



CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

A G E N D A

WEDNESDAY, APRIL 2, 2025 - 9:00 AM

ALCAZAR ROOM

1. Swearing in of Staff
2. Modifications to the Agenda
3. Approval of Minutes
4. General Public Comments for Items Not on the Agenda
5. New Violation Hearing

a) CE2024-0524
Holbrook Juan A Rev Trust
Holbrook Juan A
Holbrook Maria Cornelia
Wagman Andrea Holbrook
10 N St. Augustine Blvd
Ch. 8 Sec. 608- Permits required.

b) CE2024-0616
Savita1 Corp Inc
20 DeSoto Pl
Ch. 8 Sec. 608- Permits required.

c) CE2024-0617
38 Rohde Ave Land Trust
Ogeka, Joseph Jr
Ogeka, Linda
Ogeka, Lilianne
38 Rohde Ave
Ch.8 Sec. 608- Permits required.

- d) CE2025-0202
Hansson Trust
Callen, Lance C
Cullen, Kriston Robinson
66 Masters Dr
Ch.8 Sec. 608- Permits required.
- e) CE2025-0223
20/20 Commercial Holdings Washington LLC
Jackson, Edwards S Sr
Jackson, Sara B
142 Washington St
Ch. 28 Sec. 28-90-Administration records, and appeals (a).
- f) CE2025-0255
Holbrook Juan A Rev Trust
Holbrook, Juan A
Holbrook, Maria Cornelia
Wagman, Andrea Holbrook
10 N St. Augustine Blvd Ch. 8 Sec. 457- Unlawful continuance.
- g) CE2025-0266
Rose, Howard Noel
6 Oglethorpe Blvd
Ch. Sec. 28-146. -Registration.
- h) CE2025-0271
Van Dyke, Jared Et AL
Van Dyke, Joshua
26 Rohde Ave
Ch. Sec. 28-146. -Registration.
- i) CE2025-0272
Williamson, Laura Marie
Williamson, Michael Dale
145 Washington St
Ch. Sec. 28-146. -Registration.

6. Fine Assignment Hearing

- a) None

7. Fine Reduction Hearing

- a) CE2023-0208
Roots Construction LLC
Largay, Joseph Jr
6 Blanche Lane
Ch. 19 Sec. 3- Unlawful conditions.

8. Lien Hearing

- a) CE2024-0464
Hutchinson, Michael W
204 Pelican Reef Rd
Ch. 25 Sec. 25-56- Tree removal and replacement.

- b) CE2024-0600
Prevatt, Rosa Jane Et AL
Peterson, R L
Peterson, David
Rohrer, Gloria Jean
Peterson, Dee Ann
Harvey, Lori
Peterson, Lee
Peterson, Todd
Petereson-Golde, Amy
Enos, Shawna
30 S. Leonardi St
Ch. 19 Sec. 3- Unlawful conditions.

9. Compliance Hearing

- a) CE2022-0217
Valerie Lee Properties LLC
38 White St E
Ch. 8 Sec. 608- Permits required

- b) CE2023-0290
Roberts Marc H
14 Fancher Ct
Ch. 25 Sec. 58- Tree removal and replacement

- c) CE2024-0455
Van Family Irrevocable Trust
Van Johnnie Mae
Van Edwin H Trustee
56B Spring St
Ch. 8 Sec. 608- Permits required.

- d) CE2024-0550
Rer Pro Invest LLC
80 Anderson St
Ch. 8 Sec. 608- Permits required.

- e) CE2024-0599
Tricat Lllp
Shenandoah St
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

10. Previously Heard Cases Update
11. City Attorney Items
12. Other Business
13. 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 market.

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, March 5, 2025

The Special Magistrate met Wednesday, March 5, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Becky Vose, Special Magistrate, and the following were present:

1. Swearing in of Staff:

Also Present: Becky Vose, Special Magistrate
April Owen, Assistant City Attorney
Richard Schauland, Building Official
Barry Fox, Code Enforcement Manager
Curtis Boles, Code Enforcement Inspector
Morganne Lanni, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Elyse Wiemann, Recording Secretary

Becky Vose introduced herself and explained her role within the meeting and qualifications for doing so, as well as Code Enforcement procedures.

2. APPROVAL OF MINUTES

Heard after item 13.

MOTION

Ms. Vose approved the minutes from the February 5, 2025, Special Magistrate Meeting.

3. MODIFICATIONS TO THE AGENDA

MOTION

Barry Fox, Code Enforcement Manager, said there were several changes to the agenda. He asked for items 5 (c). CE2024-0479, 5 (d). CE2024-0538, 5(g). CE2024-0591, 5(h). CE2025-0201, and 5(j). CE2025-0209 to be removed from the agenda as they had come into compliance prior to the meeting.

4. General Public Comments (3 minutes per individual)

The Special Magistrate heard from the following member of the public:

- Joseph Largay

5. NEW VIOLATION HEARING

5.a) CE2024-0415

**Balch, Robert K Balch, Beverly A Balch, Robert M Balch, Robert K Trust
1 Ponce De Leon Ave
Ch. 8 Sec. 608 Permits required**

Barry Fox, Code Enforcement Manager, said the respondent was identified as the Robert K Trust, Robert K, Beverly A, and Robert M Balch. He reviewed the violation as Ch. 8 Sec. 608 Permits required. He said the notice of violation, notice of hearing was served and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Ms. Vose asked if the respondent was present; however, no one was present.

Ms. Vose found the property in violation and asked how long it would take to obtain permits.

Richard Schauland, noted it would take at least 30 days.

Fine would be contingent upon requesting the Land Development

MOTION

The respondent had until 5pm on March 7th to apply for the permit but if did not and subsequently apply for a permit building 45 days after – Fine will start March 7th of \$250 if they do apply for it will have 45 days to apply if not fines will run

5.b) CE2024-0467
Corbitt, Carol Lee
14 Myrtle Avenue
Ch. 19 Sec. 4 -Certain growth and conditions prohibited.

Barry Fox, Code Enforcement Manager, said the respondent was identified as Carol Lee Corbitt. He reviewed the violation which was, Ch. 19 Sec. 4 -Certain growth and conditions prohibited. He said the notice of violation, notice of hearing was served and affidavits were on file.

Curtis Boles, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Carol Lee Corbitt was present and said the overgrowth of vegetation had been taken care of. She said she had two gentlemen come out to the property and assist her in the process as she was unable.

Mr. Boles said he went to the property three days ago and nothing had been done. He said he would go by the property today to confirm.

Mr. Fox said they could table the item and if there was a change it could be taken care of administratively, but if not, it could come back at the next meeting.

5.c) CE2024-0479
Katz Bronson Abraham Etal
Katz Grayson Alexander
186 Blanco St
Ch. 8 Sec. 608- Permits required

Removed from the agenda as noted under 3 Modifications to the agenda.

5. d) CE2024-0538
San Marco Office LLC Ansbacher Law
Shee, Christopher Kuzoian, Stephen B
6 Court Theophelia
Ch. 8 Sec. 301- Property maintenance code.

Removed from the agenda as noted under 3 Modifications to the agenda.

5. e) CE2024-0575
Old Stone Management Inc
228 Pelican Reef
Ch. 25 Sec. 56- Tree removal and replacement

Barry Fox, Code Enforcement Manager, said the respondent was identified as Old Stone Management, Inc. He reviewed the violation which was, Ch. 25 Sec. 56- Tree removal and replacement. He said the notice of violation, notice of hearing was served and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Michelle Bruckheimer spoke as an authorized agent for the respondent.

Mr. Fox explained that Mr. Tomaselli was responsible for confirming trees on lots with the survey provided. He said this was how this case began.

Becky Vose asked if there was evidence of live trees removed from the lot

Mr. Tomaselli said the survey provided was November and no trees were shown to be removed.

Mr. Fox said there were more trees on the site than was shown on the survey

Ms. Vose said no violation was proved.

5. f) CE2024-0590
Kunsch Properties LLC Kunsch, Ryan
Derkum, Terri
222 W King St
Ch. 8 Sec. 608- Permits required

Barry Fox, Code Enforcement Manager, said the respondents were identified as Kunsch Properties, LLC, Ryan Kunsch, and Terri Derkum. He reviewed the violation, which was Ch. 8 Sec. 608- Permits required. He said the notice of violation, notice of hearing was served and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Ryan Kunsch, respondent, said the steel structure was taken down by another party. He said it was owned by the Sailor Exchange and was sold by them.

Ms. Vose asked how long it would take to get an after the fact permit. Richard Schauland replied that it could be done today.

Ms. Vose gave the respondent until March 7th at 5:00 pm to have the contractor apply for an after-the-fact permit. If not done, on the 8th there would be a \$250 a day fine.

Was in violation,

5. g) CE2024-0591
Kunsch Properties LLC Kunsch, Ryan
Derkum, Terri
222 W King St
Ch. 8 Sec. 608- Permits required

Removed from the agenda as noted under 3 Modifications to the agenda.

5. h) CE2025-0201
Forrest Collins Et AL Lamolinara, Natalie
4 Sanchez Cove Ave
Ch. 22 Sec. 16(b)(i)(i)- Use of and or construction in city right of way.

Removed from the agenda as noted under 3 Modifications to the agenda.

5. i) CE2025-0204
Chip Shot Properties LLC Hudmon,
Stanton Indriolo, Joseph Wainwright,
Mark Easton, William
32 St. Francis St.
Ch. 8 Sec. 608- Permits required

Barry Fox, Code Enforcement Manager, said the respondents were identified as Chip Shot Properties, LLC. He reviewed the violation as Ch. 8 Sec. 608 Permits required. He said the notice of violation, notice of hearing was served and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Mark Wainwright, respondent, said they were in the process of going the HARB.

Ms. Vose found in the case violation but could be fixed by updating his current permit. No later than Friday March 7th by 5:00p.m. if it doesn't happen there would be a \$250 a day fine until completed

5. j) CE2025-0209
Le Tony Van Et AL Doa Loan
72 Saragossa St.
Ch 8 Sec. 608- Permits required.

Removed from the agenda as noted under 3 Modifications to the agenda.

5. k) CE2025-0215

**Chip Shot Properties LLC Hudmon,
Stanton Indriolo, Joseph Wainwright,
Mark Easton, William
32 St. Francis St.
Ch. 28 Sec. 91- Enforcement**

Barry Fox, Code Enforcement Manager, requested for the item to be tabled as the respondent had to attend the Historic Architectural Review Board (HARB).

Ms. Vose was in agreeance.

5. l) CE2025-0223

**20/20 Commercial Holdings Washington
LLC, Jackson, Edward S Sr Jackson,
Sara B
142 Washington St
Ch. 28 Sec. 90-Administration records
and appeals. (a)**

Barry Fox, Code Enforcement Manager, said the respondents were identified as 20/20 Commercial Holdings Washington LLC. He reviewed the violation as, Ch. 28 Sec. 90-Administration records and appeals. (a). He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Shane Jackson, respondent, provided testimony.

Mr. Fox said the windows were lost and replaced with vinyl and had to be approved by HARB.

Motion – in violation – should be on the April agenda and would reassess at that time.

5. m) CE2025-0241

**Sta-Bull Holdings LLC Law, Thomas
Law, Mariama
110 Anastasia Blvd**

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

Barry Fox, Code Enforcement Manager, said the respondents were identified as Sta-Bull Holdings LLC Law. He reviewed the violation as Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Mr. Schauland said the business tax receipt was denied due to several items.

Mr. Ellis, business owner, provided testimony.

There was discussion on the time frame and additional steps required.

Mr. Fox suggested tabling the item as the owner was informed. He said he did not want to hold a property owner responsible for what a business owner was doing.

Ms. Vose tabled the matter and should be taken care of before the meeting. If progressing well, it could be pushed off until the following meeting or could be closed administratively

6. Fine Assignment Hearing

6. a) CE2023-0208

**Roots Construction Group LLC
Largay, Joseph Jr.
6 Blanche Ln, Saint Augustine, FL, 32084
Ch. 19 Sec. 3- Unlawful conditions**

Barry Fox, Code Enforcement Manager, said the respondents were identified as Roots Construction Group, LLC. He reviewed the violation as Ch. 19 Sec. 3- Unlawful conditions. He reviewed the case and provided background information.

Joseph Largay, respondent, provided testimony.

Ms. Vose requested the removal of the trailer as it needed to be removed as it was one of the issues for the property.

Ms. Lanni said it was only the two items as mentioned by Mr. Fox.

There was discussion of the fine.

MOTION- Ms. Vose assed the 50k fine and brought back at the discretion of the City determined case was in violation. Ms. Vose advised the respondent to get the truck and trailer removed. Staff ordered to bring the case back in 60 days for a lien if not paid

6. b) CE2024-0209
Teisan Family Revocable Living Trust
Teisan, Gregory W
47 Grove Ave
Ch. 28 Sec. 33- Certificates of occupancy.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Gregory W. Teisan and Teisan Family Revocable Living Trust. He reviewed the violation as Ch. 28 Sec. 33- Certificates of occupancy. He reviewed the case and provided background information.

Ms. Lanni said she had not been contacted saying it was converted back and was still not in compliance. She said the last stay was in July 2024.

Hiliary Teisan, respondent, provided testimony.

Ms. Vose said the order was to be reverted to a shed and not used as a habitable space. She said the property needed to be brought into compliance and then after that the respondent could do whatever they wanted.

Mr. Fox said there was no issue about rolling the fines back to the original date of the violation or the last stay in July 2024.

Ms. Vose suggested getting assistance from the City regarding the permit. She asked if an Airbnb would be allowed in this location.

Mr. Fox said it was a complex issue as the building was in a setback and to be habitable space would also require approval.

ORDER

No habitation for the property in Violation – no fine assessed and directed the City to bring this back in 6 months if the City learned it was being used as an Airbnb bring it back immediately.

6. c) CE2024-0397
Bicknell Family Trust Bicknell,
Constance Inez Bicknell, Lee
19 Milton St
Ch. 8 Sec. 608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Constance Inez Bicknell, Lee Bicknell, and Bicknell Family Trust. He reviewed the violation as Ch. 8 Sec. 608- Permits required. He reviewed the case and provided background information.

Ms. Vose asked if a representative for the Bicknell Family Trust; however, the respondent was not present.

ORDER

Fine was assigned \$250 per day would begin on February 15, 2025

6. d) CE2024-0455
Irrevocable Van Family Trust Van Moore,
Myra, Van, Edwin H
56B Spring St
Ch. 8 Sec. 608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Irrevocable Van Family Trust Van Moore. H reviewed the violation as Ch. 8 Sec. 608-

Permits required. He reviewed the case and provided background information.

Mr. Tomaselli said the permit was issued on March 4, 2025.

No fine assessed – will be brought back for compliance

6. e) CE2024-0550

Rer Pro Invest LLC, Esteva Ruano, Roxana

80 Anderson St

Ch. 8 Sec. 608- Permits required

Barry Fox, Code Enforcement Manager, said the respondents were identified as Rozana Esteva Ruano and Rer Pro Invest, LLC. He reviewed the violation as Ch. 8 Sec. 608- Permits required. He reviewed the case and provided background information.

Barry Fox, Code Enforcement Manager, said the respondent was identified as Irrevocable Van Family Trust. He reviewed the violation as Ch. 8 Sec. 608- Permits required. He reviewed the case and provided background information.

Mario Ruaz* respondent, provided testimony.

Mr. Schauland said that on December 13th more information was requested which was provided on January 3rd and then issued on January 16th, and the permit was sent to the contractor.

Mr. Fox asked if the contractor was not unaware of the pending fines, which explained the time issues.

No fines were assessed—and the respondent was in compliance.

*Audio file intelligible.

6. f) CE2024-0586

Les Bans Temps Rouler LLC Collins, Russell J

102 Fred Waters Way

Ch. 8 Sec. 608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Russell J Collins and Les Bans Temps Rouler, LLC. He said Mr. Collins was listed as the attorney on file for the property and was aware of the code violation.

ORDER- Not in compliance – assessed \$250 day fine from February 15th

7. Fine Reduction Hearing

(None)

8. Lien Hearing

(None)

9. Compliance Hearing

9. a) CE2024-0459

Paper Root Industries LLC

Dettra, Gregory P

213 W King St

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

Barry Fox, Code Enforcement Manager, said the respondents were identified as Gregory P. Dettra and Paper Root Industries LLC. He reviewed the violation which was Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply. He reviewed the case and provided background information.

ORDER –of compliance granted

9. b) CE2024-0596

Teisan Family Revocable Living Trust

Teisan, Gregory W

47 Grove Ave

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

Barry Fox, Code Enforcement Manager, said the respondents were identified as Gregory W. Teisan and Teisan Family Revocable Living Trust. He reviewed the violation which was Ch. 17 Sec. 72-

Engaging in business without a receipt; failure to comply. He reviewed the case and provided background information.

ORDER – of Compliance granted

10. Previously Heard Cases Update

(None)

11. City Attorney Items

(None)

12. Other Business

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 11:42 P.M.¹

Minutes approved

Becky Vose, Special Magistrate

¹ Transcribed by Morganne Lanni

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2134400000
Location Address	10 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-98 DAVIS SHORES LOTS 3 & 4 BLK 1 OR1077/355 & 3312/1224 & 5366/142 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.350
Homestead	N



Owner Information

Owner Name	Holbrook Juan A Rev Trust D: 9-10-2021 100% Holbrook Juan A CO-Trustee 0% Holbrook Maria Cornelia CO-Trustee 0% Wagman Andrea Holbrook CO-Trustee 0%
Mailing Address	6418 NW 97TH CT GAINESVILLE, FL 32653-0000

Map



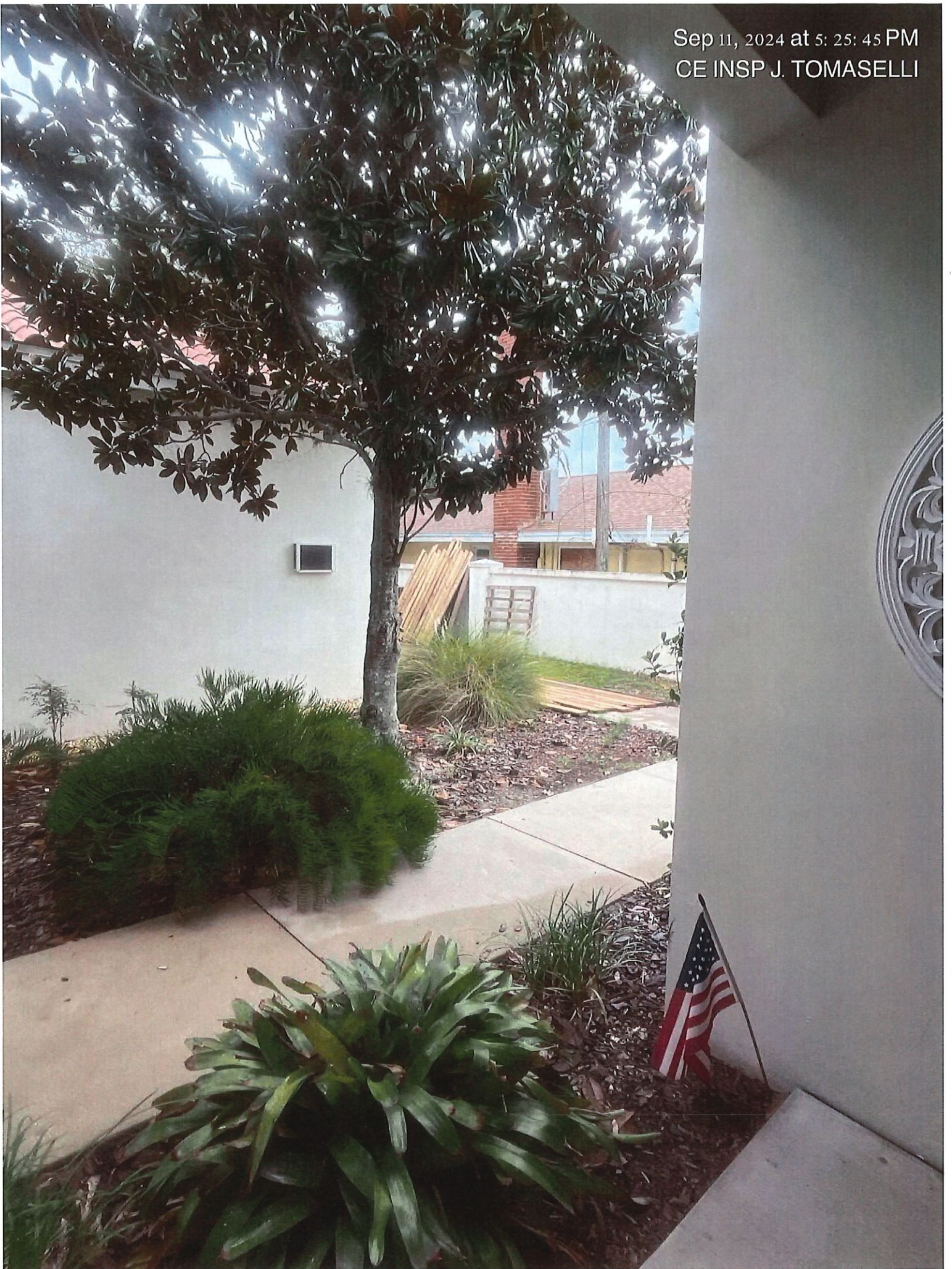
Sec. 8-608. - Permit required.

It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining a permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city. The building official is empowered to revoke any such permit upon a determination that the construction, erection, alteration, repair, or demolition of the building for which the permit was issued is in violation of, or not in conformity with, the provisions of the city building codes. Installation, replacement, removal, or metering of any load management control device is exempt from and shall not be subject to the permit process and fees otherwise required by this section.

Sep 11, 2024 at 6:30:47 PM
GE INSP J.TOMASELLI



Sep 11, 2024 at 5: 25: 45 PM
CE INSP J. TOMASELLI



Sep 11, 2024 at 5:19:49 PM
CE INSP J. TOMASELLI



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 27, 2025

SUBJECT: Case Number: CE2024-0524

**RESPONDENT: Juan A Holbrook-Trustee
Juan A Holbrook Rev Trust
Maria Cornelia Holbrook-Trustee
Andrea Holbrook Wagman**

LOCATION: 10 N Saint Augustine Blvd., Saint Augustine FL 32080;

Parcel Number 2134400000

VIOLATION: City Code, Chapter 8, Sec. 608- Permits Required

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 16 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0524**, concerns the property located at 10 N Saint Augustine Blvd, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is, **Juan A Holbrook-Trustee, Juan A Holbrook Rev Trust, Maria Cornelia Holbrook-Trustee, Andrea Holbrook Wagman**, and it is reflected as such on the agenda for today's meeting.

On September 11, 2024, I observed what appeared to be construction on a dock located behind the residence identified as 10 Saint Augustine Blvd. Upon arrival to the front of the residence I could clearly observed building materials consistent with the construction of a dock staged on the east side of the residence and a construction trailer. I conducted a search of the city database Cityworks to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a STOP WORK ORDER initiated.

I issued an Official Notice of Violation **Juan A Holbrook-Trustee, Juan A Holbrook Rev Trust, Maria Cornelia Holbrook-Trustee, Andrea Holbrook Wagman**, on March 4, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for working without required permits.

