



CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

Special Magistrate

WEDNESDAY, JUNE 4, 2025 - 9:00 AM

ALCAZAR ROOM

1. Swearing in of Staff
2. Approval of Minutes
3. General Public Comments for Items Not on the Agenda
4. Modifications to the Agenda
5. New Violation Hearing
 - a) CE2025-0330
Jackson, Edward
75 M L King Ave
Ch. 28 Sec.28-146- Registration.
 - b) CE2025-0333
Legacy Portfolio Holdings LLC
9 Venancio St
Ch. 28 Sec. 28-146- Registration.
 - c) CE2025-0352
Legacy Portfolio Holdings LLC
8 Pacific St
Ch. 28 Sec. 28-146- Registration.
6. Fine Assignment Hearing
 - a) CE2024-0478
Sellars, Susanne M
91 Kings Ferry Way
Ch. 8 Sec. 8-608- Permits required.
 - b) CE2024-0539
Cottage Homestay LLC
26 Vedder St
Ch. 28 Sec. 28-146- Registration.

- c) CE2025-0225
Stinson Shane
Stinson Crissy
454 Arricola Ave
Ch. 28 Sec. 28-146- Registration.
- d) CE2025-0232
Beale, Jason
10 Sanchez Ave
Ch. 28 Sec. 28-146- Registration.
- e) CE2025-0272
Williamson Laura Marie
Williamson Michael Dale
145 Washington St
Ch 28 Sec 28-146- Registration.
- f) CE2025-0287
Thomas Jeremy Dejernee
Thomas Allison Brooke
16 Ballard Ave
Ch. 28 Sec. 28-146- Registration.
- g) CE2025-0289
Diaz Rebecca Et AL
Diaz Lourdes Caridad
16 Myrtle Ave
Ch. 28 Sec. 28-146- Registration.
- h) CE2025-0293
Brown, Courtney
Brown, John
206 Cabeza St
Ch. 28 Sec. 28-146- Registration.
- i) CE2025-0298
Graham, Harry Lee Jr
Graham, Laura
101 Kings Ferry Way
Ch. 28 Sec. 28-16- Registration.
- j) CE2025-0303
Beale, Jason A
55 Abbott St
Ch. 28 Sec. 28-146- Registration.

7. Fine Reduction Hearing
(None)

8. Lien Hearing

- a) CE2023-0208
Roots Construction Group LLC
6 Blanche Ln
Ch. 19 Sec. 3- Unlawful conditions.
- b) CE2024-0337
Shanks Mary Joe Living Trust Etal
Kingwood Essie Estelle
Fryar Charlie Mae
Jones James Arthur
Jones Wayne Alexander
Jones Wayne Arthur
Reese Jimmy Lee Paul
Blount Rhonda Lavone
Shanks, Mary J
100 Fred Waters Way
Ch. 8 Sec. 8-301- Property maintenance code.
- c) 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.
- d) CE2025-0255
Holbrook Juan A Rev Trust
Holbrook Juan A
Holbrook Maria Cornelia
Wagman Andrea Holbrook
10 N St Augustine Blvd
Ch. 8 Sec. 8-457- Unlawful continuance.

9. Compliance Hearing

- a) CE2024-0415
Balch, Robert K Et AL
Balch, Beverly A
Balch, Robert M
Balch Robert K Trust
1 Ponce De Leon Ave
Ch. 8 Sec. 8-608- Permits required.
- b) CE2024-0524
Holbrook Juan A Rev Trust
Holbrook Juan A
Holbrook Maria Cornelia
Wagman Andrea Holbrook
10 N St Augustine Blvd
Ch. 8 Sec. 8-608- Permits required.
- c) CE2024-0541
Mkwan Tr
Holden Karl Parker
42 S Whitney St
Ch. 28 Sec. 33- Certificates of occupancy.
- d) CE2024-0617
38 Rohde Ave Land Trust
Ogeka Joseph Jr
Ogeka Linda
Ogeka Lilianne
38 Rohde Ave
Ch. 8 Sec. 8-608- Permits required.
- e) CE2025-0292
Cranford, Trevor John Et AL
Cranford, Taryn Lindsey
11 Nesmith Ave
Ch. 28 Sec. 28-146- Registration.
- f) CE2025-0296
Corta Fdl LLC
20 Riberia St
Ch. 28 Sec. 28-146- Registration.
- g) CE2024-0586
Les Bons Temps Rouler LLC
102 Fred Waters Way
Ch. 8 Sec. 8-608- Permits required.

10. Previously Heard Cases Update

- a) CE2025-0309
Woodward, William T
Woodward, Rebekah B
Woodward, William Terrence
59 A Weeden St
Ch. 25 Sec. 25-56- Tree removal and replacement.

11. City Attorney Items

12. Other Business

- a) CE2024-0219
Rima, Ray
135 Menendez Rd
Order Imposing Lien requiring signature.
- b) CE2024-0455
56 B Spring St
Order Closing Case for Compliance requiring signature.
- c) April Hearing Minutes requiring signature.

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.

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	2073100000
Location Address	75 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TR CITY LOT 9 BLK G OR3373/1832 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.120
Homestead	N



Owner Information

Owner Name	Jackson Edward 100%
Mailing Address	2380 DEERWOOD ACRES DR 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)

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: May 29, 2025

SUBJECT: Case Number: CE2025-0330

RESPONDENT: Jackson Edward

LOCATION: 75 Martin Luther King Avenue, Saint Augustine, FL 32084;

Parcel Number 2073100000

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 CE2025-0330, concerns the property located at 75 Martin Luther King 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 owner is Edward Jackson, and it is reflected as such on the agenda for today's meeting.

On May 1, 2025, I utilized our software, HostCompliance, to run a report showing all the short-term rental properties that have had recent stays- within the last 0-7 days. Our software indicates that this property has been a short-term rental since approximately July 2023, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed one stay in February and one stay in April. I confirmed via HostCompliance this property does have active listings as of May 1, 2025, and based on this information, I issued an Official Notice of Violation on May 6, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine. Contact was attempted when The Notice of Violation was posted at the property on May 9, 2025, but I did not receive an answer at the front door.

I photographed the property on May 9, 2025 and again on May 20, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of May 20, 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 May 22, 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 well as posted on the front door of the property.

According to our records, the last reminder notices were sent by Granicus December 5th and again on December 17th, 2025; both notices were confirmed delivered.

I have not established contact with the Respondent. Because the respondent has registered this property in the past, I feel the respondent does understand the violation. Currently, no registration applications have been submitted and I have confirmed their listing was still active on May 29, 2025.

This concludes my presentation pending any questions you may have.

A handwritten signature in black ink, reading "Morganne E Lanni". The signature is written in a cursive style with a horizontal line underneath it.

Morganne E Lanni
Code Enforcement Officer

AFFIDAVIT OF COMPLIANCE

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

Jackson, Edward
75 M L King Ave
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0330

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated _____, 20____, 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) Ch. 28, Section 146 as of May 30, 2025.

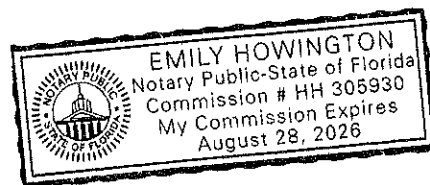
FURTHER, Affiant saith not.

Morganne E Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



May 9, 2025 at 11:44:59 AM
CE INSP M.LANNI



Rental Unit Record

75 Martin Luther King Avenue, St.
Augustine, FL 32084, United States

Active

Identified

Compliant



PRINT

SEND A LETTER

Listing(s) Information

Booking.com - 10532879

VRBO - 321.3522647.4095793



Matched Details

Analyst

9TIP

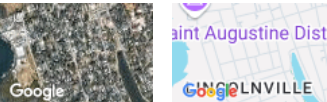
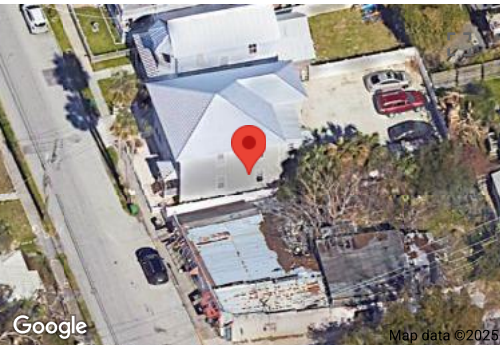
Explanation

Address provided on listing

Listing Details

Listing URL	https://www.booking.com/hotel/us/hot-tub-80s-arcade-pool-table-historic-downtown-7-car-parking.en-gb.html
Listing Status	Active
Host Compliance Listing ID	bkg10532879
Listing Title	Hot tub- 80's Arcade- Pool table- Historic Downtown- 7 car parking
Property type	Vacation Homes
Room type	Entire home/apt

Rental Unit Information



Identified Address

75 Martin Luther King Avenue, St.
Augustine, FL 32084, United States

Identified Unit Number

None

Identified Latitude, Longitude

29.887454, -81.315121

Parcel Number

2073100000

Owner Name

JACKSON EDWARD

Owner Address

2380 DEERWOOD ACRES DR
SAINT AUGUSTINE, FL 32084, US

Community

NOT CONDO

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay

April, 2025

Listing Info Last Captured	— Apr 30, 2025
Screenshot Last Captured	— Apr 06, 2025
Price	— \$700.3/night
Cleaning Fee	— \$

Information Provided on Listing

Contact Name	— Not provided
Minimum Stay (# of Nights)	— 3
Number of Reviews	— 8
Last Documented Stay	— 04/2025

Listing Screenshot History  View Latest Listing Screenshot

March 2

April 2

May 0

-  1 Documented Stay
February, 2025
- Listing hma321.3522647.4095793
Reposted
February 13th, 2025
-  Reminder Notice: Delivered
December 17th, 2024 
-  Reminder Notice: Delivered
December 17th, 2024 
-  Reminder Notice: Sent
December 5th, 2024 
-  Reminder Notice: Sent
December 5th, 2024 
- Listing bkg10532879 Reposted
October 21st, 2024
-  1 Documented Stay
July, 2024
- ✗ Listing bkg10532879 Removed
July 25th, 2024
-  1 Documented Stay
June, 2024
-  1 Documented Stay
February, 2024
-  1 Documented Stay
January, 2024
- ✗ Listing hma321.3522647.4095793
Removed
January 5th, 2024
-  1 Comment
November 28th, 2023
Rental has passed all parking ...
-  1 Documented Stay
November, 2023
-  1 Documented Stay
October, 2023
- Listing hma321.3522647.4095793
Reposted
September 30th, 2023
- ✗ Listing hma321.3522647.4095793
Removed
September 30th, 2023
-  Courtesy Notice: Delivered
August 17th, 2023 
-  Courtesy Notice: Sent
August 11th, 2023 
- ✓ Listing hma321.3522647.4095793
Identified
August 4th, 2023
- Listing bkg10532879 First Activity
August 1st, 2023
- ✱ Listing bkg10532879 First Crawled
August 1st, 2023
- Listing hma321.3522647.4095793 First
Activity
July 26th, 2023

✱ Listing hma321.3522647.4095793 First
Crawled
July 26th, 2023



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

CODE ENFORCEMENT DIVISION

May 06, 2025

IN THE MATTER OF: Owner(s): Jackson Edward
 Agent(s): N/A
 Address: 75 M L KING AVE, Saint Augustine, FL, 32084
 Case #: CE2025-0330

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: 75 M L KING AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: DUMAS TR CITY LOT 9 BLK G OR3373/1832
PARCEL NUMBER: 2073100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 01, 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 **up to \$250.00 per day** 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.

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 5044 59

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.

9489 0090 0027 6577 5044 59



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**

May 20, 2025

IN THE MATTER OF: Owner(s): Jackson Edward
 Agent(s): N/A
 Address: 75 M L KING AVE, Saint Augustine, FL, 32084
 Case #: CE2025-0330

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: 75 M L KING AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: DUMAS TR CITY LOT 9 BLK G OR3373/1832
PARCEL NUMBER: 2073100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, June 4, 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 5028 44

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.

9489 0090 0027 6577 5028 44

AFFIDAVIT OF SERVICE

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

Jackson, Edward
75 M L King Ave
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0330

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
75 M L King Ave, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

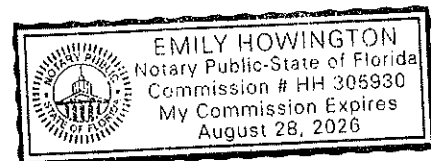
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

E. Howington
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

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	1560100000
Location Address	8 PACIFIC ST 10 PACIFIC ST 9 VENANCIO ST SAINT AUGUSTINE 32084-0000
Neighborhood	Sanchez & Jellison (698)
Tax Description*	1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Sanchez Land, Plat of Section 45 & 46 Tp
Sec/Twp/Rng	45-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.260
Homestead	N



Owner Information

Owner Name	Legacy Portfolio Holdings LLC 100%
Mailing Address	3635 MONTANA AVE BILLINGS, MT 59101-0000

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)

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: May 29, 2025

SUBJECT: Case Number: CE2025-0333

RESPONDENT: Legacy Portfolio Holdings LLC

**LOCATION: 9 Venancio Street, Saint Augustine, FL 32084
Parcel Number 1560100000**

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 CE2025-0333, concerns the property located at 9 Venancio 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 Legacy Portfolio Holdings LLC, and it is reflected as such on the agenda for today's meeting.

On May 1, 2025, I utilized our software, HostCompliance, to run a report showing all the short-term rental properties that have had recent stays- within the last 0-7 days. Our software indicates that this property has been a short-term rental since approximately February 2022, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed roughly 17 stays, with the most recent being two documented stays in May. I confirmed via HostCompliance this property does have active listings as of May 1, 2025, and based on this information, I issued an Official Notice of Violation on May 6, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine. Contact was attempted when The Notice of Violation was posted at the property on May 9, 2025, but I did not receive an answer at the front door.

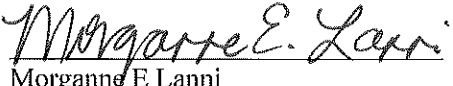
I photographed the property on May 9, 2025 and again on May 20, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of May 20, 2025, no registrations had been submitted, and I had received no contact via the owner and/or possible property manager. Based on these facts, I issued an Official Notice of Hearing on May 22, 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 well as posted on the front door of the property.

According to our records, the last reminder notices were sent by Granicus March 23, 2024; all notices were confirmed delivered.

