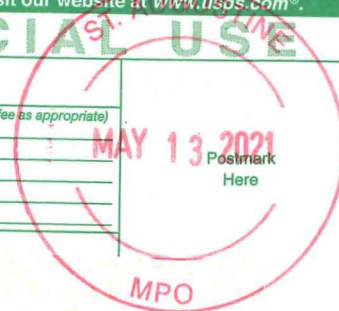
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Cit

Gary Ray Parks
5199 Westgate Dr
Oxford, OH 45056

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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JUN 01 2021

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Planning/Building Dept JUN 01 2021

Planning/Building Dept.

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Gary Ray Parks
5199 Westgate Dr
Oxford, OH 45056

OXFORD OH 45056 FL 320

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05/13/2021

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45056-1004500

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☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

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MAY 13 2021

MPO

Pos: Gary Ray Parks
\$ Tot: 14 Poinciana Ave
\$ Ser: St. Augustine, FL 32084
\$ Str: _____
City: _____

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

ADDRESS SERVICE REQUESTED

CERTIFIED MAIL[®]



7019 2280 0000 6192 8003

Gary Ray Parks
14 Poinciana Ave

0005/19/21

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*0238-08392-19-25

32084-121714

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Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

[Sales Questionnaire](#)

Summary

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



Parcel ID	1497300000
Location Address	14 POINCIANA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Fort Moosa Gardens (705)
Tax Description*	4-34 FORT MOOSA GARDENS LOT 14 BLK A OR2560/1284 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Fort Moosa Gardens, Revised Plat Of
Sec/Twp/Rng	60-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.110
Homestead	N
Owner Name	Parks Gary Ray 100%
Mailing Address	5199 WESTGATE DR OXFORD, OH 45056-0000

Map



Valuation Information

	2021
Building Value	\$57,176
Extra Features Value	\$3,175
Total Land Value	\$45,500
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$105,851
Total Deferred	\$6,031
Assessed Value	\$99,820
Total Exemptions	\$0
Taxable Value	\$99,820

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	\$53,218	\$3,175	\$34,352	\$0	\$0	\$90,745	\$90,745	\$0	\$90,745
2019	\$49,749	\$3,175	\$34,352	\$0	\$0	\$87,276	\$85,769	\$1,507	\$85,769
2018	\$51,700	\$3,175	\$31,168	\$0	\$0	\$86,043	\$77,972	\$8,071	\$77,972
2017	\$44,490	\$2,438	\$23,956	\$0	\$0	\$70,884	\$70,884	\$0	\$70,884
2016	\$46,108	\$2,438	\$23,956	\$0	\$0	\$72,502	\$72,502	\$0	\$72,502
2015	\$47,726	\$2,438	\$23,956	\$0	\$0	\$74,120	\$74,120	\$0	\$74,120
2014	\$45,680	\$2,438	\$23,956	\$0	\$0	\$72,074	\$72,074	\$0	\$72,074
2013	\$47,202	\$2,438	\$23,956	\$0	\$0	\$73,596	\$73,596	\$48,596	\$25,000
2012	\$47,964	\$2,438	\$23,956	\$0	\$0	\$74,358	\$74,358	\$49,358	\$25,000
2011	\$49,486	\$2,438	\$26,618	\$0	\$0	\$78,542	\$78,542	\$50,000	\$28,542
2010	\$50,248	\$2,438	\$29,575	\$0	\$0	\$82,261	\$82,261	\$50,000	\$32,261

Building Information

Building	1	Roof Structure	Gable Hip
Actual Area	1308	Roof Cover	Composite Shingle
Conditioned Area	1162	Interior Flooring	Carpet, Ceramic Tile
Actual Year Built	1924	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Concrete Stucco	Baths	
Roof Structure	Gable Hip		

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	1113	1113
FINISHED DECK	0	122
FRAME ADDITION	49	49
FINISHED OPEN PORCH	0	24
Total SqFt	1162	1308