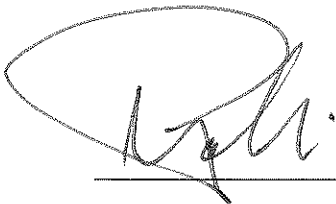
The Notice of Violation was delivered to the Respondents by certified mail on March 4, 2025 with the Respondents advised to correct the violation within five days, (March 9, 2025) and were

informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the Respondent and I feel the respondent does understand the violation as they advised they would address the City's concerns with their brother David.

On September 11, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. No permits have been issued to date. Because compliance was not achieved, a Notice of Hearing was issued on March 16, 2025, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in black ink, appearing to read 'J. Tomaselli', is written over a horizontal line.

James Tomaselli
Code Enforcement Officer



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

CODE ENFORCEMENT DIVISION

March 4, 2024

IN THE MATTER OF: Name: **Holbrook Juan A CO -Trustee
Holbrook Juan A Rev Trust
Holbrook Maria Cornelia CO -Trustee
Wagman Andrea Holbrook CO -Trustee**

Address: **6418 NW 97th Ct. Gainesville, FL. 32653**

Case #: **CE2024-0524**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608- PERMITS REQUIRED

SITE OF VIOLATION: **10 N. Saint Augustine Blvd St Augustine**

LEGAL DESCRIPTION: **3-98 DAVIS SHORES LOTS 3 & 4 BLK 1 OR1077/355 &
3312/1224 & 5366/142**

PARCEL NUMBER: **2134400000**

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **September 11, 2024** which revealed the following violations:

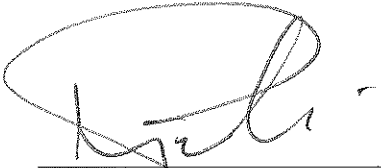
Construction work in the form of dock reconstruction without obtaining proper permits

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, by **March 9, 2025, 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:

Notice of Violation
CE2024-0524

**OBTAINING PROPER PERMITS, PAYING RELATED FEES, AND
OBTAINING FINAL INSPECTION**

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.



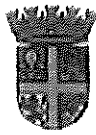
JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5089 38
9489 0090 0027 6577 5089 45
9489 0090 0027 6577 5089 52
9489 0090 0027 6577 5089 69

cc: John P. Regan, City Manager
CEAAB File

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



ST AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

March 16, 2025

**IN THE MATTER OF: Owner(s): Juan A Holbrook-Trustee
Juan A Holbrook Rev Trust
Maria Cornelia Holbrook-Trustee
Andrea Holbrook Wagman**

Address: 6418 NW 97th Ct Gainesville Fl 32653

Case #: CE2024-0524

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: 10 N Saint Augustine Blvd., Saint Augustine FL 32080

**LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 3 & 4 BLK 1 OR1077/355 &
3312/1224 & 5366/142**

PARCEL NUMBER: 2134400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, APRIL 2, 2025, at 9:00 a.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:

Chapter 8, Section(s) 608- To Demolish a Building, or a Portion of a Building or Structure, Without Approval by Staff or HARB, and/or Without a Permit; Construct, Erect, Alter, Repair Any Building or Historic Structure or Site Feature Without First Obtaining a Building Permit and/or HARB/Staff Approval.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, She 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 Special Magistrate. If the violation is corrected and then recurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the Special Magistrate.

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.



JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5081 43, 9489 0090 0027 6577 5081 50, 9489 0090 0027 6577 5081 67, 9489 0090 0027 6577 5081 74

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

Juan A. Holbrook-Trustee
Juan A. Holbrook -Rev Trust
Maria Cornelia Holbrook-Trustee
Andrea Holdbrook Wagman-Trustee

6418 NW 97th Ct. Gainesville, Florida 32653

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0524**

I, **JAMES TOMASELLI**, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **March 26, 2025**,
I received a copy of the attached Notice of Hearing for the hearing dated **March 2, 2025**.

PRIMARY SERVICE:

3. That on **March 16, 2025**,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
9489 0090 0027 6577 5081 43, 9489 0090 0027 6577 5081 50, 9489 0090 0027 6577 5081 67, 9489 0090 0027 6577 5081 74

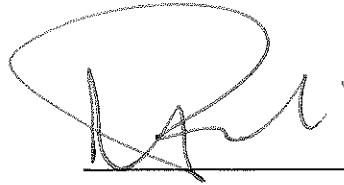
4. That on _____, 20____,
I hand delivered said Notice to _____ at _____
_____.

SECONDARY SERVICE:

5. That on _____, 20____,
I posted said Notice on the property located at
_____.

6. That on **March 26, 2025,**

I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.



JAMES TOMASELLI

Code Enforcement Inspector

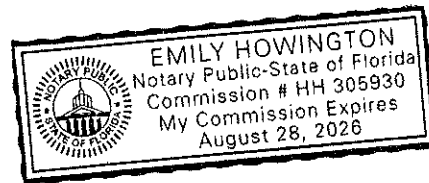
FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF March, 2025.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

[Skip to main content](#)

Summary

Parcel ID	2032100060
Location Address	20 DE SOTO PL SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (0800) (609.98)
Tax Description*	CITY OF ST AUGUSTINE BLK 46-J LOT 6 & E PT LOT 5 - 68FT ON DESOTO PL OR5066/451 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.190
Homestead	N



Owner Information

Owner Name	Savita1 Corp Inc 100%
Mailing Address	87 CEDAR ST SAINT AUGUSTINE, FL 32084-0000

Map



Sec. 8-608. - Permit required.

It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining a permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city. The building official is empowered to revoke any such permit upon a determination that the construction, erection, alteration, repair, or demolition of the building for which the permit was issued is in violation of, or not in conformity with, the provisions of the city building codes. Installation, replacement, removal, or metering of any load management control device is exempt from and shall not be subject to the permit process and fees otherwise required by this section.

Dec 27, 2024 at 1:14:00 PM
CE INSP J. TOMASELLI



Dec 27, 2024 at 1:25:03 PM
CE INSP J.TOMASELLI



Dec 27, 2024 at 1:27:24 PM
CE INSP J.TOMASELLI



Mar 27, 2025 at 5:56:10 PM



CE INSP J.TOMASELLI

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

CODE ENFORCEMENT DIVISION

March 6, 2024

IN THE MATTER OF: Name: Savita 1 Corp
Sejal Patel
Address: 107 Glorieta Dr., Saint Augustine FL. 32095
Case #: CE2024-0616

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 608- PERMITS REQUIRED

SITE OF VIOLATION: 20 DESOTO PLACE ST. AUGUSTINE
LEGAL DESCRIPTION: 1 CITY OF ST AUGUSTINE BLK 46-J LOT 6 & E PT LOT 5
- 68FT ON DESOTO PL OR5066/451
PARCEL NUMBER: 2032100060

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on December 27, 2024 which revealed the following violations:

**INTERIOR REMODEL OF MULTI-FAMILY BUILDING TO INCLUDE
PLUMBING AND ELECTRICAL WITHOUT REQUIRED PERMITS**

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, by IMMEDIATELY, or a fine of \$250.00 per day may be imposed by the Magistrate.

The violation may be corrected via: APPLYING FOR PROPERTY PERMITS, PAYING FEES, OBTAINING INSPECTIONS, AND NOTIFYING CODE ENFORCEMENT OF APPLICATION

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 27, 2025

SUBJECT: Case Number: CE2024-0616

**RESPONDENT: Savita1 Corp Inc
Sejal Patel**

LOCATION: 87 Cedar Street Saint Augustine FL32084

Parcel Number 2032100060

VIOLATION: City Code, Chapter 8, Sec. 608- Permits Required

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 16 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0616**, concerns the property located at 38 Rohde Drive, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner are, **Savita1 Corp Inc and Sejal Patel** it is reflected as such on the agenda for today's meeting.

On December 27, 2024, I observed construction debris on the west side of the residence. I conducted a search of the city database Cityworks to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a STOP WORK ORDER initiated.

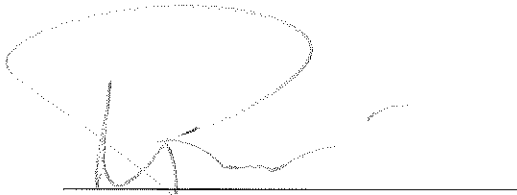
I issued an Official Notice of Violation to **Savita1 Corp Inc and Sejal Patel**, on March 6, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for working without required permits.

The Notice of Violation was sent to the Respondent via certified, but returned UNCLAIMED on March 17, 2025. A Notice Hearing was resent to a secondary address and has not been returned, and a NOTICE of HEARING was hand delivered to the address as well.

I have established contact with the Respondent and I feel the respondent does understand the violation.

On December 27, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. No permits have been issued to date. Because compliance was not achieved, a Notice of Hearing was issued on March 16, 2025, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in black ink, appearing to read 'James Tomaselli', is written over a solid horizontal line.

James Tomaselli
Code Enforcement Officer



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

CODE ENFORCEMENT DIVISION

March 6, 2024

IN THE MATTER OF: Name: **Savita 1 Corp
Sejal Patel**

Address: **107 Glorieta Dr., Saint Augustine FL. 32095**

Case #: **CE2024-0616**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 608- PERMITS REQUIRED

SITE OF VIOLATION: **20 DESOTO PLACE ST. AUGUSTINE**

LEGAL DESCRIPTION: **1 CITY OF ST AUGUSTINE BLK 46-J LOT 6 & E PT LOT 5
- 68FT ON DESOTO PL OR5066/451**

PARCEL NUMBER: **2032100060**

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **December 27, 2024** which revealed the following violations:

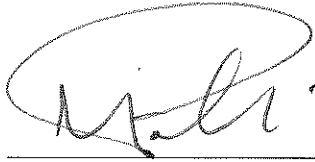
INTERIOR REMODEL OF MULTI-FAMILY BUILDING TO INCLUDE PLUMBING AND ELECTRICAL WITHOUT REQUIRED PERMITS

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, by **IMMEDIATELY, or a fine of \$250.00 per day** may be imposed by the Magistrate.

The violation may be corrected via: **APPLYING FOR PROPERY PERMITS, PAYING FEES, OBTAINING INSPECTIONS, AND NOTIFYING CODE ENFORCEMENT OF APPLICATION**

Notice of Violation
CE2024-0616

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.



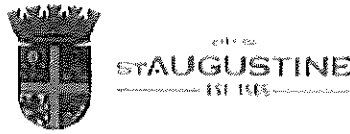
JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5089 90
9489 0090 0027 6577 5090 03

cc: John P. Regan, City Manager
CEAAB File

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



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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

March 16, 2025

IN THE MATTER OF: Owner(s): Savita1 Corp Inc

Address: 87 Cedar Street Saint Augustine FL32084

Case #: CE2024-0616

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: 20 DeSoto Place, Saint Augustine FL 32084

**LEGAL DESCRIPTION: CITY OF ST AUGUSTINE BLK 46-J LOT 6 & E PT LOT 5 -
68FT ON DESOTO PL OR5066/451**

PARCEL NUMBER: 2032100060

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, APRIL 2, 2025, at 9:00 a.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:

Chapter 8, Section(s) 608- To Demolish a Building, or a Portion of a Building or Structure, Without Approval by Staff or HARB, and/or Without a Permit; Construct, Erect, Alter, Repair Any Building or Historic Structure or Site Feature Without First Obtaining a Building Permit and/or HARB/Staff Approval

CE2024-0616

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, She 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 Special Magistrate. If the violation is corrected and then recurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the Special Magistrate.

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.



JAMES TOMASELLI**Code Enforcement Inspector****City of St. Augustine****Planning & Building Department****P.O. Box 210****St. Augustine, FL 32085-0210**

Certified Mail Number: 9489 0090 0027 6577 5081 05

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

**Savita 1 Corp.
Sejal Petal**

87 Cedar Street. Saint Augustine, Florida 32084

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0616**

I, **JAMES TOMASELLI**, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **March 26, 2025**,
I received a copy of the attached Notice of Hearing for the hearing dated **April 2, 2025**.

PRIMARY SERVICE:

3. That on **March 16, 2025**,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
9489 0090 0027 6577 5081 05

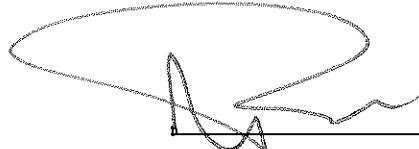
4. That on _____, 20__,
I hand delivered said Notice to _____ at _____
_____.

SECONDARY SERVICE:

5. That on **March 27, 2025**,
I posted said Notice on the property located at **87 Cedar Street. Saint Augustine, Florida 32084**.

6. That on **March 26, 2025**,

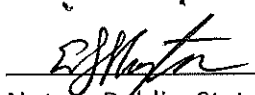
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.


JAMES TOMASELLI

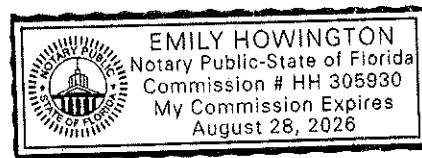
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF March, 2025.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location

Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1937400000

38 ROHDE AVE

SAINT AUGUSTINE 32084-0000

Rohde's Addition (0800) (603.01)

1-59 CITY OF ST AUGUSTINE RHODE ADDITION E6FT OF LOT 12 & ALL OF LOT 13 BLK 11 OR5497/604

Multi-Family (Less than 10 Units) (0800)

Rhode's Addition to St. Augustine

18-7-30

City of St Augustine (District 452)

18.72

0.170

Y

**The Description above is not to be used on legal documents.*



Owner Information

Owner Name

Mailing Address

38 Rohde Ave Land Trust D: 02/18/2022 100%

38 ROHDE AVE

Ogeka Joseph Jr Trustee 0%

SAINT AUGUSTINE, FL 32084-0000

Ogeka Linda Trustee 0%

Ogeka Lillianne 100%

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,722

Sec. 8-608. - Permit required.

It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining a permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city. The building official is empowered to revoke any such permit upon a determination that the construction, erection, alteration, repair, or demolition of the building for which the permit was issued is in violation of, or not in conformity with, the provisions of the city building codes. Installation, replacement, removal, or metering of any load management control device is exempt from and shall not be subject to the permit process and fees otherwise required by this section.

Dec 27, 2024 at 3:59:46 PM
CE INSP J.TOMASELLI



A photograph of a two-story white house with a wooden deck and stairs under construction. Two men are visible: one on the stairs and another on the ground. A large potted plant is on the left, and a green trash bin is on the right. A timestamp in the top right corner reads "Dec 27, 2024 at 3:59:54 PM CE INSP J.TOMASELLI".



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 27, 2025

SUBJECT: Case Number: CE2024-0617

RESPONDENT: 38 Rohde Ave Land Trust D: 02/18/2022

**LiliAnn Ogeka
Joseph Ogeka Jr Trustee
Ogeka Linda Trustee**

LOCATION: 38 Rohde Ave Saint Augustine Fl 32084;

Parcel Number 1937400000

VIOLATION: City Code, Chapter 8, Sec. 608- Permits Required

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 16 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0617**, concerns the property located at 38 Rohde Drive, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is, **38 Rohde Ave Land Trust D: 02/18/2022, LiliAnn Ogeka, Joseph Ogeka Jr Trustee, and Ogeka Linda Trustee** and it is reflected as such on the agenda for today's meeting.

On December 27, 2024, I observed a new set of two-story steps being installed on the east side of the residence. I conducted a search of the city database Cityworks to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a STOP WORK ORDER initiated.

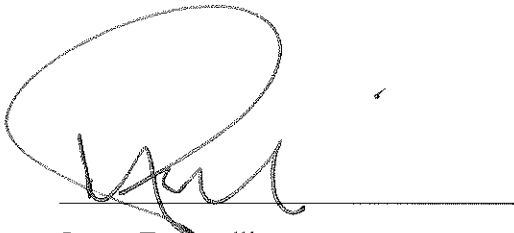
I issued an Official Notice of Violation to **38 Rohde Ave Land Trust D: 02/18/2022, LiliAnn Ogeka, Joseph Ogeka Jr Trustee, and Ogeka Linda**, on March 7, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for working without required permits.

The Notice of Violation was delivered to the Respondents by certified mail on January 7, 2025 with the Respondents advised to correct the violation Immediately and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the Respondent and I feel the respondent does understand the violation.

On December 27, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. No permits have been issued to date. Because compliance was not achieved, a Notice of Hearing was issued on March 16, 2025, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in black ink, appearing to read 'James', is written over a horizontal line.

James Tomaselli
Code Enforcement Officer



CITY OF
ST. AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

March 7, 2024

IN THE MATTER OF: Name: **38 Rohde Ave Land Trust D: 02/18/2022**
LiliAnn Ogeka
Joseph Ogeka Jr Trustee
Linda Ogeka Trustee

Address: **38 Rohde Ave., Saint Augustine FL. 32084**

Case #: **CE2024-0617**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 608- PERMITS REQUIRED

SITE OF VIOLATION: **38 Rohde Ave., Saint Augustine FL. 32084**

LEGAL DESCRIPTION: **1-59 CITY OF ST AUGUSTINE RHODE ADDITION E6FT
OF LOT 12 & ALL OF LOT 13 BLK 11 OR5497/604**

PARCEL NUMBER: **1937400000**

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **December 27, 2024** which revealed the following violations:

**A NEW TWO-STORY STAIRCASE WITH LANDING WAS
INSTALLED ON THE EAST SIDE OF THE RESIDENCE WITHOUT
REQUIRED PERMITS**

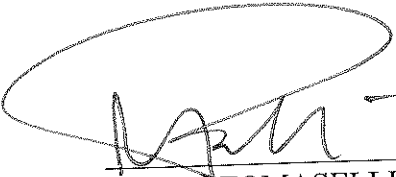
It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the

Notice of Violation
CE2024-0617

City Code of St. Augustine, Florida, by **IMMEDIATELY**, or a fine of \$250.00 per day may be imposed by the Magistrate.

The violation may be corrected via: **APPLYING FOR PROPER PERMITS THROUGH LICENSED CONTRACTOR, PAYING FEES, OBTAINING INSPECTIONS, AND NOTIFYING CODE ENFORCEMENT OF APPLICATION**

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.



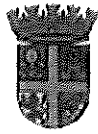
JAMES TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5090 58
9489 0090 0027 6577 5090 65
9489 0090 0027 6577 5090 72
9489 0090 0027 6577 5090 89

cc: John P. Regan, City Manager
CBAAB File

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



ST AUGUSTINE
EST 1565

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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

March 16, 2025

IN THE MATTER OF: Owner(s): 38 Rohde Ave Land Trust D: 02/18/2022

LiliAnn Ogeka

Joseph Ogeka Jr Trustee

Linda Ogeka Trustee

Address: 38 Rohde Ave Saint Augustine Fl 32084

Case #: CE2024-0617

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: 38 Rohde Place, Saint Augustine FL 32084

**LEGAL DESCRIPTION: 1-59 CITY OF ST AUGUSTINE RHODE ADDITION E6FT OF
LOT 12 & ALL OF LOT 13 BLK 11 OR5497/604**

PARCEL NUMBER: 1937400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, APRIL 2, 2025, at 9:00 a.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:

Chapter 8, Section(s) 608- To Demolish a Building, or a Portion of a Building or Structure, Without Approval by Staff or HARB, and/or Without a Permit; Construct, Erect, Alter,

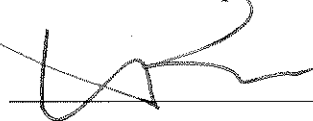
CE2024-0617

Repair Any Building or Historic Structure or Site Feature Without First Obtaining a Building Permit and/or HARB/Staff Approval

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, She 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 Special Magistrate. If the violation is corrected and then recurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the Special Magistrate.

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.



JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5080 68, 9489 0090 0027 6577 5080 75, 9489 0090 0027 6577 5080 82, 9489 0090 0027 6577 5080 99

AFFIDAVIT OF SERVICE

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

38 Rohde Ave Land Trust D: 02/18/2022
LiliAnn Ogeka
Joseph Ogeka Jr Trustee
Ogeka Linda Trustee

38 Rohde Ave. Saint Augustine, Florida 32084

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0617**

I, **JAMES TOMASELLI**, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **March 26, 2025**,
I received a copy of the attached Notice of Hearing for the hearing dated **April 2, 2025**.

PRIMARY SERVICE:

3. That on **March 16, 2025**,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

9489 0090 0027 6577 5080 68, 9489 0090 0027 6577 5080 75, 9489 0090 0027 6577 5080 82,
9489 0090 0027 6577 5080 99

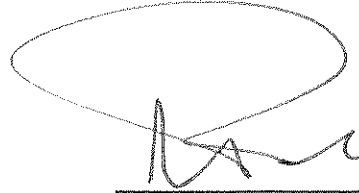
4. That on _____, 20____,
I hand delivered said Notice to _____ at _____
_____.

SECONDARY SERVICE:

5. That on _____,
I posted said Notice on the property located at _____.

6. That on **March 26, 2025**,

I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.



JAMES TOMASELLI
Code Enforcement Inspector

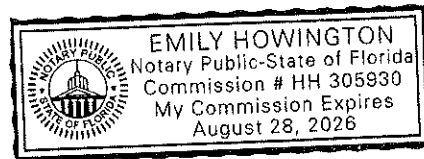
FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF March, 2025.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1088000000
Location Address	48 MASTERS DR 50 MASTERS DR 52 MASTERS DR 54 MASTERS DR 56 MASTERS DR SAINT AUGUSTINE 32084-0000
Neighborhood	Older Smaller Sub/Senior & Section 8 (COM) (940.02)
Tax Description*	RAVENSWOOD SUB LOTS 1 THRU 10 & S28FT OF LOT 11 BLOCK 33 OR3200/744 36 UNITS <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (10+ Units) (0300)
Subdivision	Ravenswood Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	1.900
Homestead	N

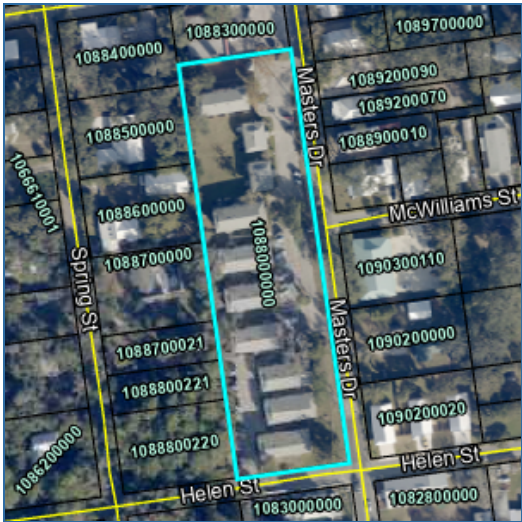
St. Johns County, FL



Owner Information

Owner Name	Hansson Trust 100% Callen Lance C 0%
Mailing Address	Cullen Kriston Robinson 0% PO BOX 4080 SAINT AUGUSTINE, FL 32085-0000

Map



Sec. 8-608. - Permit required.

It shall be unlawful for any person, firm, or corporation to construct, erect, alter, repair, or demolish any building within the city without first obtaining a permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city. The building official is empowered to revoke any such permit upon a determination that the construction, erection, alteration, repair, or demolition of the building for which the permit was issued is in violation of, or not in conformity with, the provisions of the city building codes. Installation, replacement, removal, or metering of any load management control device is exempt from and shall not be subject to the permit process and fees otherwise required by this section.