I have not established contact with the Respondent. Because the respondent has registered this property in the

past, I feel the respondent does understand the violation. Currently, no registration applications have been submitted, and I have confirmed their listing was still active on May 29, 2025.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer

May 9, 2025 at 11:23:33 AM
CE INSP M.LANNI



Rental Unit Record

9 Venancio St, St. Augustine, FL 32084, USA

Active
Identified
Compliant

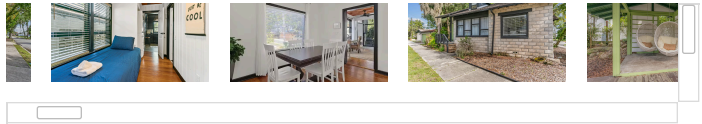
PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 1286174095419954188

Booking.com - 13816117

Airbnb - 782674794824519197

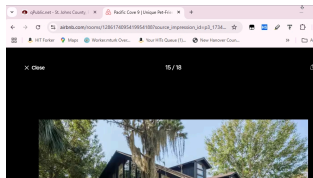


Matched Details

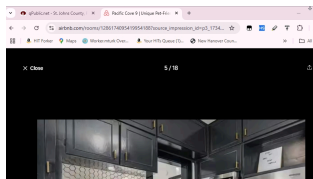
Analyst NJEL

Explanation
Exterior photos from listing match Google Street View.

Listing Photos

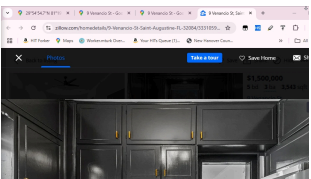
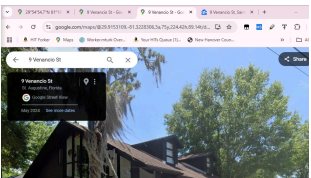


Matching exterior.

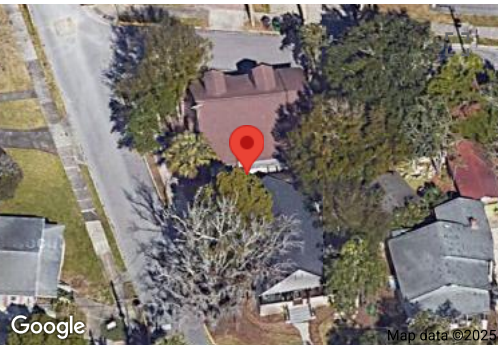


Matching kitchen.

Matching 3rd Party Sources



Rental Unit Information



Identified Address

9 Venancio St, St. Augustine, FL 32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.915157, -81.322937

Parcel Number

1560100000

Owner Name

STREAM HOLDINGS LLC

Owner Address

3635 MONTANA AVE UNIT A
BILLINGS, MT 59101, US

Community

NOT CONDO

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
April, 2025

Listing Details

Listing URL	— https://www.airbnb.com/rooms/1286174095419954188
Listing Status	● Active
Host Compliance Listing ID	— air1286174095419954188
Listing Title	— Pacific Cove 9 Unique Pet-Friendly Bungalow
Property type	— house
Room type	— entire_home
Listing Info Last Captured	— Apr 30, 2025
Screenshot Last Captured	— Apr 06, 2025

Information Provided on Listing

Contact Name	— Jen
Latitude, Longitude	— 29.915200, -81.322900
Minimum Stay (# of Nights)	— 1
Max Sleeping Capacity (# of People)	— 9
Max Number of People per Bedroom	— 3.0
Number of Reviews	— 15
Last Documented Stay	— 04/2025

Listing Screenshot History

 [View Latest Listing Screenshot](#)

March 2

April 2

May 0

-  4 Documented Stays
March, 2025
- Listing bkg13816117 First Activity
March 21st, 2025
- ✱ Listing bkg13816117 First Crawled
March 21st, 2025
-  2 Documented Stays
February, 2025
-  4 Documented Stays
January, 2025
-  2 Documented Stays
December, 2024
- ✓ Listing air1286174095419954188 Identified
December 20th, 2024
- ✗ Listing air854278934299202973
Removed
November 16th, 2024
- Listing air1286174095419954188 First Activity
November 16th, 2024
- ✱ Listing air1286174095419954188 First Crawled
November 16th, 2024
- Listing air854278934299202973
Reposted
November 14th, 2024
- ✗ Listing air854278934299202973
Removed
November 7th, 2024
-  1 Documented Stay
September, 2024
-  4 Documented Stays
August, 2024
-  4 Documented Stays
July, 2024
- ✗ Listing hma321.2652210.3222859
Removed
May 30th, 2024
-  4 Documented Stays
May, 2024
-  3 Documented Stays
April, 2024
-  2 Documented Stays
March, 2024
- 📌 Reminder Notice: Delivered 
March 23rd, 2024
- 📌 Reminder Notice: Delivered 
March 23rd, 2024
- 📌 Reminder Notice: Delivered 
March 23rd, 2024
- 📌 Reminder Notice: Sent 
March 13th, 2024
- 📌 Reminder Notice: Sent 
March 13th, 2024

- ✓ Reminder Notice: Sent
March 13th, 2024
- ✕ Listing vrp4299 Removed
March 8th, 2024
- 📅 5 Documented Stays
February, 2024
- Listing vrp4299 Reposted
February 5th, 2024
- ✕ Listing vrp4299 Removed
February 2nd, 2024
- 📅 7 Documented Stays
January, 2024
- ✕ Listing mis859741 Removed
January 12th, 2024
- ✕ Listing mis859742 Removed
January 12th, 2024
- ✕ Listing tui3414706 Removed
January 2nd, 2024
- 📅 3 Documented Stays
December, 2023
- Listing tui3414706 Reposted
December 27th, 2023
- ✕ Listing tui3414706 Removed
December 26th, 2023
- ✓ Listing tui3414706 Identified
December 8th, 2023
- Listing tui3414706 Reposted
December 6th, 2023
- ✕ Listing tui3414706 Removed
December 5th, 2023
- Listing tui3414706 First Activity
December 4th, 2023
- ✱ Listing tui3414706 First Crawled
December 4th, 2023
- 📅 5 Documented Stays
November, 2023
- Listing mis859741 Reposted
November 9th, 2023
- ✕ Listing mis859741 Removed
November 8th, 2023
- 📅 7 Documented Stays
October, 2023
- Listing vrp4299 Reposted
October 11th, 2023
- ✕ Listing vrp4299 Removed
October 9th, 2023
- 📅 7 Documented Stays
September, 2023
- 📅 5 Documented Stays
August, 2023
- Listing mis859741 Reposted
August 31st, 2023
- Listing mis859742 Reposted

August 31st, 2023

- ✕ Listing air553087066079056733
Removed
August 30th, 2023
- ✕ Listing mis859741 Removed
August 29th, 2023
- ✕ Listing mis859742 Removed
August 29th, 2023
- Listing mis859741 Reposted
July 28th, 2023
- Listing mis859742 Reposted
July 28th, 2023
- 📅 6 Documented Stays
July, 2023
- ✕ Listing mis859741 Removed
July 15th, 2023
- ✕ Listing mis859742 Removed
July 15th, 2023
- Listing air553087066079056733
Reposted
July 9th, 2023
- Listing vrp4299 Reposted
July 5th, 2023
- ✕ Listing vrp4299 Removed
July 2nd, 2023
- ✕ Listing air553087066079056733
Removed
June 30th, 2023
- Listing air553087066079056733
Reposted
June 25th, 2023
- ✕ Listing air553087066079056733
Removed
June 22nd, 2023
- ✓ Listing mis859741 Identified
June 16th, 2023
- ✓ Listing mis859742 Identified
June 16th, 2023
- ✓ Listing vrp4299 Identified
June 16th, 2023
- 📅 4 Documented Stays
June, 2023
- Listing vrp4299 First Activity
June 8th, 2023
- ✱ Listing vrp4299 First Crawled
June 8th, 2023
- Listing air553087066079056733
Reposted
June 3rd, 2023
- ✕ Listing air553087066079056733
Removed
June 2nd, 2023
- Listing air854278934299202973
Reposted
June 2nd, 2023

- 📅 5 Documented Stays
May, 2023
- ✕ Listing air854278934299202973
Removed
May 31st, 2023
- Listing mis859741 First Activity
May 30th, 2023
- Listing mis859742 First Activity
May 30th, 2023
- ✱ Listing mis859741 First Crawled
May 30th, 2023
- ✱ Listing mis859742 First Crawled
May 30th, 2023
- Listing air854278934299202973
Reposted
May 25th, 2023
- ✕ Listing air854278934299202973
Removed
May 25th, 2023
- Listing air553087066079056733
Reposted
May 25th, 2023
- ✕ Listing air553087066079056733
Removed
May 7th, 2023
- ✕ Listing hma321.3159239.3732332
Removed
May 2nd, 2023
- ✕ Listing bkg9378560 Removed
May 1st, 2023
- 📅 2 Documented Stays
April, 2023
- ✕ Listing hma321.3352291.3925416
Removed
April 29th, 2023
- ✕ Listing air782674794824519197 Removed
April 29th, 2023
- Listing air553087066079056733
Reposted
April 29th, 2023
- Listing bkg9378560 Reposted
April 28th, 2023
- ✕ Listing air553087066079056733
Removed
April 25th, 2023
- Listing air782674794824519197 Reposted
April 25th, 2023
- ✕ Listing bkg9378560 Removed
April 21st, 2023
- ✕ Listing air782674794824519197 Removed
April 19th, 2023
- Listing bkg9378560 Reposted
April 18th, 2023
- Listing hma321.3352291.3925416 First
Activity

- April 16th, 2023
- ✱ Listing hma321.3352291.3925416 First
Crawled
April 16th, 2023
 - Listing air782674794824519197 Reposted
April 15th, 2023
 - ✕ Listing bkg9378560 Removed
April 15th, 2023
 - ✕ Listing air782674794824519197 Removed
April 12th, 2023
 - ✕ Listing vrp17093 Removed
April 11th, 2023
 - Listing vrp17093 Reposted
April 8th, 2023
 - Listing air782674794824519197 Reposted
April 5th, 2023
 - ✕ Listing air782674794824519197 Removed
April 3rd, 2023
 - Listing air854278934299202973
Reposted
April 3rd, 2023
 - ✕ Listing air854278934299202973
Removed
April 2nd, 2023
 - ✓ Listing air854278934299202973
Identified
March 31st, 2023
 - Listing air854278934299202973 First
Activity
March 27th, 2023
 - ✱ Listing air854278934299202973 First
Crawled
March 27th, 2023
 - ✕ Listing vrp17093 Removed
March 26th, 2023
 - Listing bkg9378560 Reposted
March 20th, 2023
 - ✕ Listing bkg9378560 Removed
March 19th, 2023
 - Listing air782674794824519197 Reposted
March 17th, 2023
 - ✕ Listing air782674794824519197 Removed
March 17th, 2023
 - Listing vrp17093 Reposted
March 17th, 2023
 - Listing air782674794824519197 Reposted
March 14th, 2023
 - ✕ Listing air782674794824519197 Removed
March 11th, 2023
 - ✕ Listing vrp17093 Removed
March 11th, 2023
 - Listing air782674794824519197 Reposted
March 11th, 2023
 - ✕ Listing air782674794824519197 Removed
March 10th, 2023

- Listing vrp17093 Reposted
March 8th, 2023
- Listing air553087066079056733
Reposted
March 8th, 2023
- ✕ Listing air553087066079056733
Removed
March 7th, 2023
- Listing air553087066079056733
Reposted
March 5th, 2023
- ✕ Listing air553087066079056733
Removed
March 5th, 2023
- Listing air553087066079056733
Reposted
March 4th, 2023
- ✕ Listing air553087066079056733
Removed
February 26th, 2023
- Listing air553087066079056733
Reposted
February 23rd, 2023
- ✕ Listing air553087066079056733
Removed
February 22nd, 2023
- ✕ Listing vrp17093 Removed
February 20th, 2023
- Listing air782674794824519197 Reposted
February 13th, 2023
- ✕ Listing air782674794824519197 Removed
February 11th, 2023
- Listing bkg9378560 Reposted
February 9th, 2023
- ✕ Listing bkg9378560 Removed
February 6th, 2023
- Listing vrp17093 First Activity
February 5th, 2023
- ✱ Listing vrp17093 First Crawled
February 5th, 2023
- Listing bkg9378560 Reposted
January 31st, 2023
- 📅 1 Documented Stay
January, 2023
- Listing air553087066079056733
Reposted
January 29th, 2023
- ✕ Listing air553087066079056733
Removed
January 27th, 2023
- ✕ Listing bkg9378560 Removed
January 22nd, 2023
- ✕ Listing mis793332 Removed
January 20th, 2023
- Listing bkg9378560 Reposted

January 16th, 2023

- ✕ Listing bkg9378560 Removed
January 15th, 2023
- Listing air553087066079056733
Reposted
January 7th, 2023
- Listing bkg9378560 Reposted
January 6th, 2023
- ✕ Listing air553087066079056733
Removed
January 5th, 2023
- ✕ Listing bkg9378560 Removed
January 5th, 2023
- Listing bkg9378560 Reposted
January 3rd, 2023
- ✕ Listing bkg9378560 Removed
January 2nd, 2023
- Listing air553087066079056733
Reposted
January 1st, 2023
- ✕ Listing air553087066079056733
Removed
December 29th, 2022
- Listing air553087066079056733
Reposted
December 26th, 2022
- ✕ Listing air553087066079056733
Removed
December 25th, 2022
- ✕ Listing bkg8178809 Removed
December 25th, 2022
- ✓ Listing air782674794824519197 Identified
December 23rd, 2022
- ✓ Listing hma321.3159239.3732332
Identified
December 23rd, 2022
- Listing air553087066079056733
Reposted
December 20th, 2022
- Listing air782674794824519197 Reposted
December 20th, 2022
- ✕ Listing air553087066079056733
Removed
December 19th, 2022
- ✕ Listing air782674794824519197 Removed
December 19th, 2022
- Listing hma321.3159239.3732332 First
Activity
December 19th, 2022
- ✱ Listing hma321.3159239.3732332 First
Crawled
December 18th, 2022
- 📅 3 Documented Stays
December, 2022
- Listing bkg9378560 First Activity
December 18th, 2022

- ✱ Listing bkg9378560 First Crawled
December 18th, 2022
- Listing air553087066079056733
Reposted
December 16th, 2022
- Listing air782674794824519197 First
Activity
December 16th, 2022
- ✱ Listing air782674794824519197 First
Crawled
December 16th, 2022
- ✕ Listing air553087066079056733
Removed
December 16th, 2022
- Listing air553087066079056733
Reposted
December 16th, 2022
- ✕ Listing air553087066079056733
Removed
December 13th, 2022
- Listing air553087066079056733
Reposted
December 12th, 2022
- ✕ Listing air553087066079056733
Removed
December 12th, 2022
- Listing air553087066079056733
Reposted
December 10th, 2022
- ✕ Listing air553087066079056733
Removed
December 9th, 2022
- Listing air553087066079056733
Reposted
December 6th, 2022
- ✕ Listing air553087066079056733
Removed
December 5th, 2022
- Listing air553087066079056733
Reposted
November 29th, 2022
- ✕ Listing air553087066079056733
Removed
November 28th, 2022
- 📅 1 Documented Stay
November, 2022
- Listing air553087066079056733
Reposted
November 23rd, 2022
- ✕ Listing air553087066079056733
Removed
November 21st, 2022
- Listing air553087066079056733
Reposted
November 21st, 2022
- ✕ Listing air553087066079056733
Removed