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	252

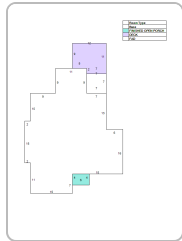
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	100	50	EF	\$45,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/14/2005	\$100.00	WARRANTY DEED	2560	1284	U	I	PARKS MILDRED B	PARKS GARY RAY
	8/1/1997	\$65,000.00	WARRANTY DEED	1255	944	Q	I	BIJESSE ROBERT V,MARY E	PARKS MILDRED B
	12/22/1995	\$23,500.00	WARRANTY DEED	1146	980	U	I	COMEAU ROBERT F ETAL	BIJESSE ROBERT V,MARY E
	12/22/1995	\$23,500.00	WARRANTY DEED	1146	978	U	I	COMEAU HAROLD	COMEAU ROBERT F ETAL
	11/3/1995	\$0.00	ORDER DET HX REAL P	1138	1622	U	I	CANFIELD ALICE M ESTATE	COMEAU HAROLD
	12/17/1993	\$54,000.00	WARRANTY DEED	1027	501	Q	I	NEY WILLIAM I,JUDITH A	CANFIELD ALICE M ESTATE
	8/3/1992	\$49,900.00	WARRANTY DEED	952	1135	Q	I	COOK DAVID S,JANICE	NEY WILLIAM I,JUDITH A
	6/1/1988	\$0.00		790	1102	U	I		COOK DAVID S,JANICE
	6/1/1987	\$39,000.00		746	1514	Q	I		
	6/1/1987	\$42,500.00		746	1514	Q	I		
	1/1/1979	\$0.00		433	222	U	I		

Sketch Information



No data available for the following modules: Exemption Information.

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

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 Schneider
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Version 2.3.127

Dennis W. Hollingsworth Tax Collector

generated on 6/21/2021 12:24:05 PM EDT

Tax Record

Last Update: 6/21/2021 12:24:06 PM EDT

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account or Parcel Number		Tax Type		Tax Year	
149730-0000		REAL ESTATE		2020	
Mailing Address		Physical Address			
PARKS GARY RAY		14 POINCIANA AVE			
5199 WESTGATE DR					
OXFORD OH 45056-0000					
Exempt Amount		Taxable Value			
\$0.00		\$90,745.00			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		452			
Legal Description					
60-07-30.11 Acres 4-34 FORT MOOSA GARDENS LOT 14 BLK A OR2560/1284					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	90,745	0	\$90,745	\$422.30
ROAD	0.8444	90,745	0	\$90,745	\$76.63
HEALTH	0.0160	90,745	0	\$90,745	\$1.45
SCHOOL					
SCHOOL-STATE LAW	3.7050	90,745	0	\$90,745	\$336.21
SCHOOL - LOCAL BOARD	2.2480	90,745	0	\$90,745	\$203.99
SJRWMD	0.2287	90,745	0	\$90,745	\$20.75
MOSQUITO	0.2050	90,745	0	\$90,745	\$18.60
CITY OF ST AUGUSTINE	7.5000	90,745	0	\$90,745	\$680.59
FL INLAND NAV DISTRICT	0.0320	90,745	0	\$90,745	\$2.90
PORT AUTHORITY	0.0598	90,745	0	\$90,745	\$5.43
Total Millage		19.4926	Total Taxes		\$1,768.85
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4105	C OF S A FIRE ASSESS FEE				\$80.06
Total Assessments					\$80.06
Taxes & Assessments					\$1,848.91

Prior Year Taxes Due					
Year	Folio	Status	Cert.	Year	Amount
2020	98328		2595	2021	\$2,124.47
Prior Years Total					\$2,124.47
If Paid By			Prior Years Due		
6/30/2021			\$2,124.47		

Please visit your local office for prior year payments.

10. Other Business

- a. Announcement of rescheduled CEAAB meeting to August 17, 2021

Attention

Please be advised that the regular August Code Enforcement, Adjustments and Appeals Board (CEAAB) meeting has been rescheduled to meet on Tuesday, August 17, 2021 due to required work on the Alcazar Room communication upgrades.

The August CEAAB meeting will be held in the Alcazar Room, City Hall at 3:00 pm on Tuesday, August 17, 2021.