Jan 2, 2025 at 12:51:26 PM
CE INSP J. TOMASELLI





Jan 2, 2025 at 12:50:11 PM
CE INSP J.TOMASELLI



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 27, 2025

SUBJECT: Case Number: CE2025-0202

**RESPONDENT: Hansson Trust
Lance C Callen
Kriston Robinson Cullen**

LOCATION: 66 Masters Drive Unit D, Saint Augustine FL 32084;

Parcel Number 11088000000

VIOLATION: City Code, Chapter 8, Sec. 608- Permits Required

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 16 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2025-0202**, concerns the property located at 66 Masters Drive Unit D, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is, **Hansson Trust, Lance C Callen, and Kriston Robinson Cullen**, and it is reflected as such on the agenda for today's meeting.

On January 2, 2025, I observed a recently discarded window curbside in front of 66 Masters Drive Unit D. Additionally, I observed a white van, being utilized as a construction vehicle, parked in front of the unit. Further inspection revealed a recently replaced window in the unit and some possible additional work inside the unit. I conducted a search of the city database Cityworks to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a STOP WORK ORDER initiated.

I issued an Official Notice of Violation **Hansson Trust, Lance C Callen, and Kriston Robinson Cullen**, on January 7, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for working without required permits.

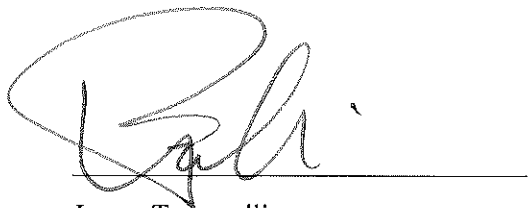
The Notice of Violation was delivered to the Respondents by certified mail on January 7, 2025 with the Respondents advised to correct the violation Immediately and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the Respondent and I feel the respondent does understand the

violation.

On January 2, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. No permits have been issued to date. Because compliance was not achieved, a Notice of Hearing was issued on March 16, 2025, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in black ink, appearing to read 'J. Tomaselli', is written over a horizontal line.

James Tomaselli
Code Enforcement Officer



CITY OF
ST. AUGUSTINE
— (SI. 1565) —

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

CODE ENFORCEMENT DIVISION

March 7, 2024

IN THE MATTER OF: Name: **Hansson Trust
Lance Callen
Kriston Robinson Cullen**

Address: **PO Box 4080, Saint Augustine FL. 32085**

Case #: **CE2025-0202**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF REPEAT VIOLATION

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

Code Section: Chapter 8, Sec. 608- PERMITS REQUIRED

SITE OF VIOLATION: **66 Masters Drive., Saint Augustine FL. 32084**

LEGAL DESCRIPTION: **RAVENSWOOD SUB LOTS 1 THRU 10 & S28FT OF LOT
11 BLOCK 33 OR3200/744 36 UNITS**

PARCEL NUMBER: **1088000000**

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **January 2, 2025** which revealed the following violations:

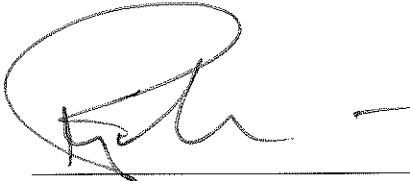
**A NEW WINDOW WAS INSTALLED NORTH SIDE OF COMMERCIAL
RENTAL UNIT AND INTERIOR RENOVATION WAS BEING
PERFORMED WITHOUT REQUIRED PERMITS**

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, by **IMMEDIATELY, or a fine of \$500.00 per day may** be imposed by the Magistrate.

Notice of Violation
CE2025-0202

The violation may be corrected via: **APPLYING FOR PROPERY PERMITS THROUGH LICENSED CONTRACTOR, PAYING FEES, OBTAINING INSPECTIONS, AND NOTIFING CODE ENFORCEMENT OF APPLICATION**

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.



JAMES TOMASELLI
Code Enforcement Officer

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

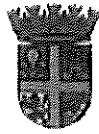
Certified Mail Number: 9489 0090 0027 6577 5090 10

9489 0090 0027 6577 5090 27

9489 0090 0027 6577 5090 34

cc: John P. Regan, City Manager
CEAAB File

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



ST AUGUSTINE
EST 1565

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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

March 16, 2025

**IN THE MATTER OF: Owner(s): Hansson Trust
Lance C Callen
Kriston Robinson Cullen**

Address: PO Box 4080 Saint Augustine FL 32084

Case #: CE2025-0202

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: 66 Masters Drive Unit D, Saint Augustine FL 32084

**LEGAL DESCRIPTION: RAVENSWOOD SUB LOTS 1 THRU 10 & S28FT OF LOT 11
BLOCK 33 OR3200/744 36 UNITS**

PARCEL NUMBER: 11088000000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, APRIL 2, 2025, at 9:00 a.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:

Chapter 8, Section(s) 608- To Demolish a Building, or a Portion of a Building or Structure, Without Approval by Staff or HARB, and/or Without a Permit; Construct, Erect, Alter,

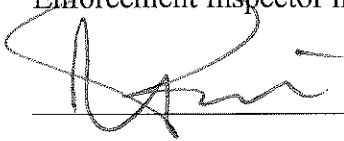
CE2025-0202

Repair Any Building or Historic Structure or Site Feature Without First Obtaining a Building Permit and/or HARB/Staff Approval

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, She 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 Special Magistrate. If the violation is corrected and then recurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the Special Magistrate.

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.



JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5080 51, 9489 0090 0027 6577 5080 44, 9489 0090 0027 6577 5080 37, 9489 0090 0027 6577 5080 20

AFFIDAVIT OF SERVICE

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

**Hansson Trust
Lance C Callen
Kriston Robinson Cullen**

PO Box 4080 Saint Augustine Fl 32084

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0202**

I, **JAMES TOMASELLI**, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **March 26, 2025**,
I received a copy of the attached Notice of Hearing for the hearing dated **April 2, 2025**.

PRIMARY SERVICE:

3. That on **March 16, 2025**,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
9489 0090 0027 6577 5080 51, 9489 0090 0027 6577 5080 44, 9489 0090 0027 6577 5080
37, 9489 0090 0027 6577 5080 20

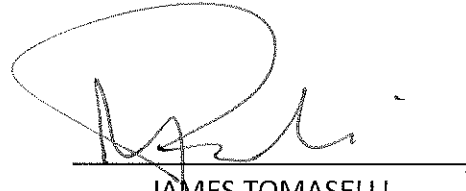
4. That on _____, 20____,
I hand delivered said Notice to _____ at _____
_____.

SECONDARY SERVICE:

5. That on _____,
I posted said Notice on the property located at _____.

6. That on **March 26, 2025**,

I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

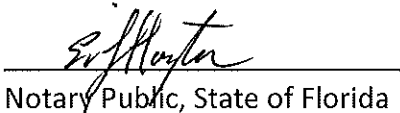


JAMES TOMASELLI

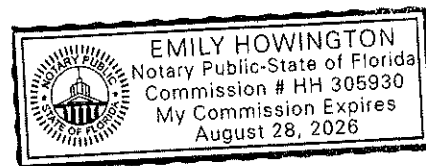
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF March, 2025.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2113400000
Location Address	142 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (SF & MH) (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR 6041/1545 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Keith Subdivision, Plat of Block D,E,F,H
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N



Owner Information

Owner Name	20/20 Commercial Holdings Washington LLC 100%
Mailing Address	2380 DEERWOOD ACRES DR SAINT AUGUSTINE, FL 32084-0000

Sec. 28-90. - Administration records, and appeals.

- (a) Any necessary building or demolition (full or partial) permit and/or certificate of occupancy shall not be issued unless the planning and building department reviews the application for compliance and/or the historic architectural review board approves an application as outlined under section 28-88. Such permit shall be subject to the terms of such approval as well as other necessary provisions of this Code.
- (b) Applications shall be submitted through the planning and building department and shall include, in duplicate if requested, all plans, elevations and other information necessary to determine the appropriateness of the features to be passed upon.
- (c) Prior to issuance or denial of a certificate of appropriateness, relocation, demolition, or partial demolition required by the board, the board shall take such action as may reasonably be required to inform the owners of any property likely to be materially affected by the application and shall give the applicant and such owners an opportunity to be heard. The board shall hold a public hearing concerning each application.
- (d) Every decision of the board and/or planning and building department in passing upon plans for structures or signs located or to be located in the district shall be in the form of a written order or permit as appropriate stating the finding of the board, its decisions and reasons therefor.
- (e) The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.
- (f) An appeal may, within thirty (30) days thereafter, be taken by any aggrieved person to the city commission from the board's action in granting or denying an opinion or certificate of appropriateness, relocation or demolition or partial demolition. The appeal shall be as prescribed in section 28-29(g). Any appeal from the decision of the city commission shall be heard by the circuit court of the county, on writ of certiorari, as in the case of any other zoning decision from the city commission. All orders to approve certificates of demolition, except for partial demolition, shall become effective on the 31st day following the date of the rendered order, unless this waiting period is specifically granted a written waiver by the city commission or city manager. The owner-applicant of an order to approve a demolition certificate may request a hardship waiver to the city manager for emergency humanitarian reasons including the health and safety of the occupants of a structure in need of immediate emergency repairs, renovation or reconstruction. In the alternative, the owner-applicant of an order to approve a demolition certificate may request a waiver from the city commission if the delay in demolishing the structure would create an undue burden on the owner-applicant that would be greater than the public interest served in preserving the thirty-day waiting period. All decisions to grant or deny the waiver shall be

rendered in writing within five days of the decision, mailed by standard U.S. mail to the owner-applicant and posted on the city's website. The decision of the city manager or city commission shall serve as the final administrative appeal of the waiting period.

- (g) Any decision of the historic architectural review board certified by the planning director to be in conflict with a determination or decision of the planning and zoning board or of the nuisance, appeals and adjustment board; shall be reviewed by the city commission in the same manner as an appeal and the commission shall review the determination of the historic architectural review board, and the decision of the planning and zoning board or the nuisance, appeals and adjustment board as to which it is certified to be in conflict and shall determine whether the decision of the historic architectural review board should be affirmed, modified or reversed and the decision of the commission shall supersede the decision reviewed. All affected persons shall be notified of the hearing by the city commission in the same manner as that provided for appeals from decisions of the planning and zoning board. The hearing before the commission shall be de novo.

(Code 1964, § 33-191; Ord. No. 05-22, § 3, 8-8-05; Ord. No. 15-21, § 1, 8-10-15; Ord. No. 23-24, § 5, 8-28-23; Ord. No. 24-07, § 9, 4-8-24)



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: February 26, 2025

SUBJECT: Case Number: CE2025-0223

RESPONDENT: 20/20 Commercial Holdings Washington LLC

LOCATION: 142 Washington Street, Saint Augustine, FL 32084; Parcel

Number 2113400000

**VIOLATION: City Code, Chapter 28, Section 90 (a) - Administration
records, and appeals.**

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately three years. This case, number CE2025-0223, concerns the property located at 142 Washington Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is 20/20 Commercial Holdings Washington LLC and it is reflected as such on the agenda for today's meeting.

On January 28, 2025, I received information from Candice Seymour, a Historic Preservation Planner for the City of St. Augustine, that the original wooden windows from this property had been removed and replaced with new, vinyl windows without prior HARB approval. After communicating with the Building Official, Richard Schauland, it was determined a Stop Work Order would need to be posted until proper permitting and approvals were obtained. I posted a Stop Work Order on January 28, 2025 and provided the current work crew with my contact information for the owner. Through the investigation, we discovered the original wood windows had been destroyed and disposed of before the stop work order was posted. The owner exchanged emails with the Building Official on January 28, 2025 and was advised of the violation. Because the work had already been completed without HARB approval, I issued an Official Notice of Violation on January 29, 2025 giving forty-five days to appear before the Special Magistrate. I issued an official Notice of Hearing on February 21, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 90(a) for administration records, and appeals. The Notice of Hearing was delivered to the Respondent via certified mail.

I have not established contact with the Respondent. I feel the respondent does understand the violation. On January 28, 2025, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way.

This concludes my presentation pending any questions you may have.

Morgan E. Lanni

Morgan E Lanni
Code Enforcement Officer



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

CODE ENFORCEMENT DIVISION

January 29, 2025

IN THE MATTER OF: Owner(s): 20/20 Commercial Holdings Washington LLC
Agent(s): JACKSON, EDWARD S, SR
JACKSON, SARA B
Address: 142 WASHINGTON ST, Saint Augustine, FL, 32084
Case #: CE2025-0223

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 28 - Sec. 28-90. - Administration records, and appeals. (a)

SITE OF VIOLATION: 142 WASHINGTON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF
LOT 10 BLK H OR6041/1545
PARCEL NUMBER: 2113400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 28, 2025 which revealed the following violations:

Original wood windows removed/destroyed without proper permits or the approval from the Historic Architectural Review Board.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **45 Days** of the receipt of this Notice, or a fine of **up to \$5,000.00** may be imposed by the Special Magistrate. The violation may be corrected via:

Appear before the Code Enforcement Special Magistrate on March 5, 2025 at 9:00am, in the Alcazar Room at City Hall, 75 King Street, St. Augustine, FL 32084.

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.

Notice of Violation

Case No. CE2025-0223


Morganne E Lanni

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5108 18
9489 0090 0027 6577 5108 25
9489 0090 0027 6577 5108 32
9489 0090 0027 6577 5108 49

cc: David Birchim, City Manager

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



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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING**

March 17, 2025

IN THE MATTER OF: Owner(s): 20/20 Commercial Holdings Washington LLC
Agent(s): JACKSON, EDWARD S, SR
JACKSON, SARA B
Address: 142 WASHINGTON ST, Saint Augustine, FL, 32084
Case #: CE2025-0223

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 28, Sec. 28-90. - Administration records, and appeals. (a)

SITE OF VIOLATION: 142 WASHINGTON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF
LOT 10 BLK H OR6041/1545
PARCEL NUMBER: 2113400000

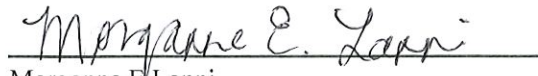
The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, April 2, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Original wood windows removed/destroyed without proper permits or the approval from the Historic Architectural Review Board.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate 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 Special Magistrate. 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 Special Magistrate.

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.


Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5079 62
9489 0090 0027 6577 5079 79
9489 0090 0027 6577 5079 86
9489 0090 0027 6577 5079 93

cc: David Birchim, City Manager

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2134400000
Location Address	10 N ST AUGUSTINE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-98 DAVIS SHORES LOTS 3 & 4 BLK 1 OR1077/355 & 3312/1224 & 5366/142 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.350
Homestead	N



Owner Information

Owner Name	Holbrook Juan A Rev Trust D: 9-10-2021 100% Holbrook Juan A CO-Trustee 0% Holbrook Maria Cornelia CO-Trustee 0% Wagman Andrea Holbrook CO-Trustee 0%
Mailing Address	6418 NW 97TH CT GAINESVILLE, FL 32653-0000

Map

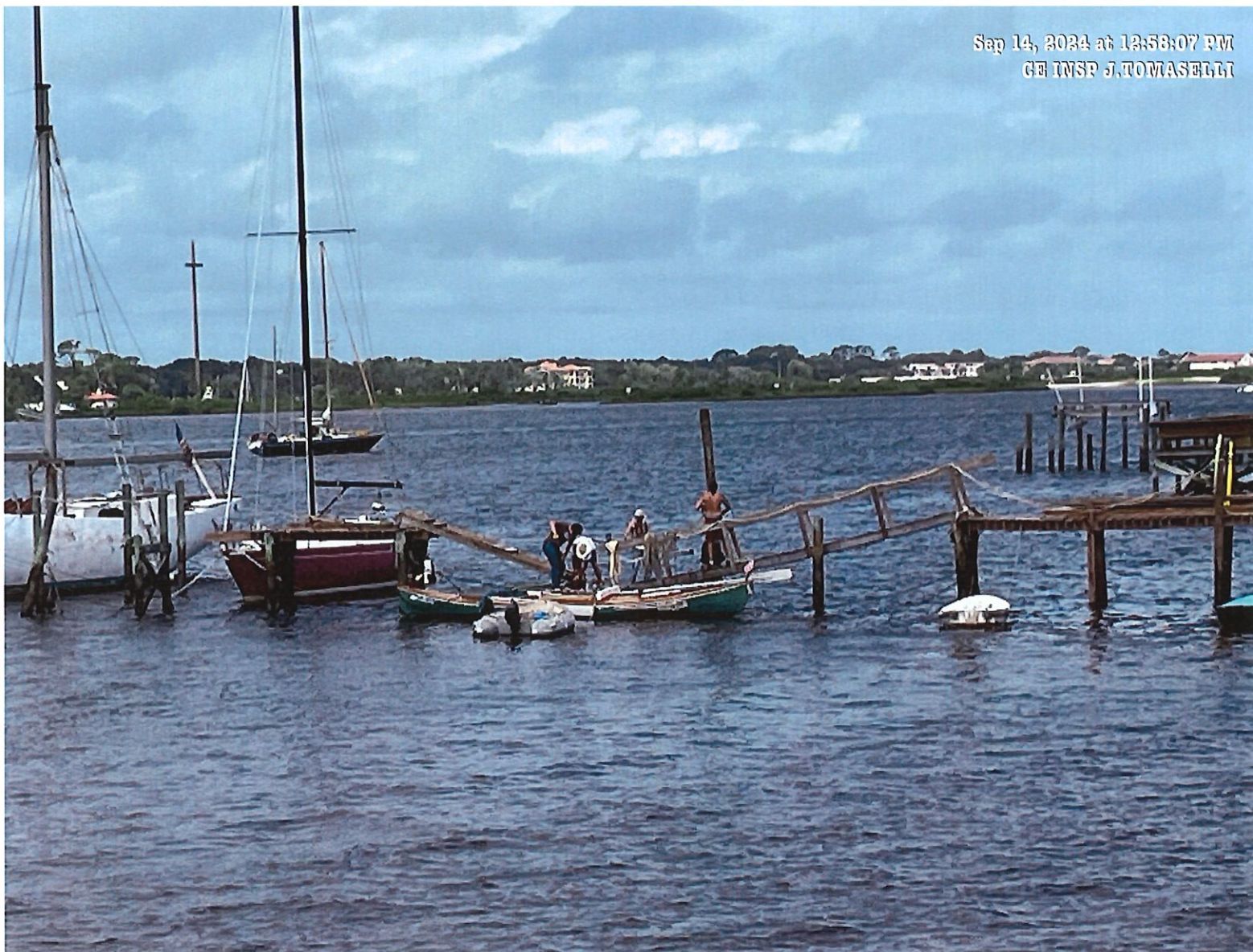


Sec. 8-457. - Unlawful continuance.

Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

(Ord. No. 17-08, § 3, 5-22-17)

Sep 14, 2024 at 12:58:07 PM
GE INSP J.TOMASELLI





Sep 14, 2024 at 12:59:48 PM
GE INSP J.TOMASELLI

City of St. Augustine, FL
Planning & Building Department

STOP WORK ORDER

BY ORDER OF THE BUILDING OFFICIAL PURSUANT TO CHAPTER 8, SECTION 8-105 OF THE CITY OF ST. AUGUSTINE CODE, AND SECTION 115 OF THE FLORIDA BUILDING CODE, ALL CONSTRUCTION OPERATIONS AT THIS SITE MUST CEASE AND NOT CONTINUE UNTIL THIS STOP ORDER IS RELEASED IN WRITING BY THE BUILDING OFFICIAL.

CITY ADDRESS: 10 N ST AUGUSTINE BLVD PERMIT NO: 21344000000

VIOLATION(S): 806.1000 OF CITY CODE, CONSTRUCTING WITHOUT PERMIT

CORRECTIVE ACTION REQUIRED: OBTAIN PERMIT CLEARANCE AND BUILDING PERMIT
P.A. Approval for Deck

R. Schramm
Building Official

J. Tomasec
Code Enforcement Officer

Posting Date: 9/11/2024

It is unlawful to perform or continue any work after this violation. Any unpermitted person violating this sign will be prosecuted. Obey all regulations of this Building Department.

City of St. Augustine, FL
Planning & Building Department

STOP WORK ORDER

BY ORDER OF THE BUILDING OFFICIAL PURSUANT TO CHAPTER 8, SECTION 8-105 OF THE CITY OF ST. AUGUSTINE CODE, AND SECTION 115 OF THE FLORIDA BUILDING CODE, ALL CONSTRUCTION OPERATIONS AT THIS SITE MUST CEASE AND NOT CONTINUE UNTIL THIS STOP ORDER IS RELEASED IN WRITING BY THE BUILDING OFFICIAL.

CITY ADDRESS: 10 N ST AUGUSTINE BLVD PERMIT NO: 21344000000

VIOLATION(S): Sec 8-101 Sec 115.2 Unpermitted Construction

CORRECTIVE ACTION REQUIRED: APPROVED

J. Tomasec
Code Enforcement Officer

R. Schramm
Building Official

Posting Date: 9/12/2024

It is unlawful to perform or continue any work after this violation. Any unpermitted person violating this sign will be prosecuted. Obey all regulations of this Building Department.

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 27, 2025

SUBJECT: Case Number: CE2025-0255

**RESPONDENT: Juan A Holbrook-Trustee
Juan A Holbrook Rev Trust
Maria Cornelia Holbrook-Trustee
Andrea Holbrook Wagman**

LOCATION: 10 N Saint Augustine Blvd., Saint Augustine FL 32080;

Parcel Number 2134400000

VIOLATION: City Code, Chapter 8, Sec. 457 – Unlawful Continuance

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 16 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2025-0255**, concerns the property located at 10 N Saint Augustine Blvd, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is, **Juan A Holbrook-Trustee, Juan A Holbrook Rev Trust, Maria Cornelia Holbrook-Trustee, Andrea Holbrook Wagman**, and it is reflected as such on the agenda for today's meeting.

On September 14, 2024, I observed man, who previously self-identified as David, performing work on a dock after being advised a STOP WORK ORDER was initiated on September 11, 2024 for the work being performed did not have the required permits. I conducted a search of the city database Cityworks to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a Notice of Violation was initiated for Unlawful Continuance after STOP WORK ORDER initiated.

I issued an Official Notice of Violation **Juan A Holbrook-Trustee, Juan A Holbrook Rev Trust, Maria Cornelia Holbrook-Trustee, Andrea Holbrook Wagman**, on March 4, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 457- Unlawful Continuance**, for continued performance of work while STOP WORK ORDER initiated and working without required permits.

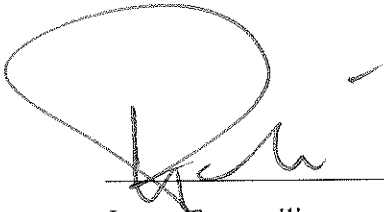
The Notice of Violation was delivered to the Respondents by certified mail on March 4, 2025 with

the Respondents advised to immediately correct the violation and were informed of the need to contact the City of Saint Augustine's Code Enforcement office upon doing so.

I have established contact with the respondent and I feel the respondent does understand the violation as they advised they would address the City's concerns with their brother David.

On September 14, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. No permits have been issued to date. Because compliance was not achieved, a Notice of Hearing was issued on March 16, 2025, which was delivered to the Respondents via certified mail, and posted at the City of Saint Augustine Clerks Office.

That concludes my presentation at this time pending any questions you may have.

A handwritten signature in black ink, appearing to read 'James', is written over a horizontal line. To the right of the signature, there is a small, separate checkmark-like mark.