November 20th, 2022

- Listing air553087066079056733
Reposted
November 12th, 2022
- ✕ Listing air553087066079056733
Removed
November 11th, 2022
- Listing air553087066079056733
Reposted
November 6th, 2022
- ✕ Listing air553087066079056733
Removed
November 5th, 2022
- Listing air553087066079056733
Reposted
November 2nd, 2022
- ✕ Listing air553087066079056733
Removed
November 1st, 2022
- Listing air553087066079056733
Reposted
October 21st, 2022
- ✕ Listing air553087066079056733
Removed
October 18th, 2022
- Listing air553087066079056733
Reposted
October 3rd, 2022
- ✕ Listing air553087066079056733
Removed
October 1st, 2022
- 📅 1 Documented Stay
October, 2022
- 📅 3 Documented Stays
September, 2022
- Listing air553087066079056733
Reposted
September 18th, 2022
- ✕ Listing air553087066079056733
Removed
September 16th, 2022
- Listing air553087066079056733
Reposted
September 13th, 2022
- ✕ Listing air553087066079056733
Removed
September 10th, 2022
- Listing air553087066079056733
Reposted
August 29th, 2022
- ✕ Listing air553087066079056733
Removed
August 27th, 2022
- 📅 4 Documented Stays
August, 2022
- Listing mis793332 Reposted
August 17th, 2022

- ✕ Listing mis793332 Removed
August 14th, 2022
- Listing air553087066079056733
Reposted
August 8th, 2022
- ✕ Listing air553087066079056733
Removed
August 7th, 2022
- Listing mis793332 Reposted
August 1st, 2022
- ✕ Listing mis793332 Removed
July 29th, 2022
- 📅 3 Documented Stays
July, 2022
- Listing mis793332 Reposted
July 5th, 2022
- Listing air553087066079056733
Reposted
July 4th, 2022
- ✕ Listing air553087066079056733
Removed
July 4th, 2022
- Listing air553087066079056733
Reposted
July 3rd, 2022
- ✕ Listing mis793332 Removed
July 2nd, 2022
- ✕ Listing air553087066079056733
Removed
July 1st, 2022
- Listing air553087066079056733
Reposted
July 1st, 2022
- 📅 5 Documented Stays
June, 2022
- ✕ Listing air553087066079056733
Removed
June 24th, 2022
- ✓ Listing hma321.2652210.3222859
Identified
June 10th, 2022
- Listing mis793332 Reposted
June 3rd, 2022
- ✕ Listing mis793332 Removed
June 2nd, 2022
- Listing hma321.2652210.3222859 First
Activity
May 31st, 2022
- ✱ Listing hma321.2652210.3222859 First
Crawled
May 31st, 2022
- 📅 5 Documented Stays
May, 2022
- Listing air553087066079056733
Reposted
May 16th, 2022

✕ Listing air553087066079056733
Removed
May 14th, 2022

● Listing air553087066079056733
Reposted
May 13th, 2022

✕ Listing air553087066079056733
Removed
May 11th, 2022

● Listing air553087066079056733
Reposted
May 6th, 2022

✕ Listing air553087066079056733
Removed
May 4th, 2022

📅 3 Documented Stays
April, 2022

● Listing air553087066079056733
Reposted
April 18th, 2022

✕ Listing air553087066079056733
Removed
April 17th, 2022

📅 3 Documented Stays
March, 2022

✓ Listing bkg8178809 Identified
February 27th, 2022

✓ Listing mis793332 Identified
February 27th, 2022

✓ Listing air553087066079056733
Identified
February 27th, 2022

📅 2 Documented Stays
February, 2022

● Listing air553087066079056733
Reposted
February 10th, 2022

✕ Listing air553087066079056733
Removed
February 10th, 2022

✉ Courtesy Notice: Delivered 📅
February 6th, 2022

● Listing mis793332 First Activity
February 6th, 2022

✱ Listing mis793332 First Crawled
February 6th, 2022

● Listing bkg8178809 First Activity
February 4th, 2022

✱ Listing bkg8178809 First Crawled
February 4th, 2022

● Listing air553087066079056733 First
Activity
February 3rd, 2022

✱ Listing air553087066079056733 First
Crawled
February 3rd, 2022

 Courtesy Notice: Sent
February 1st, 2022





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

CODE ENFORCEMENT DIVISION

May 06, 2025

IN THE MATTER OF: Owner(s): Legacy Portfolio Holdings LLC
 Agent(s): N/A
 Address: 9 VENANCIO ST, Saint Augustine, FL, 32084
 Case #: CE2025-0333

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: 9 VENANCIO ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359
PARCEL NUMBER: 1560100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 01, 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 **up to \$250.00 per day** 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.

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 5044 04

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.

9489 0090 0027 6577 5044 04



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**

May 20, 2025

IN THE MATTER OF: Owner(s): Legacy Portfolio Holdings LLC
 Agent(s): N/A
 Address: 9 VENANCIO ST, Saint Augustine, FL, 32084
 Case #: CE2025-0333

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: 9 VENANCIO ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359
PARCEL NUMBER: 1560100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, June 4, 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 5028 37

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.

9489 0090 0027 6577 5028 37

AFFIDAVIT OF SERVICE

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

Legacy Portfolio Holdings LLC
9 Venancio Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025 0333

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
9 Venancio Street, St. Augustine, FL 32084.
6. That on _____, 20____,
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 31 DAY OF May, 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	1560100000
Location Address	8 PACIFIC ST 10 PACIFIC ST 9 VENANCIO ST SAINT AUGUSTINE 32084-0000
Neighborhood	Sanchez & Jellison (698)
Tax Description*	1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Sanchez Land, Plat of Section 45 & 46 Tp
Sec/Twp/Rng	45-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.260
Homestead	N



Owner Information

Owner Name	Legacy Portfolio Holdings LLC 100%
Mailing Address	3635 MONTANA AVE BILLINGS, MT 59101-0000

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)

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: May 29, 2025

SUBJECT: Case Number: CE2025-0333

RESPONDENT: Legacy Portfolio Holdings LLC

**LOCATION: 8 Pacific Street, Saint Augustine, FL 32084
Parcel Number 1560100000**

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 CE2025-0352, concerns the property located at 8 Pacific 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 Legacy Portfolio Holdings LLC, and it is reflected as such on the agenda for today's meeting.

On May 1, 2025, I utilized our software, HostCompliance, to run a report showing all the short-term rental properties that have had recent stays- within the last 0-7 days. Our software indicates that this property has been a short-term rental since approximately December 2021, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed roughly 13 stays, with the most recent being two documented stays in May. I confirmed via HostCompliance this property does have active listings as of May 1, 2025, and based on this information, I issued an Official Notice of Violation on May 6, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine. Contact was attempted when The Notice of Violation was posted at the property on May 9, 2025, but I did not receive an answer at the front door.

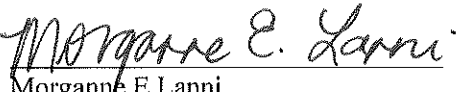
I photographed the property on May 9, 2025 and again on May 20, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of May 20, 2025, no registrations had been submitted, and I had received no contact via the owner and/or possible property manager. Based on these facts, I issued an Official Notice of Hearing on May 22, 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 well as posted on the front door of the property.

According to our records, the last reminder notices were sent by Granicus March 13, 2024; all notices were confirmed delivered.

I have not established contact with the Respondent. Because the respondent has registered this property in the

past, I feel the respondent does understand the violation. Currently, no registration applications have been submitted, and I have confirmed their listing was still active on May 29, 2025.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer

May 20, 2025 at 1:39:34 PM
CE INSP M.LANNI



Rental Unit Record

8 Pacific St, St. Augustine, FL 32084, USA

Active

Identified

Compliant



PRINT

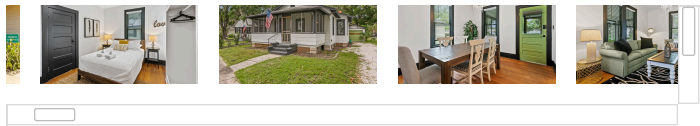
SEND A LETTER

Listing(s) Information

Airbnb - 1285682774330320882

Booking.com - 1381611

Airbnb - 783417132504282645



Matched Details

Analyst

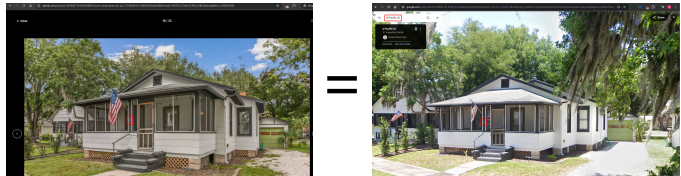
X310

Explanation

The exterior photo from the rental listing matches the Zillow image.

Listing Photos

Matching 3rd Party Sources



The exterior photo from the rental listing matches the Zillow image.

Listing Details

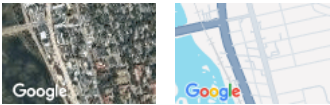
Listing URL

https://www.airbnb.com/rooms/1285682774330320882

Listing Status

Active

Rental Unit Information



Identified Address

8 Pacific St, St. Augustine, FL 32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.915016, -81.322735

Parcel Number

1560100000

Owner Name

STREAM HOLDINGS LLC

Owner Address

3635 MONTANA AVE UNIT A
BILLINGS, MT 59101-1889, US

Community

Community

Timeline of Activity

View the series of events and documentation pertaining to this property

Listing hma321.4544549.115127510 First Activity

Host Compliance Listing ID	— air1285682774330320882
Listing Title	— Pacific Cove #8 I Pet-Friendly in Old Florida
Property type	— house
Room type	— entire_home
Listing Info Last Captured	— May 05, 2025
Screenshot Last Captured	— Apr 06, 2025

Information Provided on Listing

Contact Name	— Jen
Latitude, Longitude	— 29.915000, -81.322700
Minimum Stay (# of Nights)	— 1
Max Sleeping Capacity (# of People)	— 6
Max Number of People per Bedroom	— 3.0
Number of Reviews	— 10
Last Documented Stay	— 03/2025

Listing Screenshot History  View Latest Listing Screenshot

March 2

April 2

May 0

- April 23rd, 2025
-  Listing hma321.4544549.115127510 First Crawled
April 23rd, 2025
-  3 Documented Stays
March, 2025
-  Listing bkg13816111 First Activity
March 21st, 2025
-  Listing bkg13816111 First Crawled
March 21st, 2025
-  1 Documented Stay
February, 2025
-  3 Documented Stays
January, 2025
-  Listing air1285682774330320882 Identified
December 20th, 2024
-  1 Documented Stay
December, 2024
-  2 Documented Stays
November, 2024
-  Listing air1285682774330320882 Reposted
November 26th, 2024
-  Listing air1285682774330320882 Removed
November 22nd, 2024
-  Listing air854272410071934281 Removed
November 16th, 2024
-  Listing air1285682774330320882 First Activity
November 14th, 2024
-  Listing air1285682774330320882 First Crawled
November 14th, 2024
-  Listing air854272410071934281 Reposted
November 14th, 2024
-  Listing air854272410071934281 Removed
November 7th, 2024
-  Listing air854293396187384625 Removed
November 7th, 2024
-  Listing air904253939939643591 Removed
November 7th, 2024
-  1 Documented Stay
July, 2024
-  1 Documented Stay
June, 2024
-  Listing hma321.2738839.3309703 Removed
May 26th, 2024
-  2 Documented Stays
May, 2024
-  3 Documented Stays
April, 2024
-  Listing air854272410071934281 Reposted

- April 13th, 2024
- ✕ Listing air854272410071934281 Removed
April 8th, 2024
 - ✕ Listing air783417132504282645 Removed
April 3rd, 2024
 - 📅 3 Documented Stays
March, 2024
 - ✔ Reminder Notice: Delivered
March 23rd, 2024
 - ✔ Reminder Notice: Delivered
March 23rd, 2024
 - ✔ Reminder Notice: Delivered
March 23rd, 2024
 - ✔ Reminder Notice: Sent
March 13th, 2024
 - ✔ Reminder Notice: Sent
March 13th, 2024
 - ✔ Reminder Notice: Sent
March 13th, 2024
 - Listing air783417132504282645 Reposted
March 9th, 2024
 - ✕ Listing bkg9381138 Removed
March 9th, 2024
 - Listing bkg9381138 Reposted
March 1st, 2024
 - 📅 1 Documented Stay
February, 2024
 - ✕ Listing bkg9381138 Removed
February 29th, 2024
 - 📅 3 Documented Stays
January, 2024
 - ✕ Listing mis859739 Removed
January 12th, 2024
 - Listing bkg9381138 Reposted
January 5th, 2024
 - ✕ Listing tui3414702 Removed
January 2nd, 2024
 - ✕ Listing tui3414708 Removed
January 2nd, 2024
 - ✕ Listing tui3414727 Removed
January 2nd, 2024
 - 📅 6 Documented Stays
December, 2023
 - Listing tui3414708 Reposted
December 27th, 2023
 - Listing tui3414727 Reposted
December 27th, 2023
 - ✕ Listing tui3414708 Removed
December 26th, 2023
 - ✕ Listing tui3414727 Removed
December 26th, 2023
 - ✔ Listing tui3414702 Identified
December 8th, 2023

- ✓ Listing tui3414708 Identified
December 8th, 2023
- ✓ Listing tui3414727 Identified
December 8th, 2023
- Listing tui3414702 Reposted
December 6th, 2023
- Listing tui3414708 Reposted
December 6th, 2023
- Listing tui3414727 Reposted
December 6th, 2023
- ✕ Listing tui3414702 Removed
December 5th, 2023
- ✕ Listing tui3414708 Removed
December 5th, 2023
- ✕ Listing tui3414727 Removed
December 5th, 2023
- Listing tui3414702 First Activity
December 4th, 2023
- Listing tui3414708 First Activity
December 4th, 2023
- Listing tui3414727 First Activity
December 4th, 2023
- ✱ Listing tui3414702 First Crawled
December 4th, 2023
- ✱ Listing tui3414708 First Crawled
December 4th, 2023
- ✱ Listing tui3414727 First Crawled
December 4th, 2023
- Listing air854272410071934281 Reposted
December 3rd, 2023
- Listing air854293396187384625 Reposted
December 3rd, 2023
- ✕ Listing air854272410071934281 Removed
November 23rd, 2023
- ✕ Listing air854293396187384625 Removed
November 23rd, 2023
- 📅 6 Documented Stays
November, 2023
- 📅 5 Documented Stays
October, 2023
- ✕ Listing air783417132504282645 Removed
October 29th, 2023
- Listing hma321.2738839.3309703
Reposted
September 30th, 2023
- ✕ Listing hma321.2738839.3309703
Removed
September 30th, 2023
- ✕ Listing bkg9381138 Removed
September 29th, 2023
- 📅 2 Documented Stays
September, 2023
- Listing air783417132504282645 Reposted