James Tomaselli
Code Enforcement Officer



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

CODE ENFORCEMENT DIVISION

March 4, 2024

IN THE MATTER OF: Name: **Holbrook Juan A CO -Trustee
Holbrook Juan A Rev Trust
Holbrook Maria Cornelia CO -Trustee
Wagman Andrea Holbrook CO -Trustee**

Address: **6418 NW 97th Ct. Gainesville, FL. 32653**

Case #: **CE2025-0225**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 457- UNLAWFUL CONTINUANCE

SITE OF VIOLATION: **10 N. Saint Augustine Blvd St Augustine**

LEGAL DESCRIPTION: **3-98 DAVIS SHORES LOTS 3 & 4 BLK 1 OR1077/355 &
3312/1224 & 5366/142**

PARCEL NUMBER: **2134400000**

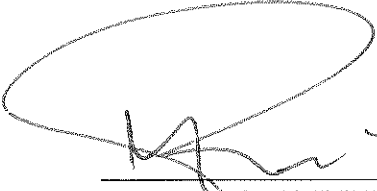
The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **September 14, 2024** which revealed the following violations:

**Construction work in the form of dock reconstruction was continuing despite
STOP WORK ORDER posted to property on 09/11/2024**

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, by **IMMEDIATELY, or a fine of \$500.00 per occurrence** may be imposed by the Magistrate. The violation may be corrected via: **Appearing before the Magistrate.**

Notice of Violation
CE2025-0255

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.



JAMES TOMASELLI
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: 9489 0090 0027 6577 5089 38

9489 0090 0027 6577 5089 45

9489 0090 0027 6577 5089 52

9489 0090 0027 6577 5089 69

cc: John P. Regan, City Manager
CEAAB File

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



ST AUGUSTINE
EST. 1885

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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

March 16, 2025

**IN THE MATTER OF: Owner(s): Juan A Holbrook-Trustee
Juan A Holbrook Rev Trust
Maria Cornelia Holbrook-Trustee
Andrea Holbrook Wagman**

Address: 6418 NW 97th Ct Gainesville Fl 32653

Case #: CE2025-0255

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (608)

SITE OF VIOLATION: 10 N Saint Augustine Blvd., Saint Augustine FL 32080

**LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 3 & 4 BLK 1 OR1077/355 &
3312/1224 & 5366/142**

PARCEL NUMBER: 2134400000

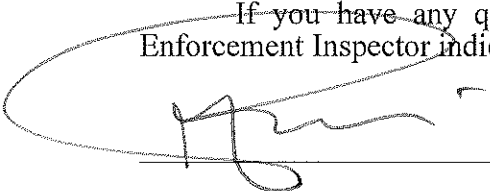
The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, APRIL 2, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Chapter 8, Section(s) 457- Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, She 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 Special Magistrate. If the violation is corrected and then recurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the Special Magistrate.

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.


JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5081 43, 9489 0090 0027 6577 5081 50, 9489 0090 0027 6577 5081 67, 9489 0090 0027 6577 5081 74

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

Juan A. Holbrook-Trustee
Juan A. Holbrook -Rev Trust
Maria Cornelia Holbrook-Trustee
Andrea Holdbrook Wagman-Trustee

6418 NW 97th Ct. Gainesville, Florida 32653

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0255**

I, **JAMES TOMASELLI**, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **March 26, 2025**,
I received a copy of the attached Notice of Hearing for the hearing dated **April 2, 2025**.

PRIMARY SERVICE:

3. That on **March 16, 2025**,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
9489 0090 0027 6577 5081 43, 9489 0090 0027 6577 5081 50, 9489 0090 0027 6577 5081 67, 9489 0090 0027 6577 5081 74, 9489 0090 0027 6577 5080 20

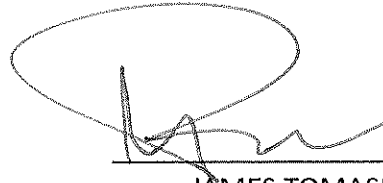
4. That on _____, 20____,
I hand delivered said Notice to _____ at _____
_____.

SECONDARY SERVICE:

5. That on _____, 20____,
I posted said Notice on the property located at
_____.

6. That on **March 26, 2025,**

I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

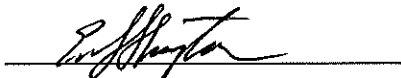


JAMES TOMASELLI

Code Enforcement Inspector

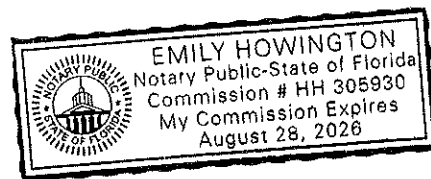
FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF March, 2025.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2160800000
Location Address	6 OGLETHORPE BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	3-98 DAVIS SHORES LOTS 14 15 16 & 17 BLK 12 OR6024/28 <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	18.72
Acreage	0.230
Homestead	N



Owner Information

Owner Name	Rose Howard Noel 100%
Mailing Address	4179 BURNING TREE LN S JACKSONVILLE, FL 32223-0000

Sec. 28-146. - Registration.

Every vacation rental shall register with the city on forms provided for this purpose and shall pay the required administrative fee, as set by resolution, at the time of registration and thereafter annually. The information provided on each listing of a vacation rental must accurately reflect the information submitted on the registration form. All information provided in the required registration application will be verified on site prior to approval of registration. Listings that inaccurately reflect information on the registration form information will be considered a separate violation of this Code. The registration will include the following:

- (1) Address of the vacation rental.
- (2) Name, address, and contact information of the property owner.
- (3) Name, address, and contact information of the property manager if different than the property owner.
- (4) Number of rental units offered to the public for rent at this location.
- (5) Number of bedrooms.
- (6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.
- (7) Site plan or other document depicting approved parking spaces provided.
- (8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.
- (9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

(Ord. No. 19-50, § 1, 1-27-20; Ord. No. 21-12, § 1, 7-12-21)

Mar 24, 2025 at 11:26:00 AM
CE INSP MLANNI



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 24, 2025

SUBJECT: Case Number: CE2025- 0266

RESPONDENT: San Marco Office LLC

LOCATION: 6 Oglethorpe Blvd, Saint Augustine, FL 32080; Parcel

Number 2160800000

VIOLATION: City Code, Chapter 28, Section 28-146 - Registration.

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately three years. This case, number CE2025-0266, concerns the property located at 6 Oglethorpe Blvd, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Rose Howard Noel, and it is reflected as such on the agenda for today's meeting.

The City of Saint Augustine has contracted a software company to perform data mining for information on short-term rentals such as, amongst other things, their advertisements, and number of stays for example. To clarify, a "stay" is when the property is rented out to AirBnB guests. On March 4, 2025, I utilized our program, HostCompliance, to run a report showing all the short-term rental properties that have had recent stays- within the last 0-7 days. After vetting this report to weed out compliant listings, duplicate listings, and inactive listings, I began the process of contacting the owners and/or property managers of the registrations that had simply missed the last renewal period. After contacting those properties, I was then left with a selection of properties that I did not have any contact information for. This property, 6 Oglethorpe Blvd, being one of them.

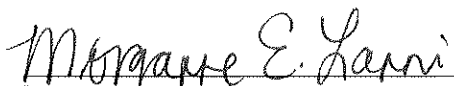
Our software indicates that this property has been a short-term rental since approximately November 2024. It has since documented fifteen stays. Our office has sent reminder notices to the owner of this property two times since the listing first crawled in November 2024. The first two notices were sent January 9, 2025 and both were delivered on January 21, 2025. Our records indicate that since our notices were sent, this property has had a total of eight stays over the course of the last three months. Based on this information, I issued an Official Notice of

Violation on March 4, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on March 24, 2025. These photos accurately depict the photos from the active VRBO listing and I can confirm they are the same property. As of March 14, 2025, no registrations had been submitted, and I had received no contact via the owner and/or possible property manager. Based on these facts, I issued an Official Notice of Hearing on March 17, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 146, for failing to register the property with our office. The Notice of Hearing was delivered to the Respondent via certified mail. As of March 24, 2025, no changes have been made.

I have not established contact with the Respondent. I feel the respondent does understand the violation.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer



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

CODE ENFORCEMENT DIVISION

March 04, 2025

IN THE MATTER OF: Owner(s): Rose Howard Noel
 Agent(s): N/A
 Address: 6 OGLETHORPE BLVD, Saint Augustine, FL, 32080
 Case #: CE2025-0266

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 28 - Sec. 28-146. - Registration.

SITE OF VIOLATION: 6 OGLETHORPE BLVD, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 14 15 16 & 17 BLK 12 OR6024/28
PARCEL NUMBER: 2160800000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 04, 2025 which revealed the following violations:

Failure to register the short term rental property with the City of St. Augustine.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **10 days** of the receipt of this Notice, or a fine of may be imposed by the Special Magistrate. The violation may be corrected via:

Register the short term rental property with the City of St. Augustine and pass any/all required inspections.

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.



Morganne E Lanni

Code Enforcement Inspector

CITY OF ST. AUGUSTINE

Planning and Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5087 23
9489 0090 0027 6577 5087 30

cc: David Birchim, City Manager

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



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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING**

March 17, 2025

IN THE MATTER OF: Owner(s): Rose Howard Noel
 Agent(s): N/A
 Address: 6 OGLETHORPE BLVD, Saint Augustine, FL, 32080
 Case #: CE2025-0266

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 28, Sec. 28-146. - Registration.

SITE OF VIOLATION: 6 OGLETHORPE BLVD, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 14 15 16 & 17 BLK 12 OR6024/28
PARCEL NUMBER: 2160800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on Wednesday April 2, 2025, at **9:00 a.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:

Failure to register the short term rental property with the City of St. Augustine.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate 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 Special Magistrate. 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 Special Magistrate.

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.


Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5078 70, 9489 0090 0027 6577 5078 87

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

Rose Howard Noel
6 Oglethorpe Blvd
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0266

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on March, 17, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated April,
2, 2025.

PRIMARY SERVICE:

3. That on March, 17, 2025,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20____,
I hand delivered said Notice to _____ at
_____.

SECONDARY SERVICE:

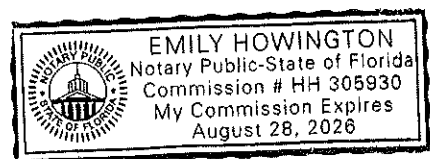
5. That on _____, 20____,
I posted said Notice on the property located at
_____.
6. That on March, 25, 2025,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF March, 2025.

[Signature]
Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

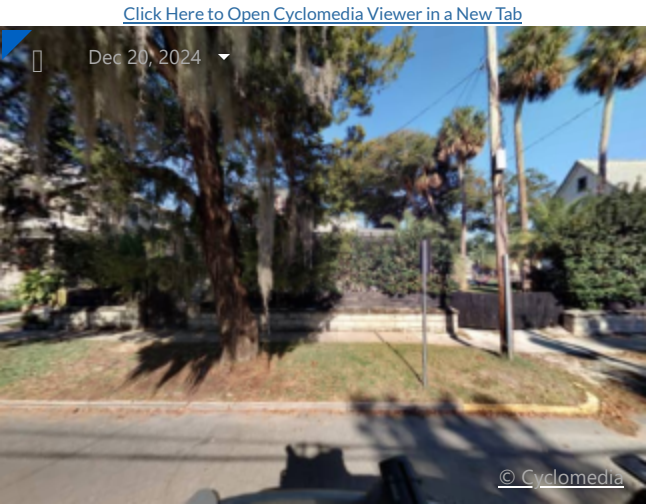
Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1934700000
Location Address	26 ROHDE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Rohde's Addition (0800) (603.01)
Tax Description*	1/159 ROHDE ADDITION LOT 12 BLK 8 & W5 FT OF VACATED ALLEY LYING E OR6098/1918 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Rhode's Addition to St. Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.190
Homestead	N



Owner Information

Owner Name	Van Dyke Jared Et AL 50% Van Dyke Joshua 50%
Mailing Address	172 ASPINWALL PKWY SAINT AUGUSTINE, FL 32095-0000

Sec. 28-146. - Registration.

Every vacation rental shall register with the city on forms provided for this purpose and shall pay the required administrative fee, as set by resolution, at the time of registration and thereafter annually. The information provided on each listing of a vacation rental must accurately reflect the information submitted on the registration form. All information provided in the required registration application will be verified on site prior to approval of registration. Listings that inaccurately reflect information on the registration form information will be considered a separate violation of this Code. The registration will include the following:

- (1) Address of the vacation rental.
- (2) Name, address, and contact information of the property owner.
- (3) Name, address, and contact information of the property manager if different than the property owner.
- (4) Number of rental units offered to the public for rent at this location.
- (5) Number of bedrooms.
- (6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.
- (7) Site plan or other document depicting approved parking spaces provided.
- (8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.
- (9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

(Ord. No. 19-50, § 1, 1-27-20; Ord. No. 21-12, § 1, 7-12-21)

Mar 24, 2025 at 11:18:57 AM
CE INSP M. LANNI



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 24, 2025

SUBJECT: Case Number: CE2025- 0271

**RESPONDENT: Van Dyke Jared Et AL
Van Dyke Joshua**

**LOCATION: 26 Rohde Avenue, Saint Augustine, FL 32084; Parcel
Number 1514500000**

VIOLATION: City Code, Chapter 28, Section 146- Registration.

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately three years. This case, number CE2025-0271, concerns the property located at 26 Rohde Avenue, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Jared and Joshua Van Dyke, and it is reflected as such on the agenda for today's meeting.

The City of Saint Augustine has contracted a software company to perform data mining for information on short-term rentals such as, (amongst other things) their advertisements, and number of stays for example. To clarify, a "stay" is when the property is rented out to AirBnB guests. On March 4, 2025, I utilized our program, HostCompliance, to run a report showing all the short-term rental properties that have had recent stays- within the last 0-7 days. After vetting this report to weed out compliant listings, duplicate listings, and inactive listings, I began the process of contacting the owners and/or property managers of the registrations that had simply missed the last renewal period. This property, 26 Rohde Avenue, was one of them. However, according to the property appraiser, this property was sold to the current owner on February 13, 2025.

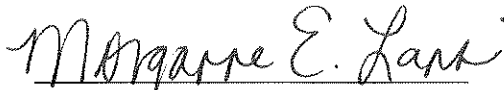
Our software indicates that this property has been a short-term rental since approximately October 2020, again, last sold in February 2025. It has since documented hundreds of stays. According to our records, in 2025, the property completed 9 stays in January, 5 stays in February and 9 stays in March. It is important to note, this property is actively listed as two units, one main house and one upstairs attic unit. This explains the frequency/ high number of stays, which is a totally separate issue entirely, and that issue is being addressed via a different Code Enforcement case. Based on this information, I issued an Official Notice of Violation on March 4, 2025, giving the Respondent ten (10) days to register the property with the

City of St. Augustine.

I photographed the property on March 24, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of March 14, 2025, no registrations had been submitted, and I had received no contact via the owner and/or possible property manager. Based on these facts, I issued an Official Notice of Hearing on March 17, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 146, for failing to register the property with our office. The Notice of Hearing was delivered to the Respondent via certified mail. As of March 24, 2025, no changes have been made.

I have not established contact with the Respondent. I feel the respondent does understand the violation.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer



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

CODE ENFORCEMENT DIVISION

March 05, 2025

IN THE MATTER OF: Owner(s): Van Dyke Jared Et AL
 Van Dyke Joshua
 Agent(s): N/A
 Address: 26 ROHDE AVE, Saint Augustine, FL, 32084
 Case #: CE2025-0271

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 28 - Sec. 28-146. - Registration.

SITE OF VIOLATION: 26 ROHDE AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1/159 ROHDE ADDITION LOT 12 BLK 8 & W5 FT OF VACATED
 ALLEY LYING E OR6098/1918
PARCEL NUMBER: 1934700000

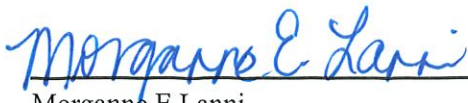
The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 04, 2025 which revealed the following violations:

Failure to register the short term rental property with the City of St. Augustine.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **10 days** of the receipt of this Notice, or a fine of may be imposed by the Special Magistrate. The violation may be corrected via:

Register the short term rental property with the City of St. Augustine and pass any/all required inspections.

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.



Morganne E Lanni

Code Enforcement Inspector

CITY OF ST. AUGUSTINE

Planning and Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9489 0090 0027 6577 5086 31
9489 0090 0027 6577 5086 48
9489 0090 0027 6577 5086 55
9489 0090 0027 6577 5086 62

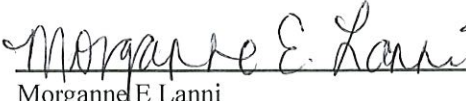
cc: David Birchini, City Manager

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.



In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.


Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5077 88, 9489 0090 0027 6577 5077 95,
9489 0090 0027 6577 5078 01, 9489 0090 0027 6577 5078 18

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

Van Dyke Jared Et AL
Van Dyke Joshua
26 Rohde Ave
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025 0271

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on March, 17, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated April,
2, 2025.

PRIMARY SERVICE:

3. That on March, 17, 2025,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20____,
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_____.

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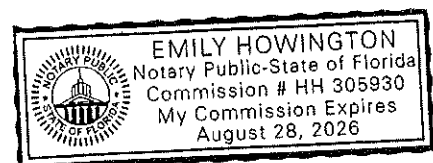
5. That on _____, 20____,
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_____.
6. That on March, 25, 2025,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF March, 2025.

[Signature]
Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.



Rental Unit Record

26 Rohde Avenue, St. Augustine, FL
32084, USA

Active ●
Identified ✓
Compliant X

PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 45468142

Airbnb - 53544559

Airbnb - 1365320565669482638



Matched Details

Analyst

4LJZ

Explanation

The exterior photo from the listing matches Google Maps Street View.

Listing Photos



Matching 3rd Party Sources



The exterior photo from the listing matches Google Maps Street View.

Zip Code Match

City Name Match

Listing Details

Listing URL

https://www.airbnb.com/rooms/45468142

Rental Unit Information



Identified Address

26 Rohde Avenue, St. Augustine, FL
32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.901122, -81.318065

Parcel Number

1934700000

Owner Name

NELSON ZACHARY JACOB,BETHANY
D

Owner Address

22 ROHDE AVE
SAINT AUGUSTINE, FL 32084, US

Community

NOT CONDO

Timeline of Activity

View the series of events and documentation pertaining to this property

9 Documented Stays

Listing Status	● Active
Host Compliance Listing ID	— air45468142
Listing Title	— "The Pink House" Uptown St Augustine Charmer
Property type	— house
Room type	— entire_home
Listing Info Last Captured	— Mar 24, 2025
Screenshot Last Captured	— Mar 09, 2025
Price	— \$238/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Lori
Latitude, Longitude	— 29.902280, -81.317550
Minimum Stay (# of Nights)	— 2
Max Sleeping Capacity (# of People)	— 6
Max Number of People per Bedroom	— 1.5
Number of Reviews	— 270
Last Documented Stay	— 03/2025

Listing Screenshot History  View Latest Listing Screenshot

January 1

February 1

March 2

- March, 2025
- ✓ Listing air1365320565669482638 Identified
March 21st, 2025

● Listing air1365320565669482638 First Activity
March 1st, 2025

✱ Listing air1365320565669482638 First Crawled
March 1st, 2025

📅 5 Documented Stays
February, 2025

📅 9 Documented Stays
January, 2025

📅 16 Documented Stays
December, 2024

📅 12 Documented Stays
November, 2024

📅 10 Documented Stays
October, 2024

📅 11 Documented Stays
September, 2024

📅 10 Documented Stays
August, 2024

📅 9 Documented Stays
July, 2024

📅 5 Documented Stays
June, 2024

📅 12 Documented Stays
May, 2024

📅 9 Documented Stays
April, 2024

📅 11 Documented Stays
March, 2024

📅 11 Documented Stays
February, 2024

📅 4 Documented Stays
January, 2024

📌 Reminder Notice: Delivered
January 9th, 2024

📌 Reminder Notice: Delivered
January 9th, 2024

📌 Reminder Notice: Sent
January 2nd, 2024

📌 Reminder Notice: Sent
January 2nd, 2024

📅 10 Documented Stays
December, 2023

📅 11 Documented Stays
November, 2023

📅 10 Documented Stays
October, 2023

📅 5 Documented Stays
September, 2023
- https://app.hostcompliance.com/property/DCNB4mYZYsF2urU9?geoid=16000US1262500#air45468142
- 2/10

- 📅 5 Documented Stays
August, 2023
- 📅 11 Documented Stays
July, 2023
- 📅 11 Documented Stays
June, 2023
- Listing air45468142 Reposted
June 26th, 2023
- Listing air53544559 Reposted
June 26th, 2023
- ✕ Listing air45468142 Removed
June 25th, 2023
- ✕ Listing air53544559 Removed
June 25th, 2023
- Listing air45468142 Reposted
June 22nd, 2023
- Listing air53544559 Reposted
June 22nd, 2023
- ✕ Listing air45468142 Removed
June 19th, 2023
- ✕ Listing air53544559 Removed
June 19th, 2023
- 📅 11 Documented Stays
May, 2023
- Listing air45468142 Reposted
May 25th, 2023
- ✕ Listing air45468142 Removed
May 25th, 2023
- Listing air53544559 Reposted
May 25th, 2023
- ✕ Listing air53544559 Removed
May 7th, 2023
- 📅 7 Documented Stays
April, 2023
- Listing air45468142 Reposted
April 29th, 2023
- ✕ Listing air45468142 Removed
April 22nd, 2023
- Listing air45468142 Reposted
April 12th, 2023
- ✕ Listing air45468142 Removed
April 9th, 2023
- Listing air45468142 Reposted
April 3rd, 2023
- ✕ Listing air45468142 Removed
April 2nd, 2023
- 📅 14 Documented Stays
March, 2023
- Listing air45468142 Reposted
March 27th, 2023
- ✕ Listing air45468142 Removed
March 24th, 2023
- Listing air45468142 Reposted

March 24th, 2023

- ✕ Listing air45468142 Removed
March 24th, 2023
- Listing air45468142 Reposted
March 4th, 2023
- ✕ Listing air45468142 Removed
March 1st, 2023
- 📅 8 Documented Stays
February, 2023
- Listing air53544559 Reposted
February 23rd, 2023
- Listing air45468142 Reposted
February 22nd, 2023
- ✕ Listing air45468142 Removed
February 22nd, 2023
- ✕ Listing air53544559 Removed
February 22nd, 2023
- Listing air53544559 Reposted
February 20th, 2023
- ✕ Listing air53544559 Removed
February 19th, 2023
- Listing air45468142 Reposted
February 6th, 2023
- ✕ Listing air45468142 Removed
February 4th, 2023
- Listing air45468142 Reposted
February 1st, 2023
- ✕ Listing air45468142 Removed
January 31st, 2023
- 📅 11 Documented Stays
January, 2023
- Listing air45468142 Reposted
January 28th, 2023
- ✕ Listing air45468142 Removed
January 25th, 2023
- Listing air45468142 Reposted
January 25th, 2023
- ✕ Listing air45468142 Removed
January 19th, 2023
- Listing air53544559 Reposted
January 14th, 2023
- ✕ Listing air53544559 Removed
January 12th, 2023
- Listing air45468142 Reposted
January 10th, 2023
- ✕ Listing air45468142 Removed
January 8th, 2023
- Listing air45468142 Reposted
January 4th, 2023
- Listing air53544559 Reposted
January 4th, 2023
- ✕ Listing air45468142 Removed
January 1st, 2023

- ✕ Listing air53544559 Removed
January 1st, 2023
- 📅 10 Documented Stays
December, 2022
- Listing air45468142 Reposted
December 29th, 2022
- ✕ Listing air45468142 Removed
December 26th, 2022
- Listing air53544559 Reposted
December 20th, 2022
- ✕ Listing air53544559 Removed
December 19th, 2022
- Listing air53544559 Reposted
December 19th, 2022
- ✕ Listing air53544559 Removed
December 16th, 2022
- Listing air45468142 Reposted
December 3rd, 2022
- ✕ Listing air45468142 Removed
December 1st, 2022
- 📅 11 Documented Stays
November, 2022
- Listing air45468142 Reposted
November 21st, 2022
- ✕ Listing air45468142 Removed
November 20th, 2022
- Listing air45468142 Reposted
November 9th, 2022
- ✕ Listing air45468142 Removed
November 9th, 2022
- Listing air45468142 Reposted
October 30th, 2022
- ✕ Listing air45468142 Removed
October 29th, 2022
- ✔ Courtesy Notice: Delivered 📅
October 26th, 2022
- 📅 9 Documented Stays
October, 2022
- ✔ Courtesy Notice: Sent 📅
October 18th, 2022
- Listing air45468142 Reposted
October 15th, 2022
- Listing air53544559 Reposted
October 15th, 2022
- ✕ Listing air45468142 Removed
October 13th, 2022
- ✕ Listing air53544559 Removed
October 12th, 2022
- Listing air45468142 Reposted
October 11th, 2022
- ✕ Listing air45468142 Removed
October 11th, 2022
- Listing air45468142 Reposted

October 10th, 2022

- Listing air53544559 Reposted
October 10th, 2022
- ✕ Listing air53544559 Removed
October 8th, 2022
- ✕ Listing air45468142 Removed
October 5th, 2022
- 📅 10 Documented Stays
September, 2022
- Listing air45468142 Reposted
September 16th, 2022
- Listing air53544559 Reposted
September 16th, 2022
- ✕ Listing air45468142 Removed
September 15th, 2022
- ✕ Listing air53544559 Removed
September 15th, 2022
- Listing air45468142 Reposted
September 11th, 2022
- Listing air53544559 Reposted
September 11th, 2022
- ✕ Listing air45468142 Removed
September 10th, 2022
- ✕ Listing air53544559 Removed
September 10th, 2022
- Listing air45468142 Reposted
September 5th, 2022
- Listing air53544559 Reposted
September 5th, 2022
- ✕ Listing air45468142 Removed
September 4th, 2022
- ✕ Listing air53544559 Removed
September 4th, 2022
- Listing air45468142 Reposted
August 30th, 2022
- Listing air53544559 Reposted
August 30th, 2022
- 📅 10 Documented Stays
August, 2022
- ✕ Listing air45468142 Removed
August 29th, 2022
- ✕ Listing air53544559 Removed
August 29th, 2022
- Listing air53544559 Reposted
August 23rd, 2022
- ✕ Listing air53544559 Removed
August 22nd, 2022
- Listing air53544559 Reposted
August 21st, 2022
- ✕ Listing air53544559 Removed
August 19th, 2022
- Listing air45468142 Reposted
August 15th, 2022

- ✕ Listing air45468142 Removed
August 14th, 2022
- Listing air53544559 Reposted
August 14th, 2022
- ✕ Listing air53544559 Removed
August 13th, 2022
- Listing air45468142 Reposted
August 7th, 2022
- ✕ Listing air45468142 Removed
August 5th, 2022
- Listing air45468142 Reposted
August 1st, 2022
- ✕ Listing air45468142 Removed
August 1st, 2022
- 📅 5 Documented Stays
July, 2022
- Listing air45468142 Reposted
July 29th, 2022
- ✕ Listing air45468142 Removed
July 26th, 2022
- Listing air53544559 Reposted
July 4th, 2022
- ✕ Listing air53544559 Removed
July 4th, 2022
- Listing air45468142 Reposted
July 3rd, 2022
- ✕ Listing air45468142 Removed
July 1st, 2022
- Listing air53544559 Reposted
July 1st, 2022
- Listing air45468142 Reposted
July 1st, 2022
- 📅 16 Documented Stays
June, 2022
- ✕ Listing air45468142 Removed
June 28th, 2022
- ✕ Listing air53544559 Removed
June 27th, 2022
- Listing air53544559 Reposted
June 25th, 2022
- ✕ Listing air53544559 Removed
June 24th, 2022
- Listing air53544559 Reposted
June 18th, 2022
- ✕ Listing air53544559 Removed
June 17th, 2022
- 📅 14 Documented Stays
May, 2022
- Listing air45468142 Reposted
May 23rd, 2022
- ✕ Listing air45468142 Removed
May 22nd, 2022
- Listing air45468142 Reposted

May 13th, 2022

- ✕ Listing air45468142 Removed
May 11th, 2022
- Listing air45468142 Reposted
May 10th, 2022
- ✕ Listing air45468142 Removed
May 7th, 2022
- Listing air45468142 Reposted
May 3rd, 2022
- ✕ Listing air45468142 Removed
May 1st, 2022
- Listing air45468142 Reposted
April 30th, 2022
- ✕ Listing air45468142 Removed
April 30th, 2022
- 📅 12 Documented Stays
April, 2022
- Listing air45468142 Reposted
April 22nd, 2022
- ✕ Listing air45468142 Removed
April 21st, 2022
- Listing air53544559 Reposted
April 17th, 2022
- ✕ Listing air53544559 Removed
April 16th, 2022
- Listing air45468142 Reposted
April 15th, 2022
- ✕ Listing air45468142 Removed
April 14th, 2022
- Listing air45468142 Reposted
April 12th, 2022
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April 9th, 2022
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April 7th, 2022
- Listing air45468142 Reposted
April 3rd, 2022
- ✕ Listing air45468142 Removed
April 2nd, 2022
- 📅 18 Documented Stays
March, 2022
- 📅 5 Documented Stays
February, 2022
- 📅 9 Documented Stays
January, 2022
- Listing air45468142 Reposted
January 16th, 2022
- ✓ Listing air53544559 Identified
January 16th, 2022
- ✕ Listing air45468142 Removed
January 13th, 2022

- Listing air53544559 Reposted
January 7th, 2022
- ✕ Listing air53544559 Removed
January 6th, 2022
- Listing air53544559 First Activity
January 1st, 2022
- ✱ Listing air53544559 First Crawled
January 1st, 2022
- Listing air45468142 Reposted
December 28th, 2021
- ✕ Listing air45468142 Removed
December 26th, 2021
- 📅 9 Documented Stays
December, 2021
- Listing air45468142 Reposted
December 23rd, 2021
- ✕ Listing air45468142 Removed
December 22nd, 2021
- Listing air45468142 Reposted
December 20th, 2021
- ✕ Listing air45468142 Removed
December 19th, 2021
- 📅 5 Documented Stays
November, 2021
- Listing air45468142 Reposted
November 19th, 2021
- ✕ Listing air45468142 Removed
November 17th, 2021
- 📅 10 Documented Stays
October, 2021
- 📅 8 Documented Stays
September, 2021
- Listing air45468142 Reposted
September 3rd, 2021
- 📅 3 Documented Stays
August, 2021
- ✕ Listing air45468142 Removed
August 31st, 2021
- 📅 6 Documented Stays
July, 2021
- Listing air45468142 Reposted
July 27th, 2021
- ✕ Listing air45468142 Removed
July 22nd, 2021
- 📅 6 Documented Stays
June, 2021
- 📅 10 Documented Stays
May, 2021
- Listing air45468142 Reposted
May 3rd, 2021
- ✕ Listing air45468142 Removed
May 2nd, 2021
- 📅 6 Documented Stays

April, 2021

-  7 Documented Stays
March, 2021
-  Listing air45468142 Reposted
March 24th, 2021
-  Listing air45468142 Removed
March 22nd, 2021
-  Listing air45468142 Reposted
March 16th, 2021
-  Listing air45468142 Removed
March 15th, 2021
-  5 Documented Stays
February, 2021
-  9 Documented Stays
January, 2021
-  5 Documented Stays
December, 2020
-  3 Documented Stays
November, 2020
-  1 Documented Stay
October, 2020
-  Listing air45468142 Identified
October 15th, 2020
-  Listing air45468142 First Crawled
October 5th, 2020
-  Listing air45468142 First Activity
October 5th, 2020

[Skip to Content](#) **Apply for Exemptions**

Apply for Exemptions

St. Johns County, FL
Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2002100000
Location Address	145 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Washington St) (610.42)
Tax Description*	2-72 CITY OF ST AUGUSTINE LOT 22 OF SUB OF LOT 3 BLK 38-B OR4637/818 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	City of St Augustine
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.140
Homestead	N



Owner Information

Owner Name	Williamson Laura Marie,Michael Dale 100% Williamson Michael Dale 100%
Mailing Address	145 WASHINGTON ST SAINT AUGUSTINE, FL 32084-0000

Map



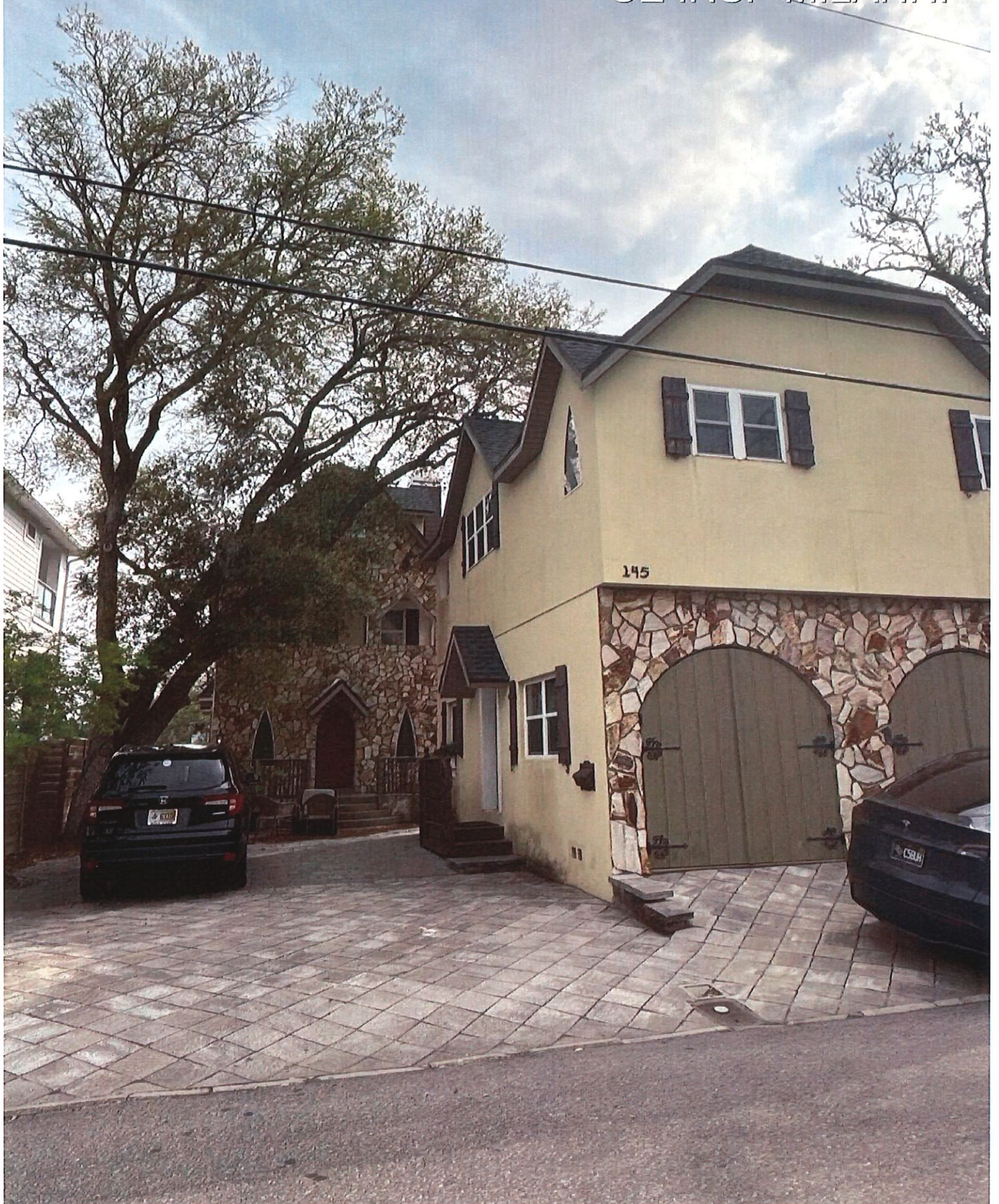
Sec. 28-146. - Registration.

Every vacation rental shall register with the city on forms provided for this purpose and shall pay the required administrative fee, as set by resolution, at the time of registration and thereafter annually. The information provided on each listing of a vacation rental must accurately reflect the information submitted on the registration form. All information provided in the required registration application will be verified on site prior to approval of registration. Listings that inaccurately reflect information on the registration form information will be considered a separate violation of this Code. The registration will include the following:

- (1) Address of the vacation rental.
- (2) Name, address, and contact information of the property owner.
- (3) Name, address, and contact information of the property manager if different than the property owner.
- (4) Number of rental units offered to the public for rent at this location.
- (5) Number of bedrooms.
- (6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.
- (7) Site plan or other document depicting approved parking spaces provided.
- (8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.
- (9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

(Ord. No. 19-50, § 1, 1-27-20; Ord. No. 21-12, § 1, 7-12-21)

Mar 24, 2025 at 11:08:14 AM
CE INSP M.LANNI



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 24, 2025

SUBJECT: Case Number: CE2025-0272

**RESPONDENT: Williamson, Laura Marie, Michael Dale
Williamson Michael Dale**

LOCATION: 145 Washington Street, Saint Augustine, FL 32084; Parcel

Number 2002100000

VIOLATION: City Code, Chapter 28, Section 146- Registration.

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately three years. This case, number CE2025-0272, concerns the property located at 145 Washington Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Laura Marie Williamson and Michael Dale Williamson, and it is reflected as such on the agenda for today's meeting.

The City of Saint Augustine has contracted a software company to perform data mining for information on short-term rentals such as, (amongst other things) their advertisements, and number of stays for example. To clarify, a "stay" is when the property is rented out to AirBnB guests. On March 4, 2025, I utilized our program, HostCompliance, to run a report showing all the short-term rental properties that have had recent stays- within the last 0-7 days. After vetting this report to weed out compliant listings, duplicate listings, and inactive listings, I began the process of contacting the owners and/or property managers of the registrations that had simply missed the last renewal period. After contacting those properties, I was then left with a selection of properties that I did not have any contact information for. This property, 145 Washington Street, being one of them.

Our software indicates that this property has been a short-term rental since approximately January 2019. It has since documented over 200 stays. According to our records, in 2025, the property completed 11 stays in January, 8 stays in February and 10 stays in March. It is important to note, this property is actively listed as two units, one main house and one guest house. This explains the frequency/ high number of stays, which is a totally separate issue entirely, and that issue is being addressed via a different Code Enforcement case. Based on this information, I issued an Official Notice of Violation on March 4, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on March 24, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of March 14, 2025, no registrations had been submitted, and I had received no contact via the owner and/or possible property manager. Based on these facts, I issued an Official Notice of Hearing on March 17, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 146, for failing to register the property with our office. The Notice of Hearing was delivered to the Respondent via certified mail. As of March 24, 2025, no changes have been made.

I have not established contact with the Respondent. I feel the respondent does understand the violation.

This concludes my presentation pending any questions you may have.


Morganne E. Lanni
Code Enforcement Officer



March 05, 2025

HEREBY KNOWN AS RESPONDENT(S)

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

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.



Morganne E Lanni

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5086 17
9489 9489 0027 6577 5086 24

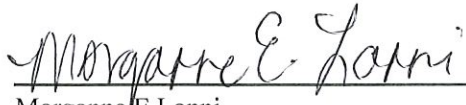
cc: David Birchim, City Manager

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.



In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.


Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5077 64, 9489 0090 0027 6577 5077 71

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

Williamson Laura Marie, Michael Dale
Williamson Michael Dale
145 Washington Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0272

I, Morganne E. Lanni, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on March, 17, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated April,
2, 2025.

PRIMARY SERVICE:

3. That on March, 17, 2025,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20____,
I hand delivered said Notice to _____ at
_____.

SECONDARY SERVICE:

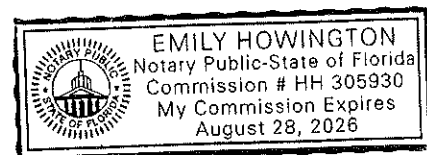
5. That on _____, 20____,
I posted said Notice on the property located at
_____.
6. That on March, 25, 2025,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF March, 2025.

[Signature]
Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.



Rental Unit Record

**145 Washington St, St. Augustine, FL,
USA**

Active ●
Identified ✓
Compliant X

PRINT

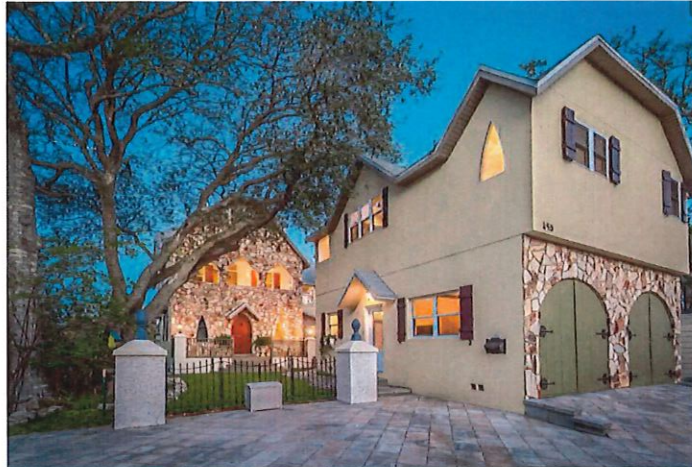
SEND A LETTER

Listing(s) Information

Airbnb - 31741236

Airbnb - 788546694929216199

VRBO - 3211600945.2162240



☑ Matched Details

Analyst

VZTL

Explanation

The same exterior photo is on Zillow.

Listing Photos



same photo

Matching 3rd Party Sources



📍 Zip Code Match

👤 Owner Name Match

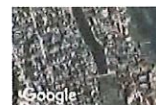
Listing Details

Listing URL

→ <https://www.airbnb.com/rooms/31741236>

📅 10 Documented Stays

Rental Unit Information



LINCOLNVILLE

Google

Identified Address

145 Washington St, St. Augustine, FL,
USA

Identified Unit Number

None

Identified Latitude, Longitude

29.884035, -81.311325

Parcel Number

2002100000

Owner Name

WILLIAMSON LAURA MARIE, MICHAEL
DALE

Owner Address

145 WASHINGTON ST
SAINT AUGUSTINE, FL 32084, US

Community

NOT CONDO

Timeline of Activity

View the series of events and documentation pertaining to
this property

Listing Status	● Active
Host Compliance Listing ID	— air31741236
Listing Title	— Storybook Cottage-Downtown St. Augustine Preferred
Property type	— guesthouse
Room type	— entire_home
Listing Info Last Captured	— Mar 24, 2025
Screenshot Last Captured	— Mar 09, 2025
Price	— \$136/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Laura
Latitude, Longitude	— 29.885410, -81.310481
Minimum Stay (# of Nights)	— 2
Max Sleeping Capacity (# of People)	— 5
Max Number of People per Bedroom	— 2.5
Number of Reviews	— 413
Last Documented Stay	— 03/2025

Listing Screenshot History  View Latest Listing Screenshot

January 1

February 1

March 2

- March, 2025
-  8 Documented Stays

February, 2025
-  11 Documented Stays

January, 2025
-  14 Documented Stays

December, 2024
-  Listing hma321.1600945.2162240

Removed

November 28th, 2024
-  11 Documented Stays

November, 2024
-  8 Documented Stays

October, 2024
-  9 Documented Stays

September, 2024
-  2 Documented Stays

August, 2024
-  8 Documented Stays

July, 2024
-  9 Documented Stays

June, 2024
-  12 Documented Stays

May, 2024
-  11 Documented Stays

April, 2024
-  18 Documented Stays

March, 2024
-  12 Documented Stays

February, 2024
-  14 Documented Stays

January, 2024
-  14 Documented Stays

December, 2023
-  Listing air788546694929216199

Reposted

December 3rd, 2023
-  10 Documented Stays

November, 2023
-  Listing air788546694929216199

Removed

November 23rd, 2023
-  Listing air788546694929216199

Reposted

November 1st, 2023
-  Listing air788546694929216199

Removed

October 29th, 2023
-  9 Documented Stays

October, 2023
-  Listing hma321.1600945.2162240

Reposted

September 30th, 2023
-  Listing hma321.1600945.2162240

Removed

September 30th, 2023
-  4 Documented Stays

September, 2023

- Listing air788546694929216199 Reposted
September 12th, 2023
- ✕ Listing air788546694929216199 Removed
September 6th, 2023
- Listing air788546694929216199 Reposted
September 6th, 2023
- ✕ Listing air788546694929216199 Removed
September 2nd, 2023
- 📅 8 Documented Stays
August, 2023
- 📅 13 Documented Stays
July, 2023
- 📅 2 Documented Stays
June, 2023
- Listing air788546694929216199 Reposted
May 26th, 2023
- ✕ Listing air788546694929216199 Removed
May 25th, 2023
- 📅 2 Documented Stays
May, 2023
- 📅 8 Documented Stays
April, 2023
- Listing air788546694929216199 Reposted
April 5th, 2023
- ✕ Listing air788546694929216199 Removed
April 3rd, 2023
- Listing air788546694929216199 Reposted
April 3rd, 2023
- ✕ Listing air788546694929216199 Removed
April 2nd, 2023
- 📅 7 Documented Stays
March, 2023
- Listing air31741236 Reposted
March 30th, 2023
- ✕ Listing air31741236 Removed
March 30th, 2023
- Listing air788546694929216199 Reposted
March 27th, 2023
- ✕ Listing air788546694929216199 Removed
March 27th, 2023
- Listing air788546694929216199 Reposted
March 24th, 2023
- ✕ Listing air788546694929216199 Removed
March 24th, 2023
- Listing air31741236 Reposted
March 24th, 2023
- ✕ Listing air31741236 Removed
March 21st, 2023
- 📅 3 Documented Stays
February, 2023
- 📅 7 Documented Stays
January, 2023
- Listing air788546694929216199 Reposted