September 6th, 2023

- Listing mis859739 Reposted
August 31st, 2023
- ✕ Listing air595926092337747805 Removed
August 30th, 2023
- Listing bkg9381138 Reposted
August 30th, 2023
- ✕ Listing mis859739 Removed
August 29th, 2023
- 📅 1 Documented Stay
August, 2023
- Listing mis859739 Reposted
July 28th, 2023
- 📅 1 Documented Stay
July, 2023
- ✕ Listing mis859739 Removed
July 15th, 2023
- Listing air595926092337747805
Reposted
June 30th, 2023
- ✕ Listing air595926092337747805 Removed
June 26th, 2023
- Listing air854293396187384625 Reposted
June 25th, 2023
- ✕ Listing air854293396187384625 Removed
June 22nd, 2023
- Listing air595926092337747805
Reposted
June 19th, 2023
- ✕ Listing air595926092337747805 Removed
June 16th, 2023
- ✓ Listing air904253939939643591 Identified
June 16th, 2023
- ✓ Listing mis859739 Identified
June 16th, 2023
- Listing air595926092337747805
Reposted
June 7th, 2023
- ✕ Listing air595926092337747805 Removed
June 2nd, 2023
- Listing air904253939939643591 First
Activity
June 2nd, 2023
- ✱ Listing air904253939939643591 First
Crawled
June 2nd, 2023
- Listing air595926092337747805
Reposted
May 30th, 2023
- Listing mis859739 First Activity
May 30th, 2023
- ✱ Listing mis859739 First Crawled
May 30th, 2023
- ✕ Listing air595926092337747805 Removed
May 26th, 2023

- 📅

4 Documented Stays

May, 2023
- ✗

Listing air783417132504282645 Removed

May 6th, 2023
- ✗

Listing hma321.3159237.3732330

Removed

May 5th, 2023
- ✗

Listing bkg9381138 Removed

May 5th, 2023
- ✗

Listing bkg9378561 Removed

May 1st, 2023
- 📅

4 Documented Stays

April, 2023
- ✗

Listing vrp15384 Removed

April 29th, 2023
- ✗

Listing hma321.3352248.3925373

Removed

April 29th, 2023
- ✗

Listing hma321.3352339.3925464

Removed

April 29th, 2023
- ✗

Listing air782661559347613740 Removed

April 29th, 2023
- Listing air854272410071934281 Reposted

April 29th, 2023
- ✓

Listing air854293396187384625 Identified

April 28th, 2023
- ✓

Listing hma321.3352248.3925373

Identified

April 28th, 2023
- ✓

Listing hma321.3352339.3925464

Identified

April 28th, 2023
- Listing bkg9378561 Reposted

April 28th, 2023
- Listing bkg9381138 Reposted

April 28th, 2023
- ✗

Listing air854272410071934281 Removed

April 25th, 2023
- Listing air782661559347613740 Reposted

April 25th, 2023
- Listing air783417132504282645 Reposted

April 25th, 2023
- ✗

Listing bkg9378561 Removed

April 21st, 2023
- ✗

Listing bkg9381138 Removed

April 21st, 2023
- Listing hma321.3352248.3925373 First Activity

April 19th, 2023
- Listing hma321.3352339.3925464 First Activity

April 19th, 2023

- ✱ Listing hma321.3352248.3925373 First
Crawled
April 19th, 2023
- ✱ Listing hma321.3352339.3925464 First
Crawled
April 19th, 2023
- Listing bkg9378561 Reposted
April 18th, 2023
- Listing bkg9381138 Reposted
April 18th, 2023
- ✕ Listing air782661559347613740 Removed
April 15th, 2023
- ✕ Listing bkg9378561 Removed
April 15th, 2023
- ✕ Listing bkg9381138 Removed
April 15th, 2023
- ✓ Listing air854272410071934281 Identified
April 14th, 2023
- ✕ Listing air783417132504282645 Removed
April 12th, 2023
- Listing air782661559347613740 Reposted
April 12th, 2023
- ✕ Listing air782661559347613740 Removed
April 10th, 2023
- Listing air854293396187384625 Reposted
April 9th, 2023
- ✕ Listing air854293396187384625 Removed
April 5th, 2023
- Listing air595926092337747805
Reposted
April 5th, 2023
- Listing air782661559347613740 Reposted
April 5th, 2023
- Listing air854272410071934281 Reposted
April 5th, 2023
- ✕ Listing air595926092337747805 Removed
April 3rd, 2023
- ✕ Listing air782661559347613740 Removed
April 3rd, 2023
- ✕ Listing air854272410071934281 Removed
April 3rd, 2023
- Listing air783417132504282645 Reposted
March 30th, 2023
- ✕ Listing air783417132504282645 Removed
March 30th, 2023
- Listing air595926092337747805
Reposted
March 27th, 2023
- ✕ Listing air595926092337747805 Removed
March 27th, 2023
- Listing air854272410071934281 First
Activity
March 27th, 2023

- Listing air854293396187384625 First Activity
March 27th, 2023
- ✱ Listing air854272410071934281 First Crawled
March 27th, 2023
- ✱ Listing air854293396187384625 First Crawled
March 27th, 2023
- Listing vrp15384 Reposted
March 26th, 2023
- ✕ Listing vrp15384 Removed
March 23rd, 2023
- 📅 2 Documented Stays
March, 2023
- Listing air595926092337747805 Reposted
March 17th, 2023
- ✕ Listing air595926092337747805 Removed
March 17th, 2023
- Listing air782661559347613740 Reposted
March 14th, 2023
- ✕ Listing air782661559347613740 Removed
March 11th, 2023
- Listing air783417132504282645 Reposted
March 11th, 2023
- ✕ Listing air783417132504282645 Removed
March 10th, 2023
- Listing air595926092337747805 Reposted
March 8th, 2023
- ✕ Listing air595926092337747805 Removed
March 7th, 2023
- Listing air782661559347613740 Reposted
March 4th, 2023
- Listing air783417132504282645 Reposted
March 4th, 2023
- ✕ Listing air782661559347613740 Removed
March 1st, 2023
- ✕ Listing air783417132504282645 Removed
March 1st, 2023
- Listing air595926092337747805 Reposted
March 1st, 2023
- Listing air783417132504282645 Reposted
March 1st, 2023
- ✕ Listing air783417132504282645 Removed
March 1st, 2023
- ✕ Listing air595926092337747805 Removed
February 25th, 2023
- Listing air595926092337747805 Reposted
February 23rd, 2023
- ✕ Listing air595926092337747805 Removed
February 22nd, 2023

-  1 Documented Stay
February, 2023
- Listing air595926092337747805
Reposted
February 16th, 2023
- ✕ Listing air595926092337747805 Removed
February 13th, 2023
- Listing bkg9378561 Reposted
February 3rd, 2023
- Listing bkg9381138 Reposted
February 3rd, 2023
- ✕ Listing bkg9378561 Removed
February 1st, 2023
- ✕ Listing bkg9381138 Removed
February 1st, 2023
- Listing bkg9378561 Reposted
January 28th, 2023
- ✕ Listing bkg9378561 Removed
January 27th, 2023
- Listing bkg9378561 Reposted
January 25th, 2023
- Listing bkg9381138 Reposted
January 25th, 2023
- ✕ Listing mis799668 Removed
January 20th, 2023
- ✕ Listing bkg9378561 Removed
January 19th, 2023
- ✕ Listing bkg9381138 Removed
January 19th, 2023
- Listing bkg9378561 Reposted
January 16th, 2023
- Listing bkg9381138 Reposted
January 16th, 2023
- ✕ Listing bkg9378561 Removed
January 15th, 2023
- ✕ Listing bkg9381138 Removed
January 12th, 2023
- ✓ Listing air782661559347613740 Identified
January 6th, 2023
- Listing bkg9378561 Reposted
January 6th, 2023
- ✕ Listing bkg9378561 Removed
January 3rd, 2023
-  1 Documented Stay
January, 2023
-  1 Documented Stay
December, 2022
- Listing air595926092337747805
Reposted
December 29th, 2022
- ✕ Listing air595926092337747805 Removed
December 26th, 2022
- ✕ Listing bkg8374571 Removed

December 24th, 2022

- ✓ Listing vrp15384 Identified
December 23rd, 2022
- ✓ Listing air783417132504282645 Identified
December 23rd, 2022
- ✓ Listing hma321.3159237.3732330
Identified
December 23rd, 2022
- Listing air783417132504282645 First
Activity
December 19th, 2022
- ✱ Listing air783417132504282645 First
Crawled
December 19th, 2022
- Listing hma321.3159237.3732330 First
Activity
December 19th, 2022
- ✱ Listing hma321.3159237.3732330 First
Crawled
December 18th, 2022
- Listing bkg9378561 First Activity
December 18th, 2022
- Listing bkg9381138 First Activity
December 18th, 2022
- ✱ Listing bkg9378561 First Crawled
December 18th, 2022
- ✱ Listing bkg9381138 First Crawled
December 18th, 2022
- Listing vrp15384 First Activity
December 17th, 2022
- ✱ Listing vrp15384 First Crawled
December 17th, 2022
- Listing air595926092337747805
Reposted
December 16th, 2022
- Listing air782661559347613740 First
Activity
December 16th, 2022
- ✱ Listing air782661559347613740 First
Crawled
December 16th, 2022
- ✕ Listing air595926092337747805 Removed
December 16th, 2022
- Listing air595926092337747805
Reposted
December 16th, 2022
- ✕ Listing air595926092337747805 Removed
December 13th, 2022
- Listing air595926092337747805
Reposted
December 12th, 2022
- ✕ Listing air595926092337747805 Removed
December 12th, 2022
- Listing air595926092337747805
Reposted
December 4th, 2022

- ✕ Listing air595926092337747805 Removed
December 3rd, 2022
- Listing air595926092337747805
Reposted
November 28th, 2022
- 📅 3 Documented Stays
November, 2022
- ✕ Listing air595926092337747805 Removed
November 26th, 2022
- Listing air595926092337747805
Reposted
November 25th, 2022
- ✕ Listing air595926092337747805 Removed
November 23rd, 2022
- Listing air595926092337747805
Reposted
November 21st, 2022
- ✕ Listing air595926092337747805 Removed
November 21st, 2022
- Listing air595926092337747805
Reposted
October 30th, 2022
- ✕ Listing air595926092337747805 Removed
October 30th, 2022
- Listing air595926092337747805
Reposted
October 12th, 2022
- ✕ Listing air595926092337747805 Removed
October 11th, 2022
- Listing air595926092337747805
Reposted
October 5th, 2022
- ✕ Listing air595926092337747805 Removed
October 3rd, 2022
- Listing air595926092337747805
Reposted
September 25th, 2022
- ✕ Listing air595926092337747805 Removed
September 24th, 2022
- Listing air595926092337747805
Reposted
September 13th, 2022
- ✕ Listing air595926092337747805 Removed
September 11th, 2022
- Listing air595926092337747805
Reposted
August 25th, 2022
- ✕ Listing air595926092337747805 Removed
August 24th, 2022
- 📅 2 Documented Stays
August, 2022
- 📅 5 Documented Stays
July, 2022
- Listing air595926092337747805
Reposted

July 29th, 2022

- ✕ Listing air595926092337747805 Removed
July 26th, 2022
- Listing air595926092337747805
Reposted
July 12th, 2022
- Listing mis799668 Reposted
July 5th, 2022
- ✕ Listing air595926092337747805 Removed
July 4th, 2022
- Listing air595926092337747805
Reposted
July 3rd, 2022
- ✕ Listing mis799668 Removed
July 2nd, 2022
- ✕ Listing air595926092337747805 Removed
June 24th, 2022
- 📅 4 Documented Stays
June, 2022
- Listing air595926092337747805
Reposted
June 18th, 2022
- ✕ Listing air595926092337747805 Removed
June 17th, 2022
- Listing mis799668 Reposted
June 3rd, 2022
- ✕ Listing mis799668 Removed
June 2nd, 2022
- 📅 4 Documented Stays
May, 2022
- ✓ Listing hma321.2738839.3309703
Identified
April 22nd, 2022
- ✓ Listing mis799668 Identified
April 22nd, 2022
- 📅 1 Documented Stay
April, 2022
- Listing hma321.2738839.3309703 First
Activity
April 5th, 2022
- ✱ Listing hma321.2738839.3309703 First
Crawled
April 5th, 2022
- Listing air595926092337747805 First
Activity
April 3rd, 2022
- Listing bkg8374571 First Activity
April 3rd, 2022
- ✱ Listing bkg8374571 First Crawled
April 3rd, 2022
- ✱ Listing air595926092337747805 First
Crawled
April 3rd, 2022
- Listing mis799668 First Activity
April 1st, 2022

- * Listing mis799668 First Crawled
April 1st, 2022
- ✔ Courtesy Notice: Delivered
February 6th, 2022
- ✔ Courtesy Notice: Sent
February 1st, 2022



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

CODE ENFORCEMENT DIVISION

May 28, 2025

IN THE MATTER OF: Owner(s): Legacy Portfolio Holdings LLC
 Agent(s): N/A
 Address: 8 PACIFIC ST, Saint Augustine, FL, 32084
 Case #: CE2025-0352

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: 8 PACIFIC ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359
PARCEL NUMBER: 1560100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on May 05, 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 **up to \$250.00 per day** 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.

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 5041 76
9489 0090 0027 6577 5041 69

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.

9489 0090 0027 6577 5041 76

9489 0090 0027 6577 5041 69



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**

May 20, 2025

IN THE MATTER OF: Owner(s): Legacy Portfolio Holdings LLC
 Agent(s): N/A
 Address: 8 PACIFIC ST, Saint Augustine, FL, 32084
 Case #: CE2025-0352

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: 8 PACIFIC ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359
PARCEL NUMBER: 1560100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, June 4, 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 5027 52
9489 0090 0027 6577 5027 69

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.