- January 29th, 2023
- ✕ Listing air788546694929216199 Removed
January 28th, 2023
 - Listing air31741236 Reposted
January 16th, 2023
 - ✕ Listing air31741236 Removed
January 15th, 2023
 - Listing air31741236 Reposted
January 11th, 2023
 - ✕ Listing air31741236 Removed
January 10th, 2023
 - ✓ Listing air788546694929216199 Identified
January 6th, 2023
 - 📅 6 Documented Stays
December, 2022
 - Listing air788546694929216199 First
Activity
December 25th, 2022
 - ✱ Listing air788546694929216199 First
Crawled
December 25th, 2022
 - Listing air31741236 Reposted
December 4th, 2022
 - ✕ Listing air31741236 Removed
December 1st, 2022
 - 📅 3 Documented Stays
November, 2022
 - Listing air31741236 Reposted
November 12th, 2022
 - ✕ Listing air31741236 Removed
November 11th, 2022
 - Listing air31741236 Reposted
November 9th, 2022
 - ✕ Listing air31741236 Removed
November 8th, 2022
 - 📅 4 Documented Stays
October, 2022
 - Listing air31741236 Reposted
October 11th, 2022
 - ✕ Listing air31741236 Removed
October 11th, 2022
 - 📅 5 Documented Stays
September, 2022
 - 📅 4 Documented Stays
August, 2022
 - 📅 5 Documented Stays
July, 2022
 - Listing air31741236 Reposted
July 4th, 2022
 - ✕ Listing air31741236 Removed
July 3rd, 2022
 - Listing air31741236 Reposted
June 28th, 2022

- ✕ Listing air31741236 Removed
June 27th, 2022
- 📅 8 Documented Stays
June, 2022
- Listing air31741236 Reposted
June 18th, 2022
- ✕ Listing air31741236 Removed
June 17th, 2022
- 📅 5 Documented Stays
May, 2022
- 📅 4 Documented Stays
April, 2022
- 📅 4 Documented Stays
March, 2022
- 📅 2 Documented Stays
February, 2022
- 📅 9 Documented Stays
January, 2022
- 📅 11 Documented Stays
December, 2021
- 📅 7 Documented Stays
November, 2021
- 📅 6 Documented Stays
October, 2021
- 📅 4 Documented Stays
September, 2021
- 📅 11 Documented Stays
August, 2021
- 📅 8 Documented Stays
July, 2021
- Listing air31741236 Reposted
July 25th, 2021
- ✕ Listing air31741236 Removed
July 22nd, 2021
- 📅 3 Documented Stays
June, 2021
- 📅 9 Documented Stays
May, 2021
- 📅 8 Documented Stays
April, 2021
- 📅 6 Documented Stays
March, 2021
- 📅 Reminder Notice: Delivered
March 6th, 2021
- 📅 7 Documented Stays
February, 2021
- 📅 Reminder Notice: Sent
February 24th, 2021
- 📅 6 Documented Stays
January, 2021
- 📅 8 Documented Stays
December, 2020
- 📅 8 Documented Stays

November, 2020

-  6 Documented Stays
October, 2020
-  Courtesy Notice: Delivered 
October 18th, 2020
-  Courtesy Notice: Sent 
October 14th, 2020
-  6 Documented Stays
September, 2020
-  5 Documented Stays
August, 2020
-  9 Documented Stays
July, 2020
-  11 Documented Stays
June, 2020
-  3 Documented Stays
May, 2020
-  3 Documented Stays
March, 2020
-  2 Documented Stays
February, 2020
-  5 Documented Stays
January, 2020
-  5 Documented Stays
December, 2019
-  7 Documented Stays
November, 2019
-  3 Documented Stays
October, 2019
-  2 Documented Stays
September, 2019
-  6 Documented Stays
August, 2019
-  10 Documented Stays
July, 2019
-  7 Documented Stays
June, 2019
-  Listing hma321.1600945.2162240
Identified
June 21st, 2019
-  8 Documented Stays
May, 2019
-  3 Documented Stays
April, 2019
-  Listing hma321.1600945.2162240 First
Crawled
April 13th, 2019
-  Listing hma321.1600945.2162240 First
Activity
April 13th, 2019
-  Listing air31741236 Identified
February 7th, 2019
-  Listing air31741236 First Crawled
January 22nd, 2019

- Listing air31741236 First Activity
January 19th, 2019

CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
P.O. BOX 210
ST. AUGUSTINE, FL 32085



CITY OF
ST AUGUSTINE
— EST. 1565 —

PLANNING & BUILDING DEPARTMENT
CITY OF ST. AUGUSTINE

XXXXXX

WILLIAMSON LAURA MARIE, MICHAEL DALE
145 WASHINGTON ST
SAINT AUGUSTINE, FL 32084-4932



October 14, 2020

Subject Property: 145 Washington St, St. Augustine, FL

RE: Courtesy Notice for Unregistered Short-Term Rental Property

Dear WILLIAMSON LAURA MARIE, MICHAEL DALE:

The listed property has been found to be operating a Short-Term Rental and requires City approval and registration. This courtesy notice is to inform you that all Short-Term Rentals in the City of St. Augustine are required to register with the City and pay a registration fee. **If you are no longer operating your Short-Term Rental you can disregard this notice. To continue operating your Short-Term Rental, you must register your Short-Term Rental.**

For complete information on program requirements, property eligibility, FAQs, and to register your Short-Term Rental, please visit the City's Short-Term Rental Program website at <https://www.citystaug.com/830/Short-Term-Rentals>.

As part of the registration process, hosts or property managers must provide the following information:

- Detailed Property Information including primary resident and 24-hour local contact information
- Floor Plan of the Short Term Rental (including numbered bedrooms)
- Site plan showing number of stabilized¹ parking spaces on site (1 per bedroom required).
- Maximum occupancy² (# of bedrooms x 2 adults + 2 minor children = max occupancy, not to exceed 12)
- Detailed Property Information including primary resident and 24-hour local contact information
- Floor Plan of the Short Term Rental (including numbered bedrooms)
- Site plan showing number of stabilized¹ parking spaces on site (1 per bedroom required).
- Maximum occupancy² (# of bedrooms x 2 adults + 2 minor children = max occupancy, not to exceed 12)
- **Life Safety Inspection conducted by the City of St. Augustine Fire Department**

Please note, any previously registered short-term rentals will not be recognized going forward. You must complete a new registration with the online portal.

While the Ordinance is currently in effect, City staff will be working to register and inspect all short-term rentals by January 4, 2021.

XX



If you have any questions or believe you have received this letter in error, please feel free to contact me. Your attention in this matter is greatly appreciated.

David Birchim, AICP
Director, Planning & Building Department
City of St. Augustine
shorttermrentals@citystaug.com

2- Studio/Efficiency spaces are limited to 2 occupants. A studio/efficiency is "A dwelling unit containing only one habitable room." - *A Planners Dictionary*, American Planning Association, PAS 521 & 522

XXXXXXXXXXXXXXXXXXXXXXXXXXXX



Where
St. Augustine, Florida, United States of America

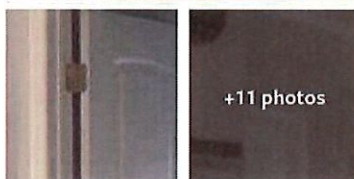
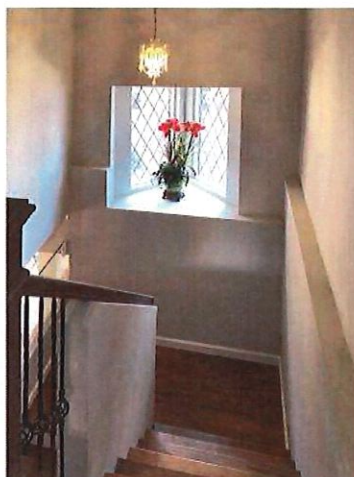
Check In

Check Out

Guests

Check Availability

[View all St. Augustine properties](#)



+11 photos

\$190 avg/night

★★★★★ 1 Review

[Save](#)

[Share](#)

Enter dates for accurate pricing

Check In

Check Out

Guests

Check Availability

[Free cancellation up to 14 days before check-in](#)



Mike Williamson

[Ask owner a question](#)

Property # 1600945

[Overview](#) [Amenities](#) [Policies](#) [Reviews](#) [Map](#) [Owner](#) [Rates & Availability](#)

Storybook Cottage - Downtown St. Augustine

Guest House · 1200 sq. ft.

Sleeps: 5

Bedrooms: 2

Bathrooms: 1

Half Baths: 1

Min Stay: 2 nights

Lincolnvile, St. Augustine, Florida, United States of America · 10 min drive to the beach

[Air Conditioning](#) [No Smoking](#) [Internet](#) [TV](#) [Satellite or Cable](#) [Washer & Dryer](#)

2 BR/1.5 bath guesthouse in Historic Downtown St Augustine

Welcome to Storybook Cottage on Lake Maria Sanchez in Historic Lincolnvile, a scenic 8-10 minute walk from the heart of Downtown St. Augustine. Enjoy this beautiful two story, 2 BR/ 1.5 BA newly renovated cottage complete w a spacious family room and kitchen. Relax and enjoy your morning coffee or evening cocktails from the comfort of the balcony or the property's cozy courtyard. Perfect for a family trip or a romantic getaway to enjoy all that the Nation's oldest city has to offer.

Bedrooms



Bedrooms: 2

Sleeps: 5

CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
P.O. BOX 210
ST. AUGUSTINE, FL 32085



CITY OF
ST AUGUSTINE
EST. 1565

PLANNING & BUILDING DEPARTMENT
CITY OF ST. AUGUSTINE

XXXXXX

WILLIAMSON LAURA MARIE MICHAEL DALE
145 WASHINGTON ST
SAINT AUGUSTINE, FL 32084-4932



February 24, 2021

Subject Property: 145 Washington St, St. Augustine, FL

RE: Reminder Notice for Unregistered Short-Term Rental Property

Dear WILLIAMSON LAURA MARIE, MICHAEL DALE:

This notice is to remind you that all Short-Term Rentals in the City of St. Augustine are required to register with the City and pay a registration fee. The listed property has been found to be operating a Short-Term Rental and requires City approval and registration. **If you are no longer operating your Short-Term Rental you can disregard this notice. To continue operating your Short-Term Rental, you must register your Short-Term Rental.**

For complete information on program requirements, property eligibility, FAQs, and to register your Short-Term Rental, please visit the City's Short-Term Rental Program website at <https://www.citystaug.com/830/Short-Term-Rentals>.

As part of the registration process, hosts or property managers must provide the following information:

- Detailed Property Information including primary resident and 24-hour local contact information
- Floor Plan of the Short-Term Rental (including numbered bedrooms)
- Site plan showing number of stabilized¹ parking spaces on site (1 per bedroom required).
- Maximum occupancy² (# of bedrooms x 2 adults + 2 minor children = max occupancy, not to exceed 12)
- **Life Safety Inspection conducted by the City of St. Augustine Fire Department**

Please note, any short-term rentals registered prior to October 2020 will not be recognized going forward. You must complete a new registration with the online portal.

Sincerely,

David Birchim, AICP
Director, Planning & Building Department
City of St. Augustine
shorttermrentals@citystaug.com

1 - Stabilized parking spaces are a space that is covered by asphalt, concrete, pavers, or gravel.

2- Studio/Efficiency spaces are limited to 2 occupants. A studio/efficiency is "A dwelling unit containing only one habitable room." - A Planners Dictionary, American Planning Association, PAS 521 & 522

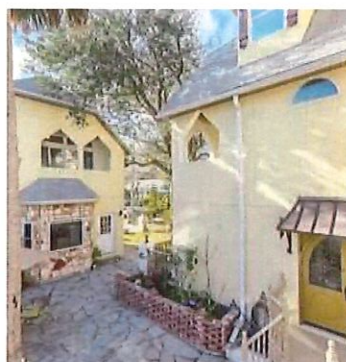
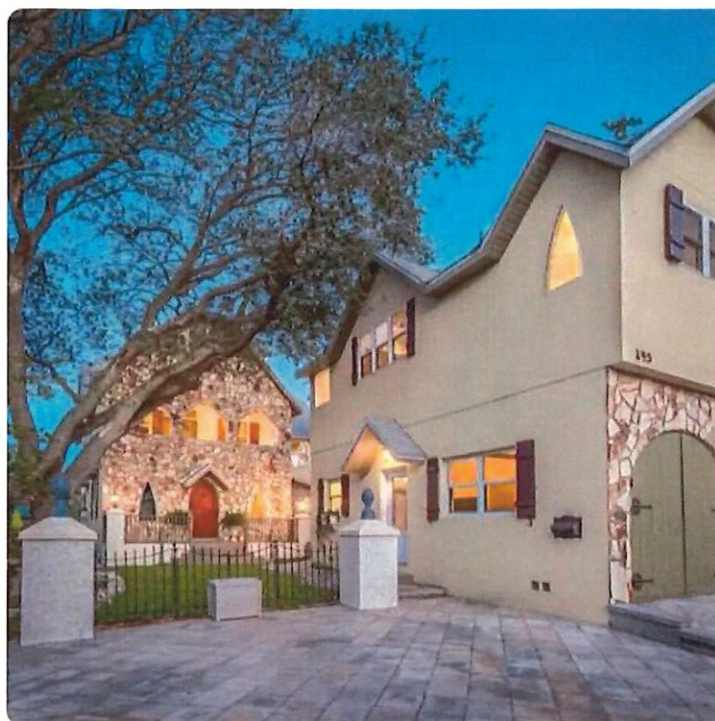
XX



Storybook Cottage-Downtown St. Augustine Preferred

★ 4.97 (124) · Superhost · St. Augustine, Florida, United States

 Share  Save



⋮ Show all photos

< Entire guesthouse hosted by Laura

5 quests · 2 bedrooms · 2 beds · 1.5 baths



 Entire home

You'll have the guesthouse to yourself.

 Enhanced Clean

This host committed to Airbnb's 5-step enhanced cleaning process. [Learn more](#)

 Self check-in

Check yourself in with the keypad.

 Cancellation policy

Add your trip dates to get the cancellation details for this stay.

 House rules

This place isn't suitable for infants (0-2 yrs) and the host doesn't allow pets, parties, or smoking.

[Get details](#)

\$163 / night

★ 4.97 (124)

CHECK-IN
2/22/2021

CHECKOUT
Add date

GUESTS
1 quest

[Check availability](#)

 [Report this listing](#)

About this space

Welcome to Storybook Cottage on Lake Maria Sanchez in Historic Lincolnville, a scenic 8-10 minute walk from the heart of Downtown St. Augustine. Enjoy this beautiful two story, 2 BR/ 1.5 BA newly renovated cottage complete w a spacious family room and kitchen. Relax and enjoy your morning coffee or evening cocktails from the comfort of the balcony or the property's cozy courtyard. Perfect for a family trip or a romantic getaway to enjoy all that the Nation's oldest city has to offer.

The space

The Storybook Architectural design of our home makes it truly unique in the historic St Augustine neighborhoods. You'll notice the shape of the windows and



Storybook Cottage-Downtown St. Augustine Preferred

[Share](#) [Save](#)

Entire guesthouse in St. Augustine, Florida

5 guests · 2 bedrooms · 2 beds · 1 bath

Prices include all fees

4.93
★★★★★413
[Reviews](#)

Hosted by Laura

Superhost · 6 years hosting



Self check-in

Check yourself in with the keypad.



At-home coffee

Start your morning right with the drip coffee maker.



Laura is a Superhost

Superhosts are experienced, highly rated Hosts.

Add dates for prices

CHECK-IN
Add dateCHECKOUT
Add dateGUESTS
1 guest

Check availability

[Report this listing](#)

Welcome to Storybook Cottage on Lake Maria Sanchez in Historic Lincolntown, a scenic 8-10 minute walk from the heart of Downtown St. Augustine. Enjoy this beautiful two story, 2 BR/ 1.5 BA newly renovated cottage complete w a spacious family room and kitchen. Relax and enjoy your morning coffee or evening cocktails from the comfort of the balcony or the property's cozy courtyard. Perfect f...

[Show more >](#)

Where you'll sleep



Bedroom 1

1 king bed



Bedroom 2

1 double bed

What this place offers

-  Courtyard view
-  Kitchen
-  Wifi
-  Free driveway parking on premises – 2 spaces
-  TV with standard cable
-  Free washer – In unit
-  AC - split type ductless system
-  Patio or balcony
-  Backyard
-  Luggage dropoff allowed

Show all 46 amenities

Select check-in date

Add your travel dates for exact pricing

March 2025							April 2025				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
						1			1	2	3
2	3	4	5	6	7	8	6	7	8	9	10
9	10	11	12	13	14	15	13	14	15	16	17
16	17	18	19	20	21	22	20	21	22	23	24
23	24	25	26	27	28	29	27	28	29	30	
30	31										

4.93

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5	4.9	5.0	5.0	5.0	4.9	4.9

**Alyssa**

4 years on Airbnb

★★★★★ · 5 days ago · Stayed with kids

Laura's place was perfect for my family while we had a quick stay in St Augustine. Very close to local historic places and restaurants. We enjoyed our stay!

**Barry**

Sebastian, Florida

★★★★★ · 1 week ago · Stayed a few nights

Easy walk to downtown and surrounding area. Very spacious and comfortable... would stay here again for sure ..

**Kevin**

Raymond, Maine

★★★★★ · 1 week ago · Stayed a few nights

Cozy, comfortable, and close describes this abode. The neighborhood is extremely quiet and the bed was very comfortable making for great sleep after exploring the town. Communication was excellent and we enjoyed our stay. Thank you to Mike and Laura for making their places available on Airbnb.

[Show more](#)**Lisa**

10 years on Airbnb

★★★☆☆ · 2 weeks ago · Stayed one night

I've stayed in dozens of great airbnbs over the years and this was just okay. It felt more like the owners were more focused on having this cottage as passive income on autopilot versus being cognizant of the basic guest experience. After a one night stay we were expected to strip both beds, start a load of laundry, empty all the trash, and take tras...

[Show more](#)**Patty**

Melbourne, Florida

★★★★★ · 2 weeks ago · Stayed one night

Laura's place was perfect for our short stay in St. Augustine. It was an easy walk away from the city center and very comfortable.

**Cheri**

Sarasota, Florida

★★★★★ · 2 weeks ago · Stayed a few nights

Such a nice place we walked to downtown district. Also had a boat with freedom boat club. Very quiet and cute! Loved it.

[Show all 413 reviews](#)

[Learn how reviews work](#)

Where you'll be

St. Augustine, Florida, United States

We verified that this listing's location is accurate. [Learn more](#)

Neighborhood highlights

Our home is located in the Historic Lincolnville neighborhood and it is situated on Lake Maria Sanchez. It has been documented that Ray Charles and Ella Fitzgerald both lived on our street at one time. It is an easy and scenic walk to the heart of downtown St. Augustine.

[Show more](#) >

Meet your host

413

Reviews

4.93★

Rating

6

Years hosting



Lives in St. Augustine, Florida

Hi I'm Laura. We recently moved to St. Augustine and I absolutely love it here. We love walking to downtown St Augustine and enjoying everything it has to offer, from the food to the shops to the live music scene. We try n...

[Show more >](#)

Laura is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts



Mike

Host details

Response rate: 100%

Responds within an hour

[Message host](#)



To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in: 3:00 PM - 11:00 PM

Checkout before 11:00 AM

5 guests maximum

[Show more >](#)

Safety & property

Nearby lake, river, other body of water

Carbon monoxide alarm

Smoke alarm

[Show more >](#)

Cancellation policy

[Add dates](#) >

[Airbnb](#) > [United States](#) > [Florida](#) > [St. Johns County](#) > [St. Augustine](#)

Explore other options in and around St. Augustine

- Saint Johns River

Vacation rentals
- Orlando

Vacation rentals
- Four Corners

Vacation rentals
- Kissimmee

Vacation rentals
- Central Florida

Vacation rentals
- Tampa

Vacation rentals
- Savannah

Vacation rentals
- Tampa Bay

Vacation rentals
- St Petersburg

Vacation rentals

Other types of stays on Airbnb

- St. Augustine vacation rentals

St. Augustine monthly stays
- Lake house vacation rentals in Florida

Family-friendly vacation rentals in St. Augustine
- Vacation rentals with outdoor seating in St. Augustine

Family-friendly vacation rentals in St. Johns County
- Guesthouse vacation rentals in St. Johns County

Vacation rentals with outdoor seating in St. Johns County
- Vacation rentals with outdoor seating in Florida

- Support
- Help Center
- AirCover
- Anti-discrimination
- Disability support

[Cancellation options](#)

[Report neighborhood concern](#)

Hosting

[Airbnb your home](#)

[AirCover for Hosts](#)

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[Airbnb.org emergency stays](#)

 [English \(US\)](#) \$ [USD](#)



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Storybook House

[Share](#) [Save](#)

Entire home in St. Augustine, Florida

8 guests · 3 bedrooms · 4 beds · 1.5 baths



Prices include all fees

Guest
favorite

4.95
★★★★★

78
[Reviews](#)



Hosted by Mike

Superhost · 6 years hosting



Top 5% of homes

This home is highly ranked based on ratings, reviews, and reliability.



1-min walk to the lake

This home is by Maria Sanchez Lake.



Dedicated workspace

A room with wifi that's well-suited for working.

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



Check availability



[Report this listing](#)

Relax and enjoy this tranquil getaway in the center of historic, downtown St. Augustine. Located on beautiful Lake Maria Sanchez, this home has perhaps the most unique architectural style in all of St. Augustine with magical touches at every turn, from the cathedral doors to the 3 separate and scenic balconies, to its cozy courtyard. Leave your car in the driveway, we are just a short, 8-10 minute walk...

[Show more >](#)

What this place offers

-  Lake view
-  Waterfront
-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free driveway parking on premises – 3 spaces
-  49 inch HDTV with premium cable
-  Free washer – In unit
-  Free dryer – In unit
-  Carbon monoxide alarm

Show all 61 amenities

Select check-in date

Add your travel dates for exact pricing

													
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa

March 2025							April 2025				
						1		1	2	3	
2	3	4	5	6	7	8	6	7	8	9	10
9	10	11	12	13	14	15	13	14	15	16	17

4.95

Guest favorite

This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5.0	5.0	5.0	5.0	5.0	5.0	4.9
						



Justine

Great Falls, Virginia

★★★★★ · 1 day ago · Stayed a few nights

Such a charming house, in such a beautiful location. The view of Lake Maria Sanchez was so pretty, and we enjoyed taking walks around it. Walking into historic St. Augustine is so easy from the house (15-20 min), and there's so much to do! ...

Show more



Brandon

Gainesville, Florida

★★★★★ · 5 days ago · Stayed one night

Excellent house. Perfectly within walking distance to downtown. The backyard overlooking the water was beautiful. The house was so big on the inside. Fun construction and decor. Overall an amazing stay

Show more

**Amanda & Michael**

Orlando, Florida

★★★★☆ · 6 days ago · Stayed a few nights

The house is on a beautiful lake setting and has a unique feel. The house is also very spacious. What we did not expect was the musty (mildew) smell the house had. There were air purifiers in every bedroom and lots of scented air fresheners around the house. We also had a few issues during our stay. We informed the owners and they apologized.

[Show more](#)**Nick**

Buffalo, New York

★★★★★ · February 2025 · Stayed a few nights

Great spot right on the water and close enough to the downtown area of Saint Augustine. Either a short ~12-15 minute walk or Uber and you're there. The property was beautiful and well kept. Would stay again

[Show more](#)**Athena**

Tampa, Florida

★★★★★ · February 2025 · Group trip

This place is even more beautiful than the photos. It's a really cute walk to historical downtown. Everything is well stocked. It was a great stay, and I'll be looking at it again for our future visits.

[Show more](#)**Madison**

Tampa, Florida

★★★★★ · January 2025 · Group trip

Loved this airbnb! Less than a 10 minute drive from downtown, very quiet, and extremely spacious.