9489 0090 0027 6577 5027 52

9489 0090 0027 6577 5027 69

AFFIDAVIT OF SERVICE

STATE OF FLORIDA

COUNTY OF ST. JOHNS

CITY OF ST. AUGUSTINE

Legacy Portfolio Holdings LLC

8 Pacific Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0352

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
8 Pacific Street, St. Augustine, FL 32084.
6. That on _____, 20____,
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 30 DAY OF May, 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	2096400000
Location Address	91 KINGS FERRY WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOT 7 BLK C OR6030/280 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.130
Homestead	N



Owner Information

Owner Name	Sellars Susanne M 100%
Mailing Address	178 BALDWIN AVE LOCUST VALLEY, NY 11560-0000

AFFIDAVIT OF NON-COMPLIANCE

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

Susanne M Sellars

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0478

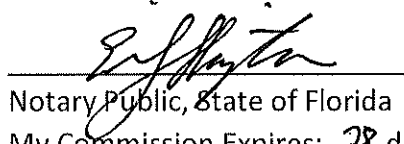
I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated May 07, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s), Chapter 8 Sec 608-PERMITS REQUIRED as of May 17, 2025.

FURTHER, Affiant saith not.

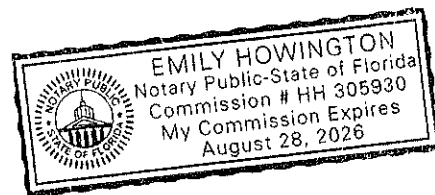


Code Enforcement Inspector
James Tomaselli

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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 ASSIGNMENT**

May 19, 2025

IN THE MATTER OF: Owner(s): The Blue Pelican of Saint Augustine LLC
 Agent(s): Galletta, John Jr
 Address: 91 KINGS FERRY WAY, Saint Augustine, FL, 32084
 Case #: CE2024-0478

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

Code Section: Chapter 8, Section 8-608- Permits required.

SITE OF VIOLATION: 91 KINGS FERRY WAY, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 7 BLK C OR6030/280

PARCEL NUMBER: 2096400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **June 4, 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 the 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, reading "Barry E. Fox", is written over 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 5035 44

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

Sellers, Susanne M
91 Kings Ferry Way
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0478

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
91 Kings Ferry Way, St. Augustine, FL 32084.
6. That on _____, 20____,
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 30 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0478

IN THE MATTER OF:

~~The Blue Pelican of Saint Augustine LLC~~ *Sellers, Susanne M.*
~~Galletta, John Jr~~

91 KINGS FERRY WAY, 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 8-608- Permits required.

VIOLATION SITE: **91 KINGS FERRY WAY, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **GENOVAR ADDN CITY LOT 7 BLK C OR6030/280**

PARCEL NUMBER: **2096400000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 July 20, 2024:

Remodeling work without obtaining the required 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 8-608- Permits required.

4. On January 11, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On April 09, 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 May 07, 2025.
6. On May 07, 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: _____

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

- a. ☒ You have 10 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 6/4/2025 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 7TH DAY OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Gretchen R. H. Vose Esq, Special Magistrate
Nancy Stuparich 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, NANCY STUPARICH 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 7th day of May, 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

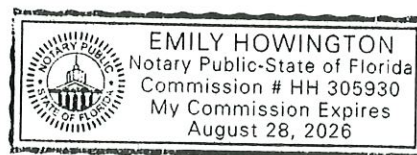
Sellers Susanne M, 178 BALDWIN AVE, LOCUST VALLEY, NY 11560

9489 0090 0027 6577 5041 07

Sellers Susanne M, 91 KINGS FERRY WAY, SAINT AUGUSTINE 32084

9489 0090 0027 6577 5041 14

on this 8 day of May, 2025
Emily Howington



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	1552400000
Location Address	26 VEDDER ST SAINT AUGUSTINE 32084-0000
Neighborhood	McMillan (711)
Tax Description*	3-52 MCMILLAN SUB LOT 26 BLK B OR5958/540 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	McMillan Property, Revised Plat Of
Sec/Twp/Rng	55-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.110
Homestead	N



Owner Information

Owner Name	Cottage Homestay LLC 100%
Mailing Address	4453 DEEP RIVER WAY E JACKSONVILLE, FL 32224-0000

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Cottage Homestay LLC
Dao, Binh
26 Vedder St
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0539

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated Feb. 5, 2025, 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) Ch. 8, Section 608 as of May 15, 2025.

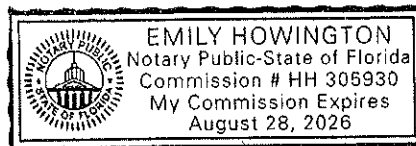
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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 ASSIGNMENT**

May 19, 2025

IN THE MATTER OF: Owner(s): Cottage Homestay LLC
 Agent(s): DAO, BINH
 Address: 26 VEDDER ST, Saint Augustine, FL, 32084
 Case #: CE2024-0539

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

Code Section: Chapter 8, Section 608, Permit required.

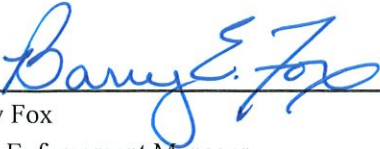
SITE OF VIOLATION: 26 VEDDER ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 3-52 MCMILLAN SUB LOT 26 BLK B OR5958/540
PARCEL NUMBER: 1552400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **June 4, 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 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, reading "Barry E. Fox", is written over 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 5033 46, 9489 0090 0027 6577 5033 53

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

Cottage Homestay LLC
26 Vedder St
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024 0539

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
26 Vedder Street, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

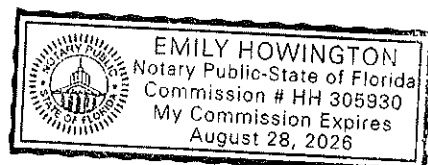
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0539

IN THE MATTER OF:

Cottage Homestay LLC

DAO, BINH

26 VEDDER 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: **26 VEDDER ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **3-52 MCMILLAN SUB LOT 26 BLK B OR5958/540**

PARCEL NUMBER: **1552400000**

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 September 19, 2024:

Single family home converted into multi-family (4 units) without proper permits or approvals.

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 October 25, 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 must pull building permit for the back building to receive certificate of occupancy and inspection. Respondent must also pull permit to convert the home back to a single family home. Respondent must obtain both permits within 6 weeks (3/19/25). 30 days after the permit is issued for the back building must get certificate of occupancy and get into compliance. In addition, 30 days after the home permit is issued, must have it converted back to a single family home.**

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

- a. ☒ **You have 10 weeks (4/18/25) days to become compliant, by getting permit for back building and permit for conversion. Then 30 days after permit is issued to come into compliance with certificate of occupancy issued and converted back to single family home 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)

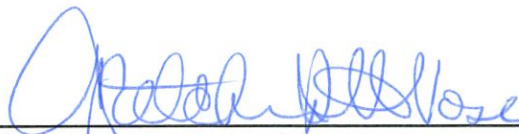
- a. ☐ and the Fine is set at \$ per violation totaling to \$

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 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.

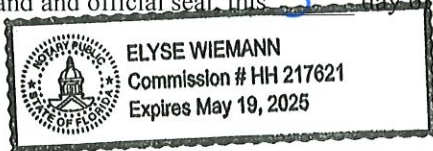


Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

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

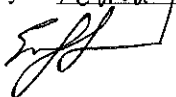
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

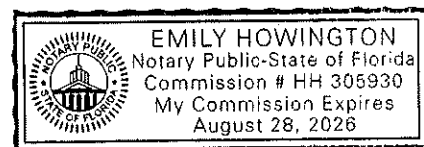
Cottage Homestay LLC, Dao, Binh, 26 Vedder St, St. Augustine, FL 32084,

9489 0090 0027 6577 5103 20

Cottage Homestay LLC, Dao, Binh, 4453 Deep River Way E, Jacksonville, FL 32224,

9489 0090 0027 6577 5103 37

on this 10 day of February, 2025




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	2218200370
Location Address	454 ARRICOLA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-100 DAVIS SHORES N'LY PT OF LOT 37 & S1/2 OF 38 BLK 52 OR5450/1421 <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	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N



[Skip to main content](#)

Owner information

Owner Name	Stinson Shane,Crissy 100%
Owner Address	Stinson Crissy 100%
Location Address	454 ARRICOLA AVE SAINT AUGUSTINE, FL 32080-0000

Map





May 19, 2025

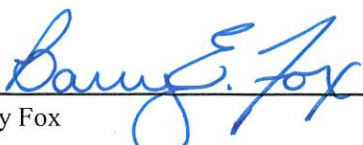
RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida

SITE OF VIOLATION:	454 ARRICOLA AVE, Saint Augustine, FL, 32080
LEGAL DESCRIPTION:	3-100 DAVIS SHORES N'LY PT OF LOT 37 & S1/2 OF 38 BLK 52 OR5450/1421
PARCEL NUMBER:	2218200370

This is your “Official Notice” for you or your representative to appear before the Special M agistrate to respond to your violation. The Special M agistrate 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.

Page 87 of 285

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 5035 20, 9489 0090 0027 6577 5035 37

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

Stinson, Shane
Stinson, Crissy
454 Amicola Ave
St. Augustine, FL 32080
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0225

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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:

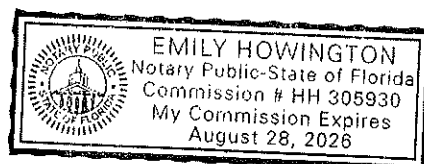
5. That on May, 20, 2025,
I posted said Notice on the property located at
454 Amicola Ave, St. Augustine, FL 32080.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

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





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0225

IN THE MATTER OF:

Stinson Shane, Crissy
Stinson Crissy

454 ARRICOLA AVE, 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **454 ARRICOLA AVE, Saint Augustine, FL, 32080**

LEGAL DESCRIPTION: **3-100 DAVIS SHORES N'LY PT OF LOT 37 & S1/2 OF 38 BLK 52
OR5450/1421**

PARCEL NUMBER: **2218200370**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 30, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On March 27, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On April 09, 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 May 07, 2025.

6. On May 07, 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: _____

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

- a. ☒ You have 15 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)

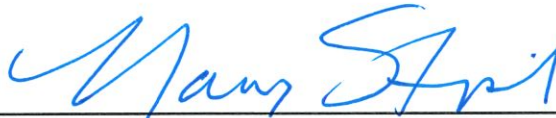
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 6/4/2025 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 7TH DAY OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



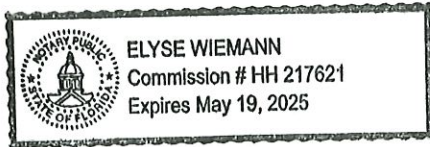
Gretchen R. H. Vose Esq, Special Magistrate
City of St. Augustine

Nancy Stuparich

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, NANCY STUPARICH 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 7th day of May, 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

Stinson Shane, 454 ARRICOLA AVE, SAINT AUGUSTINE, FL 32080

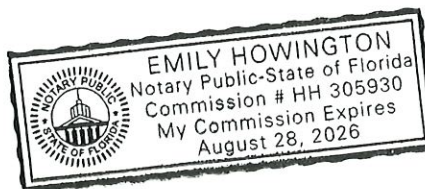
9489 0090 0027 6577 5040 84

Stinson Crissy, 454 ARRICOLA AVE, SAINT AUGUSTINE, FL 32080

9489 0090 0027 6577 5040 91

on this 8 day of May, 2025

Emily Howington



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](#).

Skip to main content

Homestead Compliance

St. Johns County, FL

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1900900000
Location Address	10 SANCHEZ AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Garnett Addition & Rambo (585)
Tax Description*	CITY OF ST AUG GARNETT ADDN E 60FT OF LOT 9 BLK 7 OR5553/1771 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Garnett Division, Plan Of
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.150
Homestead	N



Owner Information

Owner Name	Beale Jason 100%
Mailing Address	24 OAK ST SAINT AUGUSTINE, FL 32084-0000

Map



AFFIDAVIT OF NON-COMPLIANCE

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

Beale, Jason
10 Sanchez Ave
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0232

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated May 7, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28, Section 146 as of May 23, 2025.

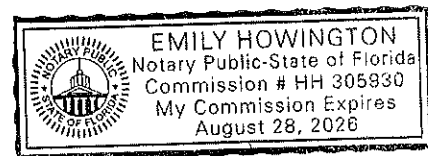
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SERVICE

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

Beale, Jason
10 Sanchez Ave
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0232

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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:

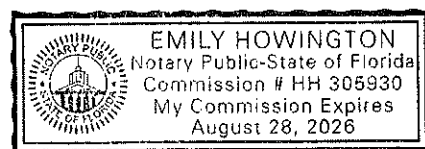
5. That on May, 20, 2025
I posted said Notice on the property located at
10 Sanchez Ave, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

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





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 ASSIGNMENT**

May 19, 2025

IN THE MATTER OF: Owner(s): Beale Jason
 Agent(s): N/A
 Address: 10 SANCHEZ AVE, Saint Augustine, FL, 32084
 Case #: CE2025-0232

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

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

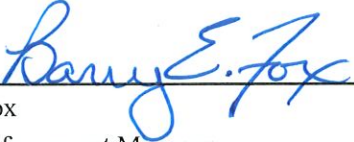
SITE OF VIOLATION: 10 SANCHEZ AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: CITY OF ST AUG GARNETT ADDN E 60FT OF LOT 9 BLK 7
 OR5553/1771
PARCEL NUMBER: 1900900000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **June 4, 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 5035 06, 9489 0090 0027 6577 5035 13

cc: David Birchm, 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.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0232

IN THE MATTER OF:

Beale Jason

10 SANCHEZ AVE, 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **10 SANCHEZ AVE, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **CITY OF ST AUG GARNETT ADDN E 60FT OF LOT 9 BLK 7
OR5553/1771**

PARCEL NUMBER: **1900900000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 30, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On March 27, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On April 09, 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 May 07, 2025.

6. On May 07, 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: _____

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

- a. ☒ You have 15 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 6/4/2025 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 7TH DAY OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



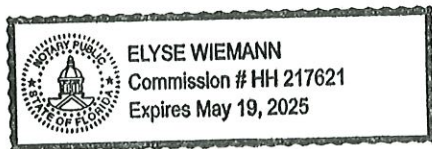
~~Gretchen R. H. Vose~~ Esq, Special Magistrate
City of St. Augustine

Nancy Stuparich

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, NANCY STUPARICH 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 7th day of May, 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

Beale Jason, 24 OAK ST, SAINT AUGUSTINE, FL 32084

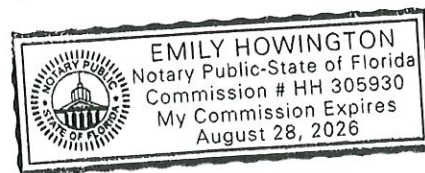
9489 0090 0027 6577 5040 60

Beale Jason, 10 SANCHEZ AVE, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5040 77

on this 8 day of May, 2025

Emily Howington



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	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



AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA

COUNTY OF ST. JOHNS

CITY OF ST. AUGUSTINE

Williamson Laura Marie, Michael Dale

Williamson Michael Dale

145 Washington St

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0272

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated April 2, 2025, 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) Ch. 28, Sec. 146 as of May 14, 2025.

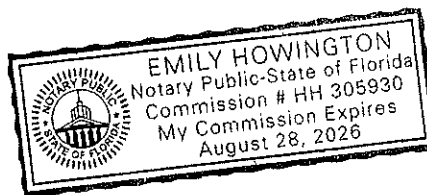
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026



AFFIDAVIT OF SERVICE

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

Williamson Laura Marie
Williamson Michael Dale
145 Washington St
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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
145 Washington St, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

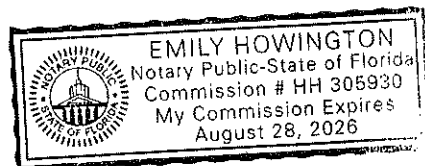
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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 ASSIGNMENT**

May 19, 2025

IN THE MATTER OF: Owner(s): Williamson Laura Marie,
Williamson Michael Dale
Agent(s): N/A
Address: 145 WASHINGTON ST, Saint Augustine, FL, 32084
Case #: CE2025-0272

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

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

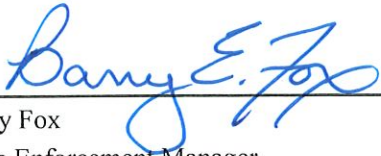
SITE OF VIOLATION: 145 WASHINGTON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-72 CITY OF ST AUGUSTINE LOT 22 OF SUB OF LOT 3 BLK 38-B
OR4637/818
PARCEL NUMBER: 2002100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **June 4, 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, reading "Barry E. Fox", is written over 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 5033 22 , 9489 0090 0027 6577 5033 39

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.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0272

IN THE MATTER OF:

Williamson Laura Marie,
Williamson Michael Dale

145 WASHINGTON 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **145 WASHINGTON ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **2-72 CITY OF ST AUGUSTINE LOT 22 OF SUB OF LOT 3 BLK
38-B OR4637/818**

PARCEL NUMBER: **2002100000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON MAY 7, 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 May 7, 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 March 04, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On April 2, 2025, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent (3) 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 April 11, 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 May 7, 2025.

6. On May 7, 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 **April 6, 2025** 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 7TH OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Nancy Stuparich, 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, Nancy Stuparich, 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 9th day of May, A.D., 2025



MADELINE GUIDONE
Commission # HH 385138
Expires April 11, 2027

Madeline Guidone
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

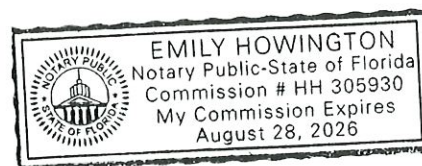
CERTIFICATE OF SERVICE

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

Williamson Laura Marie, 145 WASHINGTON ST, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5036 43

Williamson Michael Dale, 145 WASHINGTON ST, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5036 50

on this 14 day of May, 2025



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	1911400000
Location Address	16 BALLARD AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	WILLIAMS ADDN CITY PART OF LOT 6 & 7 BLK C 49FT ON BALLARD AVE X 125FT OR5410/441 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.140
Homestead	N



Owner Information

Owner Name	Thomas Jeremy Dejernee , Allison Brooke 100%
Mailing Address	Thomas Allison Brooke 100% 16 BALLARD AVE SAINT AUGUSTINE, FL 32084-0000

Map



AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA

COUNTY OF ST. JOHNS

CITY OF ST. AUGUSTINE

Thomas Jeremy Dejeanee

Thomas Allison Brooke

16 Ballard Ave

St Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0287

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated May 7, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch 28, Section 146 as of May 23, 2025.

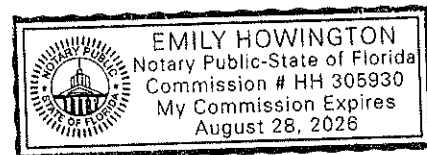
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





Page 117 of 285

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 5034 83, 9489 0090 0027 6577 5034 90

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

Thomas Jeremy Dejernee
Thomas Allison Brooke
16 Ballard Ave
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0287

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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:

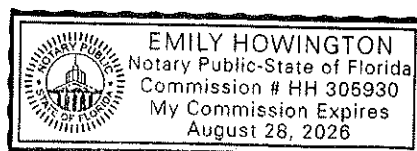
5. That on May, 20, 2025,
I posted said Notice on the property located at
16 Ballard Ave, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

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





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0287

IN THE MATTER OF:

Thomas Jeremy Dejernee, ~~Allison Brooke~~
Thomas Allison Brooke

16 BALLARD AVE, 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **16 BALLARD AVE, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **WILLIAMS ADDN CITY PART OF LOT 6 & 7 BLK C 49FT ON
BALLARD AVE X 125FT OR 5410/441**

PARCEL NUMBER: **1911400000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 March 25, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On March 27, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On April 09, 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 May 07, 2025.
6. On May 07, 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: _____

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

- a. ☒ You have 15 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 6/4/2025 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 7TH DAY OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



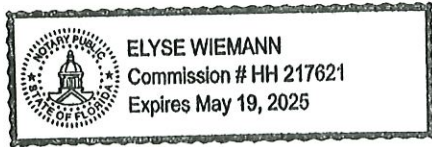
Gretchen R. H. Vose Esq, Special Magistrate
City of St. Augustine

Nancy Stupanch

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, Nancy Stuparich 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 7th day of May, 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

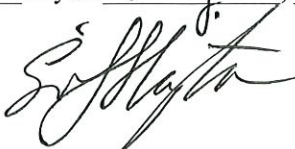
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

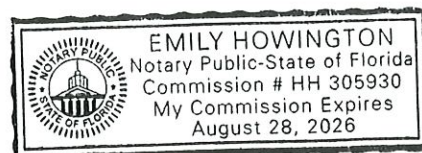
Thomas Jeremy Dejernee, 16 BALLARD AVE, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5040 46

Thomas Allison Brooke , 16 BALLARD AVE, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5040 53

on this 8 day of May, 2025




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	1909300000
Location Address	16 MYRTLE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	CITY OF ST AUGUSTINE WILLIAMS ADDN E47FT OF LOT 4 BLK B OR5588/1783 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.130
Homestead	N



Owner Information

Owner Name	Diaz Rebecca Et AL 100% Diaz Lourdes Caridad 100%
Mailing Address	16 MYRTLE AVE SAINT AUGUSTINE, FL 32084-0000

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA

COUNTY OF ST. JOHNS

CITY OF ST. AUGUSTINE

Diaz Rebecca Et AL

Diaz Lourdes Caridad

16 Myrtle Ave

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0287

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated May 7, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28, section 146 as of May 23, 2025.

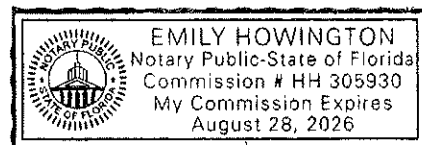
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



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 ASSIGNMENT**

May 19, 2025

IN THE MATTER OF:

Owner(s):	Diaz Rebecca Et AL Diaz Lourdes Caridad
Agent(s):	N/A
Address:	16 MYRTLE AVE, Saint Augustine, FL, 32084
Case #:	CE2025-0289

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:	16 MYRTLE AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	CITY OF ST AUGUSTINE WILLIAMS ADDN E47FT OF LOT 4 BLK B OR5588/1783
PARCEL NUMBER:	1909300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **June 4, 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 5034 69, 9489 0090 0027 6577 5034 76

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

Diaz Rebecca Et AL
Diaz Lourdes caridad
16 Myrtle Ave
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0289

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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:

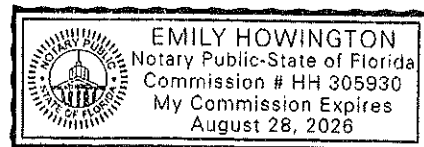
5. That on May, 20, 2025,
I posted said Notice on the property located at
16 Myrtle Ave, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida
My Commission Expires: 22 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0289

IN THE MATTER OF:

Díaz Rebecca Et AL
Díaz Lourdes Caridad

16 MYRTLE AVE, 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **16 MYRTLE AVE, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **CITY OF ST AUGUSTINE WILLIAMS ADDN E47FT OF LOT 4
BLK B OR5588/1783**

PARCEL NUMBER: **1909300000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 March 25, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On March 27, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On April 09, 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 May 07, 2025.
6. On May 07, 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: _____

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

- a. ☒ You have 15 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)

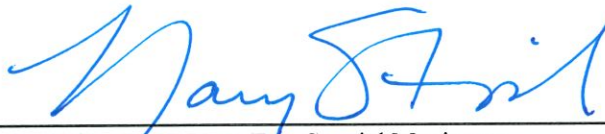
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 6/4/2025 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 7TH DAY OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

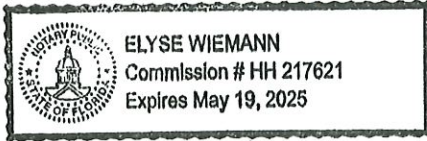


Gretchen R. H. Vose Esq, Special Magistrate
City of St. Augustine


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, NANCY STUPARICH 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 7th day of May, 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

Diaz Rebecca Et AL, 16 MYRTLE AVE, SAINT AUGUSTINE, FL 32084

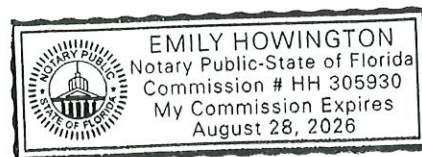
9489 0090 0027 6577 5040 22

Diaz Lourdes Caridad, 16 MYRTLE AVE, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5040 39

on this 8 day of May, 2025

[Signature]



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	2186100000
Location Address	206 CABEZA ST SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-100 DAVIS SHORES LOT 5 BLK 34 OR5518/1500 <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	16-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.100
Homestead	N



Owner Information

Owner Name	Brown Courtney,John 100% Brown John 100%
Mailing Address	206 CABEZA ST SAINT AUGUSTINE, FL 32080-0000

Map



AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Brown, Courtney
Brown, John
206 cabeza st
St. Augustine, FL 32080
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0293

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated May 7, 2025, 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) Ch. 28, Section 146 as of May 23, 2025.

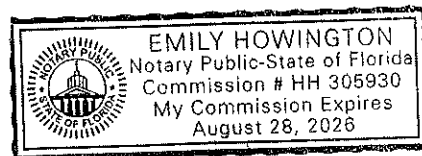
FURTHER, Affiant saith not.

Morganne E Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

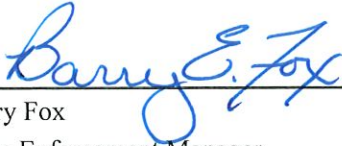
My Commission Expires: 28 day of August, 2026.





Page 137 of 285

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 5035 45, 9489 0090 0027 6577 5034 52

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

Brown, Courtney
Brown, John
206 Cabeza St.
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0293

I, Morganne E. Lann, 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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
206 Cabeza Street, St. Augustine, FL 32080.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

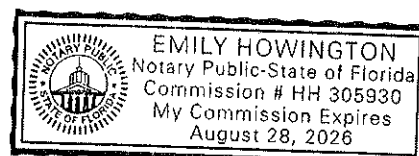
FURTHER, Affiant saith not.

Morganne E. Lann
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0293

IN THE MATTER OF:

Brown Courtney, ~~John~~

Brown John

206 CABEZA ST, 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **206 CABEZA ST, Saint Augustine, FL, 32080**

LEGAL DESCRIPTION: **3-100 DAVIS SHORES LOT 5 BLK 34 OR5518/1500**

PARCEL NUMBER: **2186100000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 March 26, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On March 27, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On April 09, 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 May 07, 2025.
6. On May 07, 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: _____

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

- a. ☒ You have 15 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 6/4/2025 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 7TH DAY OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



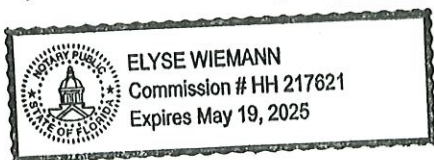
~~Gretchen R. H. Vose~~ Esq, Special Magistrate
City of St. Augustine

Nancy Stuparich

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, NANCY STUPARICH 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 7th day of May, 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

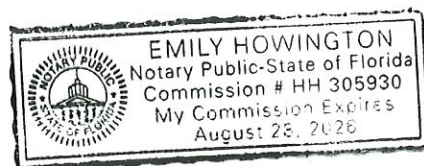
Brown Courtney, 206 CABEZA ST, SAINT AUGUSTINE, FL 32080

9489 0090 0027 6577 5039 88

Brown John , 206 CABEZA ST, SAINT AUGUSTINE, FL 32080

9489 0090 0027 6577 5039 95

on this 8 day of May, 2025
S. H. Howington



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	2097900000
Location Address	101 KINGS FERRY WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDITION CITY LOT 1 BLK E (EX W 30FT) OR4590/787 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.060
Homestead	N

[Skip to main content](#)

St. Johns County, FL



Owner Information

Owner Name	Graham Harry Lee Jr, Laura 100% Graham Laura 100%
Mailing Address	1262 GOVERNOR'S CREEK DR GREEN COVE SPRINGS, FL 32043-0000

Map



AFFIDAVIT OF COMPLIANCE

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

Graham Harry Lee Jr
Graham Laura

101 Kings Ferry Way
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0298

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated May 7, 2025, 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) Ch. 28, Section 146 as of May 23, 2025.

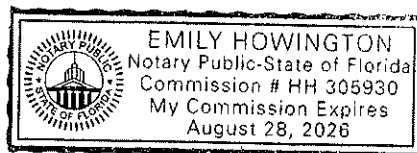
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

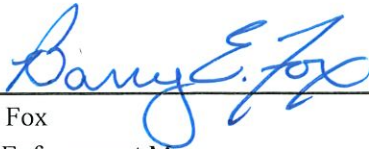
My Commission Expires: 28 day of August, 2026.





Page 147 of 285

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 5033 84, 9489 0090 0027 6577 5033 91,
9489 0090 0027 6577 5034 07, 9489 0090 0027 6577 5034 14

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

Graham, Harry Lee Jr
Graham, Laura
101 Kings Ferry Way
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025 0298

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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:

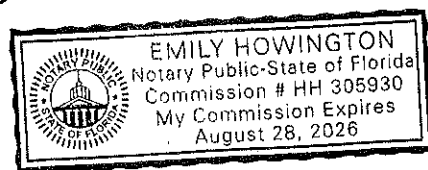
5. That on May, 20, 2025
I posted said Notice on the property located at
101 Kings Ferry Way, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

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





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0298

IN THE MATTER OF:

Graham Harry Lee Jr, ~~Laura~~
Graham Laura

101 KINGS FERRY WAY, 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **101 KINGS FERRY WAY, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **GENOVAR ADDITION CITY LOT 1 BLK E (EX W 30FT)
OR4590/787**

PARCEL NUMBER: **2097900000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 March 26, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On March 27, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On April 09, 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 May 07, 2025.