[Show all 78 reviews](#)[Learn how reviews work](#)

Where you'll be

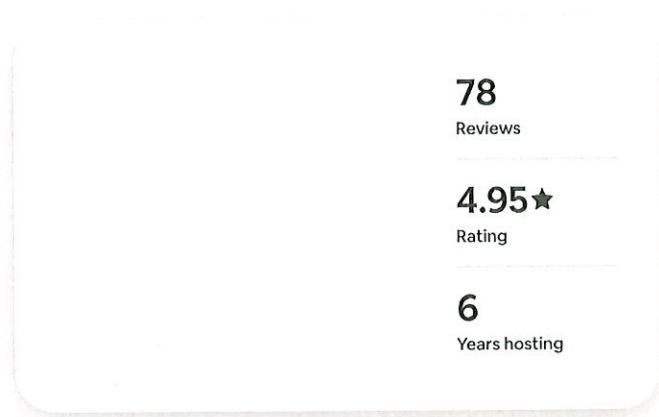
St. Augustine, Florida, United States

Neighborhood highlights

Lincolnville is an old, historic neighborhood adjacent to downtown St Augustine. One of our favorite things about Lincolnville is that our walks or rides through town never seem the same. You never get bored because the architecture is just so different from house to house. We are always discovering something new.

[Show more](#) >

Meet your host



 Lives in St. Augustine, Florida

Husband and father

[Show more](#) >

Mike is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts



Laura

Host details

Response rate: 100%
Responds within an hour

Message host

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

- Check-in after 4:00 PM
- Checkout before 11:00 AM
- 8 guests maximum

Show more >

Safety & property

- No carbon monoxide alarm
- Nearby lake, river, other body of water
- Smoke alarm

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > St. Johns County > St. Augustine

Explore other options in and around St. Augustine

Saint Johns River Vacation rentals	Orlando Vacation rentals
Four Corners Vacation rentals	Kissimmee Vacation rentals

Central Florida
Vacation rentals

Savannah
Vacation rentals

St Petersburg
Vacation rentals

Tampa
Vacation rentals

Tampa Bay
Vacation rentals

Other types of stays on Airbnb

St. Augustine vacation rentals

Waterfront vacation rentals in St. Augustine

Fitness-friendly vacation rentals in St. Augustine

Vacation rentals with outdoor seating in St. Augustine

Family-friendly vacation rentals in St. Johns County

St. Augustine monthly stays

Vacation rentals with lake access in St. Augustine

Family-friendly vacation rentals in St. Augustine

House vacation rentals in St. Johns County

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

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Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1120100000
Location Address	6 BLANCHE LN SAINT AUGUSTINE 32084-0000
Neighborhood	Dancy Tract (SF) (487)
Tax Description*	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Altavilla Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.150
Homestead	N

Skip to main content



St. Johns County, FL

Owner Information

Owner Name	Roots Construction Group LLC 100%
Mailing Address	505 WILSON RD HASTINGS, FL 32145-0000

Map





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2023-0208

IN THE MATTER OF:

**Roots Construction LLC
Largay, Joseph Jr
6 Blanche Ln, Saint 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 3- Unlawful conditions.

VIOLATION SITE: **6 Blanche Ln, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION: **5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)**
PARCEL NUMBER: **1120100000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON MARCH 5, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on March 5, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative ✓ was / was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on January 05, 2023:

Unlawfully depositing, keeping, and maintaining the unsheltered storage of any junk or refuse, including materials or similar object; household goods; inoperable machinery; stripped, junked, inoperable or unlicensed motor vehicles or boats within the corporate limits of the city.

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

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

4. On April 9, 2024, the case was found to remain in violation and was issued an **"Order Finding Remaining Violation"** which allowed the respondent (30) days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance. On June 5, 2024, the Special Magistrate heard the testimony and issued an order stating **"The violation remains and the fine is set to \$250.00 per day if compliance is met within 10 days of the date of the order"**. On February 5, 2025, the Special Magistrate tabled the case until March.

5. On February 22, 2024, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for March 5, 2025.

6. On March 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

"You are hereby informed that you / your property has been found to be:"

- a. ☐ In Compliance.
- b. ☒ Not In Compliance.
- c. ☐ An Irreparable / Irreversible Violation.

FINES PER VIOLATION

First Violation, Fine shall not exceed \$250.00 per day FSS 162.09 (2)(a)

Repeat Violation, Fine shall not exceed \$500 per day FSS 162.09(2)(a)

- a. ☐ You became compliant as of _____.
- b. ☐ The violation remains as of _____ and the fine is set to \$_____ per day until compliance is met.
- c. ☐ The violation remains for _____ days after the compliance period ended and the fine is set to \$_____ per day for a total amount of \$_____.
- d. ☒ Other: Fine is assessed at \$50,000 for noncompliance.

Irreparable / Irreversible Violation, Fine not to exceed \$5,000.00 per violation...FSS 162.09(2)(a)

- e. ☐ and the Fine is set at \$_____.

7. RESPONDENT IS HEREBY has thirty (30) days from the date of the order to pay the fine in full.

8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new hearing, at which time the Special Magistrate 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 5TH OF MARCH, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

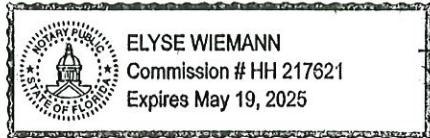


Gretchen R. H. Vose Esq, Special Magistrate
City of St. Augustine

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, Gretchen R. H. Vose Esq, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of March, A.D., 2025



Elyse Wiemann
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

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

Application Fee 9 100
Receipt No. 3092755

BDAC No. _____
Meeting Date _____
Deadline Date _____

PLEASE PRINT OR TYPE

1. ACTION REQUESTED:

☐ Floodplain Variance ☐ Appeal of Staff Determination ☒ Application for Reduction of Fines or Fees

2. NAME OF APPLICANT JOSEPH LARGAY Daytime Telephone 904 921 5573

Address 7 BLANCHE LN City ST AUG State FL Zip 32084

3. NAME OF PROPERTY OWNER ROOTS CONSTRUCTION GROUP Telephone _____

Address _____ City _____ State _____ Zip _____

4. PROJECT STREET ADDRESS PCE 2023 - 0208 : 6 Blanche Lane

5. TYPE OF CONSTRUCTION Existing _____ Proposed _____

6. BUILDING USE Existing _____ Proposed _____

7. REASON FOR ACTION REQUESTED:

Justification:

First reduction back of help due to
financial hardship

Hardship:

owner
Emergency surgery no drivers license

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.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF PROPERTY OWNER

DATE

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 03/06/25 CUSTOMER#:
TIME: 11:11:21
CLERK: 1596pcou

RECPT#: 3092755 PREV BAL: 100.00
TP/YR: P/2025 AMT PAID: 100.00
BILL: 3092755 ADJSTMNT: .00
EFF DT: 03/06/25 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 100.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

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

PAID BY: CE2023-0208 Fines
PAYMENT METH: CREDIT CARD
PAYMENT REF: 9812

TOT PREV BAL DUE: 100.00
TOT BAL DUE NOW : .00
VA

C. Blanche
Application for
Reduction Hearing

City of St Augustine
Planning & Building Dept.
75 King St
St Augustine, FL 32084
904-825-1065

PLANNING AND BUILDING

Date: 03/06/2025 11:07:59 AM

CREDIT CARD SALE

VISA
CARD NUMBER: *****9812 K

TOTAL AMOUNT: \$100.00

APPROVAL CD: 419997
RECORD #: 000
CLERK ID: SClayton
CUST CODE: CE2023-0208 Fines

Customer Copy



CITY OF
ST. AUGUSTINE
EST. 1565

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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING FOR FINE REDUCTION**

March 18, 2025

IN THE MATTER OF: Owner(s): Roots Construction Group LLC
 Agent(s): Largay, Joseph Jr
 Address: 6 Blanche Ln, Saint Augustine, FL, 32084
 Case #: CE2023-0208

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

Code Section: Chapter 19, Section 3, Property Littered With Junk/Debris

SITE OF VIOLATION: 6 Blanche Ln, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)
PARCEL NUMBER: 1120100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Reduction Hearing** regarding your case on Wednesday April 2, 2025, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate 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 Special Magistrate. 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 Special Magistrate.

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5075 28, 9489 0090 0027 6577 5075 35

cc: David Birchim, City Manager

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.

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Skip to main content

Sales Questionnaire

2024 TRIM Notice
St. Johns County, FL

2024 TRIM Notice (PDF)

Summary

Parcel ID	1585730110
Location	PELICAN REEF DR
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 11 & S 17.56 FT OF LOT 12 OR5457/1619 & 5788/1409(Q/C)
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.530
Homestead	N



Owner Information

Owner Name	Hutchinson Michael W 100%
Mailing Address	205 PARTRIDGE CIR LEESBURG, GA 31763-0000



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0464

IN THE MATTER OF:

Hutchinson Michael W

204 Pelican Reef Dr, Saint Augustine, FL, 32080

(Hereinafter referred to as Respondent)

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

City Code, Chapter 25, Section(s) 28 & 56, - Tree removal and replacement.

VIOLATION SITE: **204 Pelican Reef Dr, Saint Augustine, FL, 32080**

LEGAL DESCRIPTION: **111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 11 & S
17.56 FT OF LOT 12 OR5457/1619 & 5788/1409(Q/C)**

PARCEL NUMBER: **1585730110**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 5, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on February 5, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative _____ was / X was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on May 16, 2024:

All trees were removed from the property without approved permit.

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

City Code, Chapter 25, Section(s) 28 & 56- Tree removal and replacement.

4. On December 05, 2024, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On November 23, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 5, 2025.

6. On February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

"You are hereby informed that you / your property has been found to be:"

- a. ☒ In Violation.
- b. ☐ A Repeat Violation.
- c. ☐ An Irreparable / Irreversible Violation.

AND

- a. ☐ You are in Compliance, at the time of this hearing.
- b. ☐ No fine will be assigned and the case will be closed.
- c. ☒ Other: **In addition to the fines assessed below, the respondent must plant 30 Red Cedars and 2 Oak trees on the site. If there is not enough space for this amount of trees, respondent must pay for the remainder of the trees not planted into the tree mitigation fund.**

First Violation, Fine shall not exceed \$250.00 a day...FSS 162.09(2)(a)

- a. ☐ You have days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.
- b. ☐ You were in violation for days, found to be compliant at this time, and the fine is set at \$.

Repeat Violation, Fine shall not exceed \$500.00 a day...FSS 162.09(2)(a)

- a. ☐ A fine of up to \$ Will be imposed for each day the violation continues.
- b. ☐ You were in violation for days, found to be compliant at this time, and the fine is set at \$.

Irreparable / Irreversible Violation, Fine not to exceed \$5,000.00 per violation...FSS 162.09(2)(a)

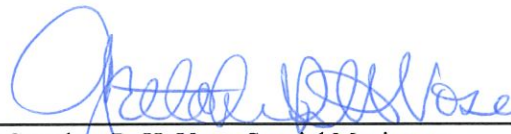
- a. ☒ and the Fine is set at \$**1,500** per violation totaling to \$**22,500**. **For the 15 Southern Red Cedar trees removed.**
- b. ☒ and the fine is set at \$**1,000** per violation totaling to \$**2,000** for the **2 Oak Trees removed.**

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 4/2/25 at 9:00 A.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 hearing, at which time the Special Magistrate 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 5TH OF *February*, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

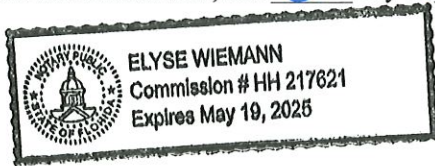


Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

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, Gretchen R. H. Vose, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of February, A.D., 2025



Elyse Wiemann
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

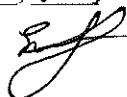
BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

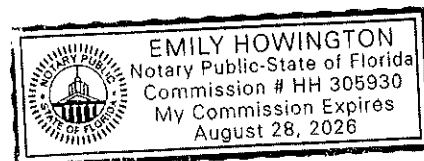
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Hutchinson, Michael, 204 Pelican Reef Dr, St. Augustine, FL 32080, 9489 0090 0027 6577 5103 44

Hutchinson, Michael, 205 Partridge Cir, Leesburg, GA 31763, 9489 0090 0027 6577 5103 51

on this 10 day of February, 2025






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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING FOR IMPOSING A LIEN**

March 18, 2025

IN THE MATTER OF: Owner(s): Hutchinson Michael W

Address: 204 Pelican Reef Dr, Saint Augustine, FL, 32080

Case #: CE2024-0464

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

Code Section: Chapter 25, Section(s) 28 & 56- Tree removal and replacement.

SITE OF VIOLATION: 204 Pelican Reef Dr, Saint Augustine, FL, 32080

LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 11 & S
17.56 FT OF LOT 12 OR5457/1619 & 5788/1409(Q/C)

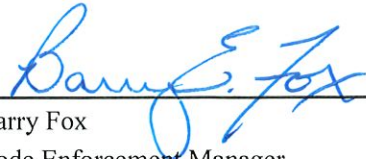
PARCEL NUMBER: 1585730110

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing A Lien Hearing** regarding your case on Wednesday April 2, 2025, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate 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 Special Magistrate. 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 Special Magistrate.

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5075 04, 9489 0090 0027 6577 5075 11

cc: David Birchim, City Manager

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1202800000
Location	30 S LEONARDI ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR167/238 & 4576/1056(L/A) & 4685/15(H/R) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Hernandez Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N



Owner Information

Owner Name	Prevatt Rosa Jane Et AL 16.66%
	Peterson R L 16.66%
	Peterson David 16.66%
	Rohrer Gloria Jean 16.66%
	Peterson Dee Ann 5.55%
	Harvey Lori 5.55%
	Peterson Lee 5.55%
	Peterson Todd 5.55%
	Petereson-Golde Amy 5.55%
	Enos Shawna 5.55%
Mailing Address	30 S LEONARDI ST SAINT AUGUSTINE, FL 32084-0484



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0600

IN THE MATTER OF:

Prevatt Rosa Jane Et AL
Peterson R L
Peterson David
Rohrer Gloria Jean
Peterson Dee Ann
Harvey Lori
Peterson Lee
Peterson Todd
Petereson-Golde Amy
Enos Shawna

30 S LEONARDI ST, Saint 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 3, Sec. 19-3. - Unlawful conditions.

VIOLATION SITE: **30 S LEONARDI ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT
OR167/238 & 4576/1056(L/A) & 4685/15(H/R)**

PARCEL NUMBER: **1202800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 5, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on February 5, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative _____ was / ☒X___ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on December 02, 2024:

Property littered with junk/debris.

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

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

4. On December 3, 2024, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On January 6, 2025, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 5, 2025.

6. **On February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

"You are hereby informed that you / your property has been found to be:"

- a. ☒ In Violation.
- b. ☒ A Repeat Violation.
- c. ☐ An Irreparable / Irreversible Violation.

AND

- a. ☐ You are in Compliance, at the time of this hearing.
- b. ☐ No fine will be assigned and the case will be closed.
- c. ☒ Other: **Respondent fined \$500 a day beginning 12/3/24 as described below. If the fine reaches a total of \$50, 000, the case/respondent should be brought back for a separate case.**

First Violation, Fine shall not exceed \$250.00 a day...FSS 162.09(2)(a)

- a. ☐ You have days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.
- b. ☐ You were in violation for days, found to be compliant at this time, and the fine is set at \$.

Repeat Violation, Fine shall not exceed \$500.00 a day...FSS 162.09(2)(a)

- a. ☒ A fine of up to \$500 Will be imposed for each day the violation continues. **This fine begins 12/3/24, the date of the violation, and will continue until compliance is reached or fines total \$50,000.**
- b. ☐ You were in violation for days, found to be compliant at this time, and the fine is set at \$.

Irreparable / Irreversible Violation, Fine not to exceed \$5,000.00 per violation...FSS 162.09(2)(a)

- a. ☐ and the Fine is set at \$ per violation totaling to \$

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 5/7/25 at 9:00 A.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 hearing, at which time the Special Magistrate 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 5TH OF FEBRUARY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

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, Gretchen R. H. Vose who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of February A.D., 2025



Elyse Wiemann
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Prevatt Rosa Jane Et AL , 30 S LEONARDI ST SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5101 08

Peterson R L , 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5101 15

Peterson David 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5101 22

Rohrer Gloria Jean , 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5101 39

Peterson Dee Ann, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5101 46

Harvey Lori 30 S LEONARDI ST SAINT AUGUSTINE, FL 3208, 9489 0090 0027 6577 5101 53

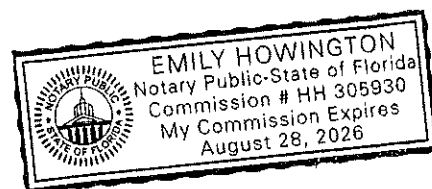
Peterson Lee 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5101 60

Peterson Todd , 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5101 77

Petereson-Golde Amy 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5101 84

Enos Shawna , 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6577 5101 91

on this 11 day of February, 2025



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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING FOR IMPOSING A LIEN**

March 17, 2025

IN THE MATTER OF: Owner(s): Prevatt Rosa Jane Et AL
 Peterson R L
 Peterson David
 Rohrer Gloria Jean
 Peterson Dee Ann
 Harvey Lori
 Peterson Lee
 Peterson Todd
 Petereson-Golde Amy
 Enos Shawna

Address: 30 S LEONARDI ST, Saint Augustine, FL, 32084

Case #: CE2024-0600

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

Code Section: Chapter 19, Section 3, Sec. 19-3. - Unlawful conditions.

SITE OF VIOLATION: 30 S LEONARDI ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT
 OR167/238 & 4576/1056(L/A) & 4685/15(H/R)
PARCEL NUMBER: 1202800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing a Lien Hearing** regarding your case on **Wednesday, April 2, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate 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 Special Magistrate. 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 Special Magistrate.

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5076 34, 9489 0090 0027 6577 5076 41, 9489 0090 0027 6577 5076 58,
9489 0090 0027 6577 5076 65, 9489 0090 0027 6577 5076 72, 9489 0090 0027 6577 5076 89,
9489 0090 0027 6577 5076 96, 9489 0090 0027 6577 5077 02, 9489 0090 0027 6577 5077 19,
cc: David Birchim, City Manager 9489 0090 0027 6577 5077 26

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.

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1582300000
Location Address	38 WHITE ST E
	SAINT AUGUSTINE 32080-0000
Neighborhood	Carvers (713)
Tax Description*	3-58 KILLINGSWORTH SUB OF BLK 9 CARVERS SUB ANASTASIA
Skip to main content	LOT 7 OR4384/1791
	*The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Killingsworth Subdivision, Mrs B.
Sec. 191/192 Rng	38-7-10
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.090
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

St. Johns County, FL

No Image Available

Owner Information

Owner Name	Valerie Lee Properties LLC 100%
Mailing Address	24 W CASTILLO DR
	SAINT AUGUSTINE, FL 32084-0000



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER ASSIGNING A FINE

CASE NUMBER: CE2022-0217

IN THE MATTER OF:

**Valerie Lee Properties LLC
Lee, Valerie
38 White St E, Saint Augustine, Florida, 32080**

(Hereinafter referred to as Respondent)

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

City Code, Chapter 8, Section 608, Permits required.

VIOLATION SITE: **38 White St E, Saint Augustine, Florida, 32080**
LEGAL DESCRIPTION: **3-58 KILLINGSWORTH SUB OF BLK 9 CARVERS SUB ANASTASIA LOT 7
OR4384/1791**
PARCEL NUMBER: **1582300000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON FEBRUARY 5, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on February 5, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative X was / was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on May 27, 2022:

**An external staircase and a second floor deck was under construction without
obtaining approved permits.**

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

**City Code, Chapter 8, Section 608
Permits required.**

4. On September 13, 2022, the case was found in violation and was issued an **"O rder Finding Violation"** which allowed the respondent **(90)** days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On January 2, 2025, the Planning and B uilding Department sent the respondent, via certified mail, an **"O fficial Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 5, 2025.

6. **O n February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

"You are hereby informed that you / your property has been found to be:"

- a. X In Compliance.
- b. Not In Compliance.
- c. An Irreparable / Irreversible Violation.

FINES PER VIOLATION

First Violation, Fine shall not exceed \$250.00 per day FSS 162.09 (2)(a)

Repeat Violation, Fine shall not exceed \$500 per day FSS 162.09(2)(a)

- a. X You became compliant as of 2/29/24 .
- b. The violation remains as of and the fine is set to \$ per day until compliance is met.
- c. The violation remains for days after the compliance period ended and the fine is set to \$ per day for a total amount of \$.
- d. X Other: **Respondent is fined \$50 a day for the 41 days of noncompliance for a total of \$2,050.**

Irreparable / Irreversible Violation, Fine not to exceed \$5,000.00 per violation...FSS 162.09(2)(a)

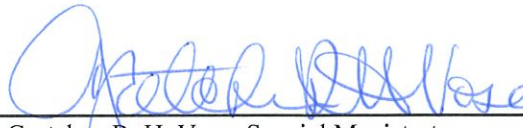
- e. and the Fine is set at \$.

7. RESPONDENT IS HEREBY has thirty (30) days from the date of the order to pay the fine in full.

8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new hearing, at which time the Special Magistrate 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 5TH OF FEBRUARY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

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, Gretchen R. H. Vose, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of February, A.D., 2025



Elyse Wiemann
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

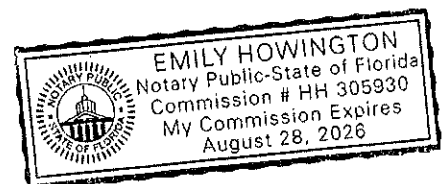
Valerie Lee Properties LLC, 24 W CASTILLO DR, SAINT AUGUSTINE, FL 32084

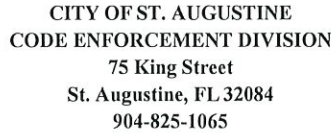
9489 0090 0027 6577 5100 85

Valerie Lee Properties LLC, 38 White St E, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5100 92

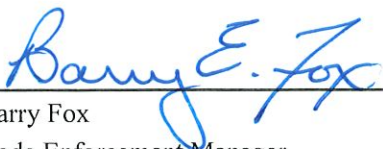
on this 11 day of February, 2025
ELL





In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5077 33, 9489 0090 0027 6577 5077 40, 9489 0090 0027 6577 5077 57

cc: David Birchim, City Manager

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.