6. On May 07, 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: _____

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

- a. ☒ You have 15 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 6/4/2025 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 7TH DAY OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



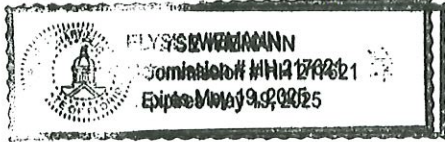
~~Gretchen R. H. Vose~~ Esq, Special Magistrate
City of St. Augustine

Nancy Stuparich

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, Nancy Stuparich: 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 4th day of May, A.D., 2025



Elyse Wemmann
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

Graham Harry Lee Jr., 1262 GOVERNOR'S CREEK DR, GREEN COVE SPRINGS, FL 32043

9489 0090 0027 6577 5039 26

Graham Laura, 1262 GOVERNOR'S CREEK DR, GREEN COVE SPRINGS, FL 32043

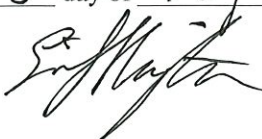
9489 0090 0027 6577 5039 33

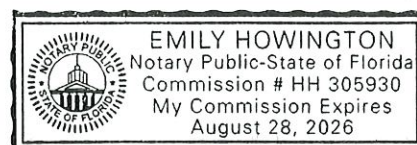
Graham Harry Lee Jr, 101 KINGS FERRY WAY, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5039 40

Graham Laura, 101 KINGS FERRY WAY, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5039 57

on this 8 day of May, 2025




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

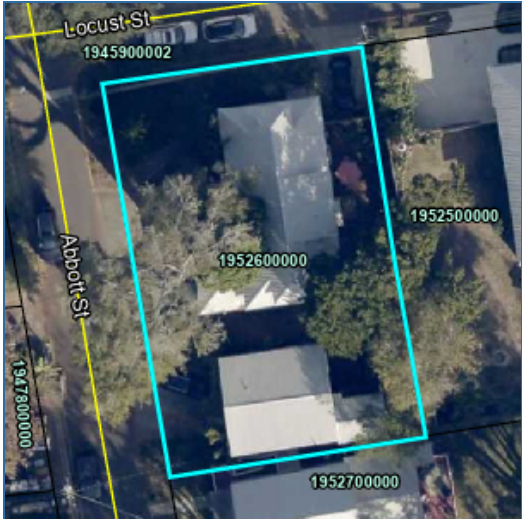
Parcel ID	1952600000
Location Address	55 ABBOTT ST 15 LOCUST ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	CITY OF ST AUG ABBOTT TRACT W1/2 LOTS 1 & 2 BLK G OR5308/123 <i>*The Description above is not to be used on legal documents.</i>
Property Use	Multi-Family (Less than 10 Units) (0800)
Code	
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.160
Homestead	N



Owner Information

Owner Name	Beale Jason A 100%
Mailing Address	25 OAK ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Assessed Year	2025
Valuation Method	Market
Building Value	\$708,683.00
Extra Features Value	\$564.00
Total Land Value	\$348,192.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,057,439.00
Total Deferred	\$14,492.00
Assessed Value	\$1,042,947.00
Total Exemptions	\$0.00
Taxable Value	\$1,042,947.00

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

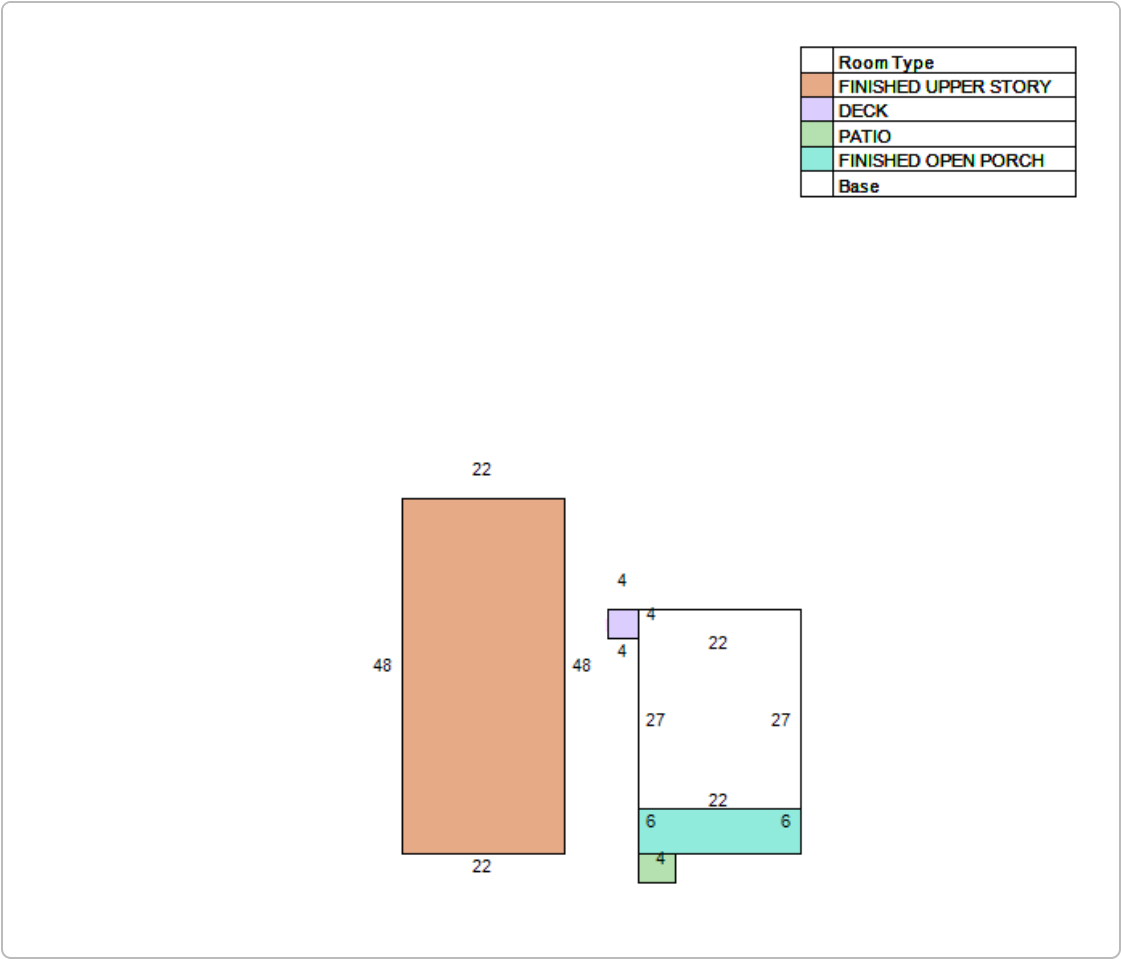
Historical Assessment Information

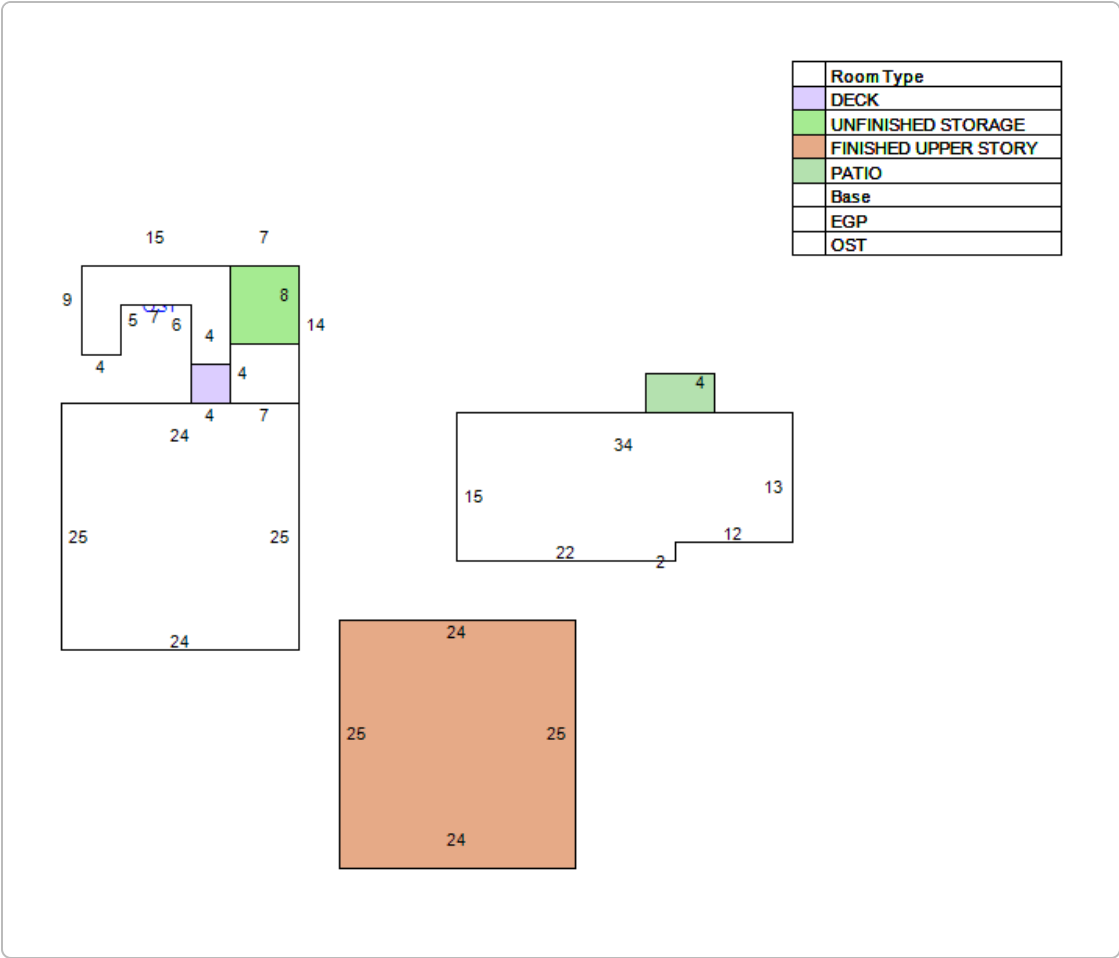
Year	Valuation Method	Building Value	Extra Feature Value	Total Land Value
2024	Market	\$663,784	\$635	\$348,192
2023	Market	\$671,447	\$706	\$318,060
2022	Market	\$497,014	\$1,988	\$284,580
2021	Market	\$331,374	\$2,169	\$251,100
2020	Market	\$338,720	\$2,349	\$284,580
2019	Market	\$311,609	\$2,530	\$284,580
2018	Market	\$306,198	\$2,711	\$284,580
2017	Market	\$299,963	\$3,261	\$227,664
2016	Market	\$304,017	\$3,493	\$207,576
2015	Market	\$257,564	\$3,727	\$165,726
2014	Market	\$221,513	\$3,961	\$150,660

Building Information

Building	1	Roof Cover	Metal
Building Value	\$426,446	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Pine Wood, Ceramic Tile
Actual Area	1818	Interior Wall	Drywall
Conditioned Area	1650	Heating Type	Air Duct
Use	Duplex	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Wood Shingle	Baths	2
Description		Square Footage	
BASE AREA		594	
FINISHED OPEN PORCH		132	
PATIO/SLAB		20	
FINISHED DECK		16	
FINISHED UPPER STORY		1056	
Total SqFt		1818	
Building	2	Roof Cover	Composite Shingle
Building Value	\$282,237	Roof Structure	Gable Hip
Year Built	1950	Interior Flooring	Carpet, Ceramic Tile
Actual Area	1988	Interior Wall	Drywall
Conditioned Area	1686	Heating Type	Air Duct
Use	Duplex	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block, Wood	Baths	3
Description		Square Footage	
OUTSIDE STAIRS		104	
UNFINISHED ENCLOSED PORCH		98	
BASE AREA		600	
BASE AREA		486	
PATIO/SLAB		28	
FINISHED UPPER STORY		600	
UNFINISHED STORAGE/UTILITY		56	
FINISHED DECK		16	
Total SqFt		1988	

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		564

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	72	101	72	EF	\$348,192

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/1/2021	7/1/2021	\$950,000.00	WARRANTY DEED	5308	123	Q	I	WEIHNACHT DEAN & PAZ MARIA E (WIFE)	BEALE JASON A
	12/27/2001	\$295,500.00	WARRANTY DEED	1696	36	U	I	WEIHNACHT CONRAD & MELISSA	WEIHNACHT DEAN & PAZ MARIA E (WIFE)
	8/17/2001	\$295,000.00	TRUSTEES DEED	1643	2	Q	I	THE ABBOTTRY TRUST	WEIHNACHT CONRAD & MELISSA
	9/10/1997	\$90,000.00	QUIT CLAIM DEED	1265	266	U	I	COURTYARD PROPERTIES INC	THE ABBOTTRY TRUST

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 5/27/2025, 11:55:09 PM](#)

Contact Us



AFFIDAVIT OF NON-COMPLIANCE

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

Beale, Jason A
55 Abbott Street
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0303

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated May 7, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28, Section 146 as of May 23, 2025.

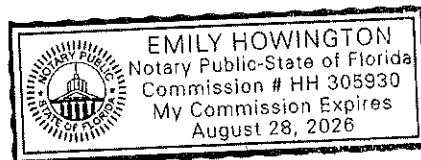
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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 ASSIGNMENT**

May 19, 2025

IN THE MATTER OF: Owner(s): Beale Jason A
 Agent(s): N/A
 Address: 55 ABBOTT ST, Saint Augustine, FL, 32084
 Case #: CE2025-0303

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

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

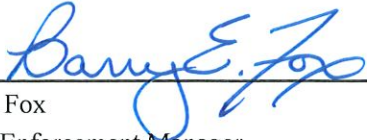
SITE OF VIOLATION: 55 ABBOTT ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: CITY OF ST AUG ABBOTT TRACT W1/2 LOTS 1 & 2 BLK G
 OR5308/123
PARCEL NUMBER: 1952600000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **June 4, 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 5033 60, 9489 0090 0027 6577 5033 77

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

Beale, Jason A
55 Abbott St
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0303

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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:

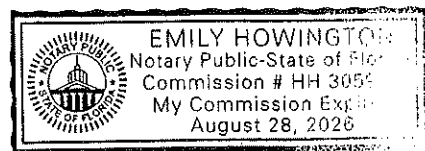
5. That on May 20, 2025,
I posted said Notice on the property located at
_____.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 38 DAY OF May, 2025.