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 03/21/25 CUSTOMER#:
TIME: 10:29:38
CLERK: 1596pcou

RECPT#: 3105490 PREV BAL: 2050.00
TP/YR: P/2025 AMT PAID: 2050.00
BILL: 3105490 ADJSTMNT: .00
EFF DT: 03/21/25 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 2050.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 2050.00
AMT APPLIED: 2050.00
CHANGE: .00

PAID BY: 38 white FINES
PAYMENT METH: CREDIT CARD
PAYMENT REF: 4422

TOT PREV BAL DUE: 2050.00
TOT BAL DUE NOW : .00
VA

City of St Augustine
Planning & Building Dept.
75 King St
St Augustine, FL 32084
904-825-1065

PLANNING AND BUILDING

Date: 03/21/2025 10:28:36 AM

CREDIT CARD SALE

VISA
CARD NUMBER: *****4422 K

TOTAL AMOUNT: \$2,050.00

APPROVAL CD: 232204
RECORD #: 000
CLERK ID: SClayton
CUST CODE: 38white FINES

Customer Copy

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Skip to main content

Sales Questionnaire

2024 TRIM Notice
St. Johns County, FL

2024 TRIM Notice (PDF)

Summary

Parcel ID	1606800000
Location Address	14 FANCHER CT SAINT AUGUSTINE 32080-0000
Neighborhood	Highland Manor (635)
Tax Description*	8-9 HIGHLAND MANOR LOT 14 OR6090/902 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Highland Manor Unit #1
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.200
Homestead	N



Owner Information

Owner Name	Roberts Marc H 100%
Mailing Address	3419 RIDGEWOOD RD NW ATLANTA, GA 30327-0000

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

**ORDER
IMPOSING LIEN
CEAAB CASE NO. 2023-0290**

Public Records of St. Johns County, FL
Clerk number: 2023065774
BK: 5811 PG: 1937
8/18/2023 2:17 PM
Recording \$18.50

IN THE MATTER OF:

**Holistic Investments LLC
C/O Brian Scrone
14 Fancher Court
St. Augustine, FL 32080**
(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- Removal of a tree without permit.

ORDER

THIS MATTER originally came before the Board for public hearing on **August 8, 2023**, after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by a time certain, as more specifically set forth in that order. On **June 13, 2023** the Board issued an **"Order Imposing Fine"** which allowed the Respondent **thirty (30)** days to correct the violation by **replacing the tree removed and paying the \$2,500 fine.**

Based on the evidence and testimony presented at the **August 8, 2023** hearing, the Board finds that the required corrective action **has not** been taken as ordered which constitutes non-compliance with the City Code, Chapter 25, Section 25-56.

The Board's previous order set forth a compliance date of **July 13, 2023**, and a fine of \$2,500. The Board acknowledged that as of July 13, 2023 the fine had not been paid. On **August 8, 2023**, the Board ordered the fine would be imposed in the form of a lien.

IT IS HEREBY ORDERED that the above described fine in the amount of \$2,500 is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

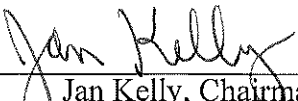
Violation Site: 14 Fancher Court, St. Augustine, FL 32080

Legal Description: 8-9 HIGHLAND MANOR LOT 14 OR5640/812

Parcel Number: 160680 0000

THIS ORDER SHALL 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. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

DONE AND ORDERED THIS 8TH DAY OF AUGUST, 2023. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 14 day of August, A.D., 2023.





Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 02/04/25 CUSTOMER#:
TIME: 11:51:05
CLERK: 1596pcou

RECPT#: 3071940 PREV BAL: 2500.00
TP/YR: P/2025 AMT PAID: 2500.00
BILL: 3071940 ADJSTMNT: .00
EFF DT: 02/04/25 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 2500.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 2500.00
AMT APPLIED: 2500.00
CHANGE: .00

PAID BY: SUNSHINE TITLE COMPA
PAYMENT METH: CHECK
PAYMENT REF:

TOT PREV BAL DUE: 2500.00
TOT BAL DUE NOW : .00
VA

Sunshine Title Corporation

**** REAL ESTATE CLOSING ****

90

Borrower: Marc H. Roberts

Seller: Brian Scrone and Constanze Scrone

Lender: Hometown Equity Mortgage, LLC dba theLender

110100002658

Property: 14 Francher Court/Anastasia Island

Settlement Date: January 28, 2025

Closer/Responsible Party: Dawn Gonzales

Disbursement Date: January 29, 2025

Check Amount: \$2,500.00

STC-25-00004/37

Pay To: City of St. Augustine

For: Payoff Code Enforcement Lien

Payoff Code Enforcement Lien (H.09) \$2,500.00

Sunshine Title Corporation

Escrow Account

4887 Belfort Rd, Ste 105

Jacksonville, FL 32256

(904)732-9394

Capital Bank NA
Maryland

90

STC-25-00004

Payoff Code Enforcement Lien

DATE

01/29/2025

AMOUNT

\$2,500.00

PAY --Two Thousand Five Hundred and 00/100 ----- Dollars

VOID AFTER 180 DAYS

TO
THE
ORDER
OFCity of St. Augustine
P.O. Box 210
Saint Augustine, FL 32085SECURED
SECURITY
SECURED
SECURITY

⑈90⑈ ⑆055003340⑆

210001503⑈

Sunshine Title Corporation

4887 Belfort Road, Suite 105

Jacksonville, Florida 32256

Phone: (904) 732-9394

Fax: (904) 732-9399

January 29, 2025

City of St. Augustine
attn: Sandra Partin
P. O. Box 210
St. Augustine, FL 32085

Dear Sandra:

Enclosed is our Check No. 90 in the amount of \$2,500.00 Representing a release of the enclosed Code Enforcement Lien. Please forward the following to our office at your earliest convenience:

Full Executed Release of Lien

If you have any questions or if we may be of service, please do not hesitate to contact our office.

Sincerely,
Sunshine Title Corporation
Dawn Gonzales
Escrow Officer



CITY OF
ST AUGUSTINE
EST. 1565

January 3, 2025

Dawn Gonzales
Sunshine Title
4887 Belfort Road, Suite 105
Jacksonville, FL 32256

RE: 14 Fancher Court, St. Augustine, FL 32080 / PID# 160680-0000

Dear Ms. Gonzales,

This letter is written in response to a request from your office for verification of payoff amount relating to Code Enforcement Fines/Liens associated with the above-referenced property, and more specific relating to CEAAB Case Number 2023-0290.

On August 18, 2023, an Order Imposing Lien in the amount of \$2,500.00 was recorded with the St Johns County Clerk of Courts, Official Record, Book 5811, Page 1937.

This serves as a statement of payoff for \$ 2,500.00 and is valid for thirty (30) days from the date of this letter. Once the lien has been satisfied, city staff will present the case to the City Commission for a Release of Lien, which will then be filed with the St Johns County Clerk of Courts.

Please make check payable to the City of St. Augustine, and mail to the following address:
P. O. Box 210, St. Augustine, FL 32085, Attn: Sandra Partin, Admin/Planning & Building Dept.

Please note that the information contained herein does not constitute a title search and should not be relied upon as such.

Respectfully,

Sandra Partin

Sandra Partin
Administrative Coordinator
Planning and Building Department

Dawn Gonzales

From: Sandy Partin <spartin@citystaug.com>
Sent: Friday, January 3, 2025 1:03 PM
To: Dawn Gonzales
Subject: 14 Fancher Court
Attachments: Lien Payoff Letter.docx; 14 Fancher Lien.pdf

Ms. Gonzales,

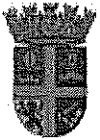
As per your request, please find attached lien payoff statement letter for the subject property. I have included a copy of the recorded order imposing lien as well.

Thank you.

Sandra Partin

Administrative Coordinator

E: spartin@citystaug.com | M: 904.825.1065 | W: www.CityStAug.com



City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085

CITY OF
ST AUGUSTINE
EST. 1565



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.

Instr #2023065774 BK: 5811 PG: 1937, Filed & Recorded: 8/18/2023 2:17 PM #Pgs:2

Brandon J. Patty, Clerk of the Circuit Court and Comptroller St. Johns County FL Recording \$18.50

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

**ORDER
IMPOSING LIEN
CEAAB CASE NO. 2023-0290**

IN THE MATTER OF:

**Holistic Investments LLC
C/O Brian Scrone
14 Fancher Court
St. Augustine, FL 32080
(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- Removal of a tree without permit.**ORDER**

THIS MATTER originally came before the Board for public hearing on **August 8, 2023**, after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by a time certain, as more specifically set forth in that order. On **June 13, 2023** the Board issued an **"Order Imposing Fine"** which allowed the Respondent **thirty (30)** days to correct the violation by **replacing the tree removed and paying the \$2,500 fine.**

Based on the evidence and testimony presented at the **August 8, 2023** hearing, the Board finds that the required corrective action **has not** been taken as ordered which constitutes non-compliance with the City Code, Chapter 25, Section 25-56.

The Board's previous order set forth a compliance date of **July 13, 2023**, and a fine of \$2,500. The Board acknowledged that as of July 13, 2023 the fine had not been paid. On **August 8, 2023**, the Board ordered the fine would be imposed in the form of a lien.

IT IS HEREBY ORDERED that the above described fine in the amount of \$2,500 is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

Violation Site: 14 Fancher Court, St. Augustine, FL 32080
Legal Description: 8-9 HIGHLAND MANOR LOT 14 OR5640/812
Parcel Number: 160680 0000

Sandy - 904-825-1065 #0
Porter

BK: 5811 PG: 1938

14 Fancher Court
CEAAB Case No. 2023-0290

THIS ORDER SHALL 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. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

DONE AND ORDERED THIS 8TH DAY OF AUGUST, 2023. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

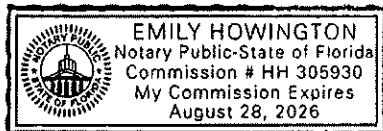


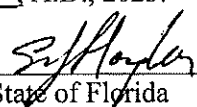
Jan Kelly, Chairman
Code Enforcement, Adjustments & Appeals Board

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 14 day of August, A.D., 2023.




Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1084500000

56 SPRING ST
SAINT AUGUSTINE 32084-0000

Ravenswood (0800) (485.02)

RAVENSWOOD SUB LOTS 1 & 2 BLK 22 DB48/90 &2340/729(P/R) &3328/1008(Q/C) & 3429/763
**The Description above is not to be used on legal documents.*

Multi-Family (Less than 10 Units) (0800)

Ravenswood Subdivision

41-7-29

City of St Augustine (District 452)

18.72

0.360

Y



Owner Information

Owner Name

Mailing Address

Van Family Irrevocable Trust D:04/15/11 100%
Van Johnnie Mae 0%
[Van Edwin H Trustee](#) 0%

56 SPRING ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Disabled		\$5,000
Homestead		\$39,080



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0455

IN THE MATTER OF:

IRREVOCABLE VAN FAMILY TRUST
Mrya Van Moore
VAN EDWIN H TRUSTEE
56B SPRING ST, Saint Augustine, 32084
(Hereinafter referred to as Respondent)

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

City Code, Chapter 8, Section 608, Permits required.

VIOLATION SITE: **56B SPRING ST, Saint Augustine, 32084**
LEGAL DESCRIPTION: **RAVENSWOOD SUB LOTS 3 & 4 BLK 22 DB48/90 & OR2340/729(P/R)
&3328/1009(Q/C) & 3429/763**
PARCEL NUMBER: **1084500000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON FEBRUARY 5, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on February 5, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative ___X___ was / _____ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on July 06, 2024:

Remodeling work being performed inside residence without obtaining proper permits.

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

City Code, Chapter 8, Section 608
Permits required.

4. On October 07, 2024, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On January 6, 2025, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 5, 2025.

6. On February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

"You are hereby informed that you / your property has been found to be:"

- a. ☒ In Violation.
- b. ☐ A Repeat Violation.
- c. ☐ An Irreparable / Irreversible Violation.

AND

- a. ☐ You are in Compliance, at the time of this hearing.
- b. ☐ No fine will be assigned and the case will be closed.
- c. ☒ Other: Respondent has 10 days to get a permit or a fine will be assessed daily as described below.

First Violation, Fine shall not exceed \$250.00 a day...FSS 162.09(2)(a)

- a. ☒ You have 10 days (**2/15/25**) to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.
- b. ☐ You were in violation for days, found to be compliant at this time, and the fine is set at \$.

Repeat Violation, Fine shall not exceed \$500.00 a day...FSS 162.09(2)(a)

- a. ☐ A fine of up to \$ Will be imposed for each day the violation continues.
- b. ☐ You were in violation for days, found to be compliant at this time, and the fine is set at \$.

Irreparable / Irreversible Violation, Fine not to exceed \$5,000.00 per violation...FSS 162.09(2)(a)

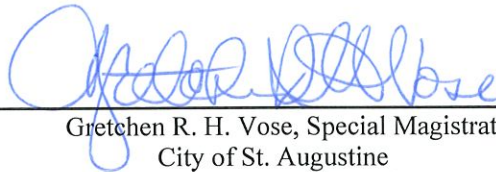
- a. ☐ and the Fine is set at \$ per violation totaling to \$

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 3/5/25 at 9:00 A.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 hearing, at which time the Special Magistrate 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 5TH OF FEBRUARY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

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, Gretchen R. H. Vose, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of February A.D., 2025



Elyse Wiemann
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

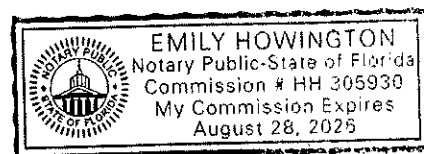
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Van Family Irrevocable Trust

Van, Johnnie Mae, 56B Spring St, St. Augustine, FL 32084
9489 0090 0027 6577 5103 68

Van, Edwin, 56B Spring St, St. Augustine, FL 32084
9489 0090 0027 6577 5103 75

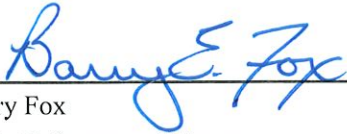
on this 10 day of February, 2025
[Signature]





In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5076 10, 9489 0090 0027 6577 5076 27

cc: David Birchim, City Manager

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.

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

Sales Questionnaire Form

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

Skip to main content

Sales Questionnaire

2024 TRIM Notice
St. Johns County, FL

2024 TRIM Notice (PDF)

Summary

Parcel ID	1249100000
Location Address	80 ANDERSON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Madore-Columbus Street (SF & MH) (2510)
Tax Description*	E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Huertas Grant, East 1/2
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.190
Homestead	N



Owner Information

Owner Name	Rer Pro Invest LLC 100%
Mailing Address	12769 AGATITE RD JACKSONVILLE, FL 32258-0000

AFFIDAVIT OF COMPLIANCE

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

Rer Pro Invest LLC
80 Anderson St
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0550

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated December 4, 2024, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) 8-608, Permits req'd as of January 16, 2025.

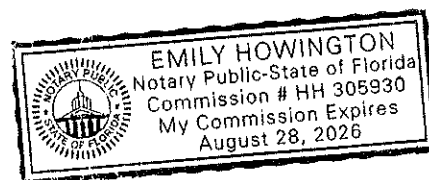
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF January, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2024-0550

IN THE MATTER OF:

Rer Pro Invest LLC
ESTEVA RUANO, ROXANA
80 ANDERSON ST, Saint 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 8, Section 608, Permit required.

VIOLATION SITE: 80 ANDERSON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6
OR5988/75
PARCEL NUMBER: 1249100000

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 5, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on February 5, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative _____ was / ☒ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on October 01, 2024:

Renovation work, including but not limited to: electrical, plumbing and exterior decking, completed without a valid building permit.

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

**City Code, Chapter 8, Section 608
Permit required.**

4. On December 4, 2024, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent (10) days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On January 3, 2025, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 5, 2025.

6. On February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

"You are hereby informed that you / your property has been found to be:"

- a. ☐ In Compliance.
- b. ☒ Not In Compliance.
- c. ☐ An Irreparable / Irreversible Violation.

FINES PER VIOLATION

First Violation, Fine shall not exceed \$250.00 per day FSS 162.09 (2)(a)

Repeat Violation, Fine shall not exceed \$500 per day FSS 162.09(2)(a)

- a. ☐ You became compliant as of _____.
- b. ☒ The violation remains as of 12/15/24 and the fine is set to \$ 250 per day until compliance is met.
- c. ☐ The violation remains for _____ days after the compliance period ended and the fine is set to \$ _____ per day for a total amount of \$ _____.
- d. ☐ Other: _____

Irreparable / Irreversible Violation, Fine not to exceed \$5,000.00 per violation...FSS 162.09(2)(a)

- e. ☐ and the Fine is set at \$ _____.

7. RESPONDENT IS HEREBY has thirty (30) days from the date of the order to pay the fine in full.

8. In the event of a future violation of this **"Order Finding Violation,"** Respondent shall again be notified of a new hearing, at which time the Special Magistrate 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 5TH OF FEBRUARY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

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, Gretchen R. H. Vose, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of February, A.D., 2025.



Elyse Wiemann
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Rer Pro Invest LLC, 12769 AGATITE RD JACKSONVILLE, FL 32258

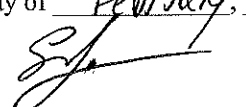
9489 0090 0027 6577 5100 30

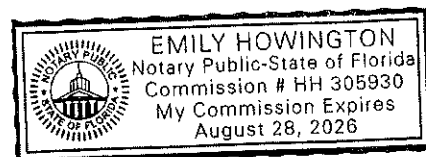
Esteva Ruano, Roxana 7976 ORTEGA BLUFF PKWAY, Jacksonville, FL 32244

9489 0090 0027 6577 5100 47

Rer Pro Invest LLC, 80 ANDERSON ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5100 54

on this 11 day of February, 2025






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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING FOR COMPLIANCE**

March 17, 2025

IN THE MATTER OF: Owner(s): Rer Pro Invest LLC
 Agent(s): ESTEVA RUANO, ROXANA
 Address: 80 ANDERSON ST, Saint Augustine, FL, 32084
 Case #: CE2024-0550

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

Code Section: Chapter 8, Section 608, Permit required.

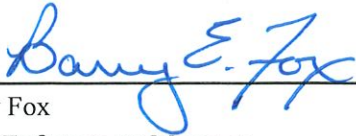
SITE OF VIOLATION: 80 ANDERSON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75
PARCEL NUMBER: 1249100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on Wednesday, April 2, 2025, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate 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 Special Magistrate. 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 Special Magistrate.

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

A handwritten signature in blue ink that reads "Barry E. Fox". The signature is written in a cursive style and is positioned above a horizontal line.

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5075 80, 9489 0090 0027 6577 5075 97,
9489 0090 0027 6577 5076 03

cc: David Birchim, City Manager

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1946800000
Location Address	SHENANDOAH ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF S85FT &N85FT OR2092/208 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.230
Homestead	N



Owner Information

Owner Name	Tricat Lllp 100%
Mailing Address	28 WATER ST SAINT AUGUSTINE, FL 32084-0000

Map





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION AND IMPOSING A FINE

CASE NUMBER: CE2024-0599

IN THE MATTER OF:

TRICAT LLLP
JAMES TY MERRITT
PATRICIA A MERRITT
TERESA R MERRITT
SHENANDOAH ST, Saint Augustine, 32084

(Hereinafter referred to as Respondent)

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

**City Code, Chapter 17, Section 72- Engaging in business without a receipt;
failure to comply.**

VIOLATION SITE: **SHENANDOAH ST, Saint Augustine, 32084**

LEGAL DESCRIPTION: **ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF
S85FT & N85FT OR2092/208**

PARCEL NUMBER: **1946800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON FEBRUARY 5, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on February 5, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative ___x___ was / _____ was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on November 23, 2024:

Property being utilized as a pay to park lot without proper licensure.

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

City Code, Chapter 17, Section 72- Engaging in business without a receipt; failure to comply.

4. On November 23, 2024, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On January 6, 2025, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 5, 2025.

6. **On February 5, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

"You are hereby informed that you / your property has been found to be:"

- a. ☒ In Violation.
- b. ☐ A Repeat Violation.
- c. ☐ An Irreparable / Irreversible Violation.

AND

- a. ☐ You are in Compliance, at the time of this hearing.
- b. ☐ No fine will be assigned and the case will be closed.
- c. ☒ Other: **Respondent will be fined a total a total of \$250. Respondent was warned that if they violate again it will be a repeat violation and a \$500 a day fine will be assessed.**

First Violation, Fine shall not exceed \$250.00 a day...FSS 162.09(2)(a)

- a. ☐ You have days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.
- b. ☐ You were in violation for days, found to be compliant at this time, and the fine is set at \$.

Repeat Violation, Fine shall not exceed \$500.00 a day...FSS 162.09(2)(a)

- a. ☐ A fine of up to \$ Will be imposed for each day the violation continues.
- b. ☐ You were in violation for days, found to be compliant at this time, and the fine is set at \$.

Irreparable / Irreversible Violation, Fine not to exceed \$5,000.00 per violation...FSS 162.09(2)(a)

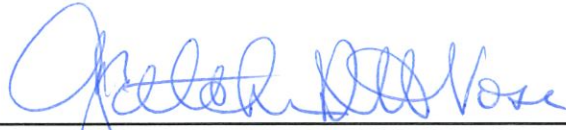
- a. ☐ and the Fine is set at \$ per violation totaling to \$

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 5/7/25 at 9:00 A.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 hearing, at which time the Special Magistrate 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 5TH OF FEBRUARY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST.

JOHNSI HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gretchen R. H. Vose, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of February, A.D., 2025



Elyse Wiemann
Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Special Magistrate may authorize the local governing body attorney to foreclose on the lien.

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Tricat Llp, Merrit, Patricia, 28 WATER ST SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5102 07

Tricat Llp, Merrit, James, 28 WATER ST SAINT AUGUSTINE, FL 32084

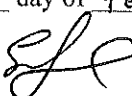
9489 0090 0027 6577 5102 14

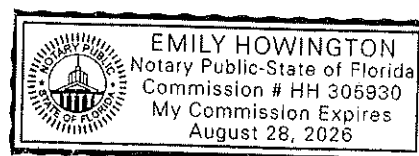
Tricat Llp, Merrit, Teresa, 28 WATER ST SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5102 21

Tricat Llp, Shenandoah St, St. Augustine, FL 32084

9489 0090 0027 6577 5102 38

on this 11 day of February, 2025




PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 03/12/25 CUSTOMER#:
TIME: 15:45:25
CLERK: 1596pcou

RECPT#: 3097637 PREV BAL: 250.00
TP/YR: P/2025 AMT PAID: 250.00
BILL: 3097637 ADJSTMNT: .00
EFF DT: 03/12/25 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 250.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 250.00
AMT APPLIED: 250.00
CHANGE: .00

PAID BY: tricat 111p
PAYMENT METH: CHECK
PAYMENT REF: 1165

TOT PREV BAL DUE: 250.00
TOT BAL DUE NOW : .00
VA



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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING FOR COMPLIANCE**

March 17, 2025

IN THE MATTER OF: Owner(s): TRICAT LLLP
 Agent(s): JAMES TY MERRITT
 PATRICIA A MERRITT
 TERESA R MERRITT
 Address: SHENANDOAH ST, Saint Augustine, 32084
 Case #: CE2024-0599

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

Code Section: Chapter 17, Section 72- Engaging in business without a receipt; failure to comply.

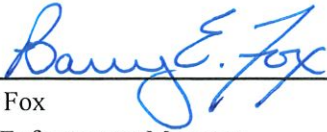
SITE OF VIOLATION: SHENANDOAH ST, Saint Augustine, 32084
LEGAL DESCRIPTION: ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF
 S85FT &N85FT OR2092/208 Parcel ID 1946800000
PARCEL NUMBER: 1946800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on Wednesday April 2, 2025, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate 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 Special Magistrate. 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 Special Magistrate.

In accordance with Florida Statutes 286.0105: "If any if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

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



Barry Fox

Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5075 42, 9489 0090 0027 6577 5075 59,
9489 0090 0027 6577 5075 66, 9489 0090 0027 6577 5075 73

cc: David Birchim, City Manager

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.