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





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0303

IN THE MATTER OF:

Beale Jason A

55 ABBOTT 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **55 ABBOTT ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **CITY OF ST AUG ABBOTT TRACT W1/2 LOTS 1 & 2 BLK G
OR5308/123**

PARCEL NUMBER: **1952600000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 March 27, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On March 27, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On April 09, 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 May 07, 2025.
6. On May 07, 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: _____

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

- a. ☒ You have 15 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 6/4/2025 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.

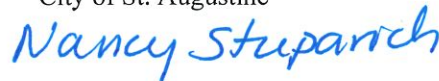
8. In the event of a future violation of this "Order Finding Violation," Respondent shall again be notified of a new hearing, at which time the Special Magistrate will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day, if said violation is determined to have 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 7TH DAY OF MAY, 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.

JOHNSI HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, NANCY STUPARICH^{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 7th day of May, 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

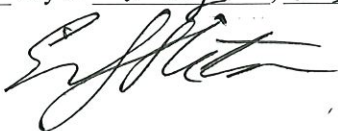
Beale Jason A, 5 OAK ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5039 02

Beale Jason A, 55 ABBOTT ST, SAINT AUGUSTINE 32084

9489 0090 0027 6577 5039 19

on this 8 day of May, 2025



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	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



Owner Information

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

Map





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**

May 19, 2025

IN THE MATTER OF: Owner(s): Roots Construction Group LLC
 Agent(s): N/A
 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 19-3-Unlawful conditions

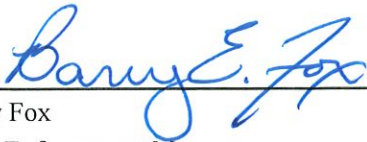
SITE OF VIOLATION: 6 Blanche Ln, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)
PARCEL NUMBER: 1120100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing A Lien Hearing** regarding your case on **June 4, 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 5033 08, 9489 0090 0027 6577 5033 15

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

Roots Construction Group LLC
6 Blanche Ln
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2023 - 0208

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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:

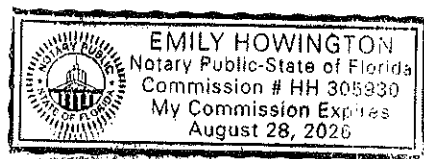
5. That on May, 20, 2025,
I posted said Notice on the property located at
6 Blanche Ln, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

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





BEFORE THE
SPECIAL MAGISTRATE
CITY OF ST. AUGUSTINE, FLORIDA

ORDER DENYING REDUCTION OF FINE
CEAAB CASE NUMBER: 2023-0208

IN THE MATTER OF:

Roots Construction LLC
Largay, Joseph Jr
6 Blanche Lane
St. Augustine, FL 32084

DESCRIPTION OF SITE: **6 Blanche Lane, St. Augustine, FL 32084**

LEGAL DESCRIPTION: **5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15**
OR4482/1066(T/D)

PARCEL NUMBER: **1120100000**

THIS MATTER originally came before the Special Magistrate for public hearing on **April 9, 2024**, after due notice to the Applicant(s), at which time the Special Magistrate heard testimony under oath and received evidence. Based on the evidence and testimony presented at the hearing, the Special Magistrate **found the case "In Violation" which allowed the respondent ten (30) days to correct the violation. On June 5, 2024, the Special Magistrate issued an "Order Imposing a Fine," in the amount of \$250.00 per day, if compliance is met within 10 days of the date of the order. On March 5, 2025, the Special Magistrate issued an "Order Imposing Fine" which set the fine at \$50,000. The Respondent had 30 days to pay the fine. On April 5, 2025, at a public hearing, the Special Magistrate heard the Applicant(s) request for a reduction of fine. After consideration of the factors in 162.09 (2)(B), the Special Magistrate declined to reduce the fines. The Respondent is given thirty (30) days from the date of this order to pay the fines in full.**

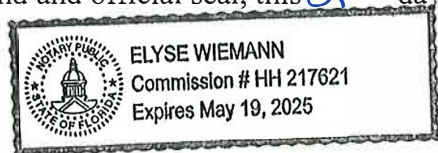
IT IS HEREBY ORDERED,

- The request for a reduction in fine has been **DENIED**.

DONE AND ORDERED at a public hearing on the **2ND DAY OF APRIL, 2025**
in 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

Witness my hand and official seal, this 2nd day of April, A.D., 2025.



Notary Public, State of Florida

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

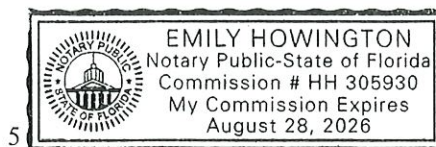
Roots Construction Group LLC, LARGAY, JOSEPH J, JR , 505 WILSON RD, HASTINGS, FL 32145

9489 0090 0027 6577 5062 62

Roots Construction Group LLC , 6 BLANCHE LN, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5062 79

on this 3 day of April, 25

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	1046500000
Location	100 FRED WATERS WAY
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(15) GREENO TRACT E33.4 OF W67.4 OF LOT 9-B BLK 13 DB262/52 & OR3083/1329(S/A) & OR3464/148 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.070
Homestead	N



Owner Information

Owner Name	Shanks Mary Joe Living Trust Etal 16.7% Kingwood Essie Estelle 16.7% Fryar Charlie Mae 16.7% Jones James Arthur 16.7% Jones Wayne Alexander 16.7% Jones Wayne Arthur 5.7% Reese Jimmy Lee Paul 5.7% Blount Rhonda Lavone 5.7%
Mailing Address	C/O MARY J SHANKS 140 LUMBY LN STOCKBRIDGE, GA 30281-0000

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

May 14, 2025

IN THE MATTER OF:

Owner(s): Shanks Mary Joe
Living Trust Etal/King wood Essie
Estelle

Jones James Arthur/Jones Wayne
Alexander/ Reese Jimmy Lee Paul
Blount Rhonda Lavone

Address: 100 Fred Waters Way,
Saint Augustine, Florida, 32084

Case#: CE2024-0337

RE: VIOLATION OF SECTION(S):
Code of Law and Ordinances of St.
Augustine, Florida Code Section:
Chapter 8, Section 8-301- Property
maintenance code.

SITE OF VIOLATION: 100 Fred
Waters Way, Saint Augustine,
Florida, 32084

LEGAL DESCRIPTION: (15)
GREENO TRAC T E33.4 OF
W67,4 OF LOT 9-BLK 13 08262/52 &
OR3083/1329(S/A) & OR3464/ 1 48

PARCEL NUMBER: 1046500000

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 June 4, 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 find-
ings of fact and may order correc-
tive 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 heard by the Special
Magistrate.

In accordance with Florida Statutes
286.01 05: "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 proceed-
ings, 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."



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**

May 19, 2025

IN THE MATTER OF: Owner(s): Shanks Mary Joe Living Trust Etal/Kingwood Essie Estelle
 Jones James Arthur/Jones Wayne Alexander/Reese Jimmy LeePaul
 Blount Rhonda Lavone
 Agent(s): N/A
 Address: 100 Fred Waters Way, Saint Augustine, Florida, 32084
 Case #: CE2024-0337

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

Code Section: Chapter 8, Section 8-301- Property maintenance code.

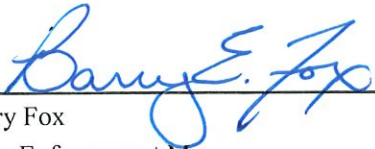
SITE OF VIOLATION: 100 Fred Waters Way, Saint Augustine, Florida, 32084
LEGAL DESCRIPTION: (15) GREENO TRACT E33.4 OF W67.4 OF LOT 9-B BLK 13 DB262/52 &
 OR3083/1329(S/A) & OR3464/148
PARCEL NUMBER: 1046500000

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 **June 4, 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 5031 00
	9489 0090 0027 6577 5031 17
	9489 0090 0027 6577 5031 24
cc: David Birchim, City Manager	9489 0090 0027 6577 5031 31
	9489 0090 0027 6577 5031 48
	9489 0090 0027 6577 5031 55
	9489 0090 0027 6577 5031 62
	9489 0090 0027 6577 5031 79
	9489 0090 0027 6577 5031 86
	9489 0090 0027 6577 5031 93
	9489 0090 0027 6577 5031 09
	9489 0090 0027 6577 5031 16
	9489 0090 0027 6577 5031 23
	9489 0090 0027 6577 5031 30
	9489 0090 0027 6577 5031 47
	9489 0090 0027 6577 5031 54
	9489 0090 0027 6577 5031 61
	9489 0090 0027 6577 5031 78

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

Shanks Mary Joe Living Trust; Kingwood Essie Estelle; Fryar Charlie Mae;
Jones James Arthur; Jones Wayne Alexander; Jones Wayne Arthur;
Reese Jimmy Lee Paul; Blount Rhonda Lavone; Shanks Mary J.
100 Fred Waters Way
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0337

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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:

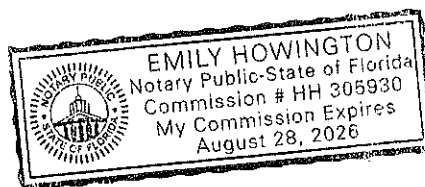
5. That on May 20, 2025.
I posted said Notice on the property located at
100 Fred Waters Way, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

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





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FOR CONTINUANCE

CASE NUMBER: CE2024-0337

IN THE MATTER OF:

Shanks Mary Joe Living Trust Etal/Kingwood Essie Estelle
Jones James Arthur/Jones Wayne Alexander/Reese Jimmy LeePaul
Blount Rhonda Lavone

100 Fred Waters Way, Saint Augustine, Florida, 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 8-301- Property maintenance code.

VIOLATION SITE: **100 Fred Waters Way, Saint Augustine, Florida, 32084**

LEGAL DESCRIPTION: **(15) GREENO TRACT E33.4 OF W67.4 OF LOT 9-B BLK 13 DB262/52 & OR3083/1329 (S/A) & OR3464/148**

PARCEL NUMBER: **1046500000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON MAY 7, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:
FINDINGS OF FACT AND CONCLUSIONS OF LAW

ORDER

THIS MATTER having come to be heard before the Special Magistrate of the City of St. Augustine on May 7, 2025.

And the Magistrate, being fully advised in the premises, hereby finds:

- That the property referenced herein is set to return for a continuance hearing on **June 04, 2025**, at the Alcazar Room, 75 King Street, City of St. Augustine, Florida.

THEREFORE, it is hereby ordered that the case is set for a continuance.

DONE AND ORDERED at a public hearing on the 7TH OF MAY, 2025, in the Alcazar Room, 75 King Street, St. Augustine, Florida.



Nancy Stuparich, Special Magistrate

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, and Nancy Stuparich, 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 9th day of May, A.D., 2025.

Madeline Guidone
Notary Public, State of Florida



MADELINE GUIDONE
Commission # HH 385138
Expires April 11, 2027

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

Shanks Mary Joe Living Trust Etal

Kingwood Essie Estelle, C/O MARY J SHANKS, 140 LUMBY LN, STOCKBRIDGE, GA 30281
9489 0090 0027 6577 5036 67

Fryar Charlie Mae, 140 LUMBY LN, STOCKBRIDGE, GA 30281, 9489 0090 0027 6577 5036 74

Jones James Arthur, 140 LUMBY LN, STOCKBRIDGE, GA 30281, 9489 0090 0027 6577 5036 81

Jones Wayne Alexander, 140 LUMBY LN, STOCKBRIDGE, GA 30281, 9489 0090 0027 6577 5036 98

Jones Wayne Arthur, 140 LUMBY LN, STOCKBRIDGE, GA 30281, 9489 0090 0027 6577 5037 04

Reese Jimmy Lee Paul, 140 LUMBY LN, STOCKBRIDGE, GA 30281, 9489 0090 0027 6577 5037 11

Blount Rhonda Lavone, 140 LUMBY LN, STOCKBRIDGE, GA 30281, 9489 0090 0027 6577 5037 28

Kingwood Essie Estelle, 100 FRED WATERS WAY, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5037 35

Fryar Charlie Mae, 100 FRED WATERS WAY, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5037 42

Jones James Arthur, 100 FRED WATERS WAY, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5037 59

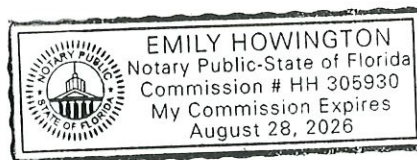
Jones Wayne Alexander , 100 FRED WATERS WAY, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5037 66

Jones Wayne Arthur, 100 FRED WATERS WAY, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5037 73

Reese Jimmy Lee Paul, 100 FRED WATERS WAY, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5037 80

Blount Rhonda Lavone , 100 FRED WATERS WAY, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5037 97

on this 14 day of May, 2025

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



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**

May 19, 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
 Agent(s): N/A
 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

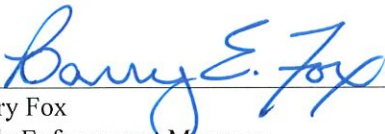
Code Section: Chapter 19, Section 3, Sec. 19-3. - Unlawful conditions.

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 **June 4, 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 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."


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 5030 01
	9489 0090 0027 6577 5030 18
	9489 0090 0027 6577 5030 25
	9489 0090 0027 6577 5030 32
	9489 0090 0027 6577 5030 49
	9489 0090 0027 6577 5030 56
	9489 0090 0027 6577 5030 63
	9489 0090 0027 6577 5030 70
	9489 0090 0027 6577 5030 87
	9489 0090 0027 6577 5030 94

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

Prevatt, Rosa Jane Et AL; Peterson R L; Peterson, David; Rohrer, Gloria Jean;
Peterson, Dee Ann; Harvey, Lori; Peterson, Lee; Peterson, Todd; Peterson-
Golde, Amy; Enos, Shawna;
30 S Leonardi St
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0600

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
30 S Leonardi St, St. Augustine, FL 32084
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

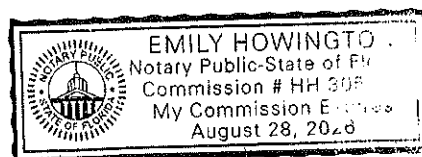
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 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: CE2024-0600

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 **APRIL 2, 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 April 2, 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 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 February 05, 2025, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent () 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 , 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 .

6. On April 2, 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 total of \$50,000.00

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

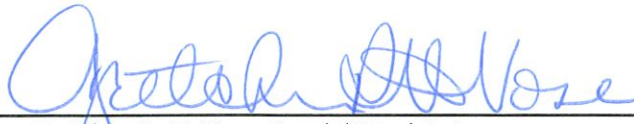
- e. _____ and the Fine is set at \$_____.

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 _____ DAY OF _____, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

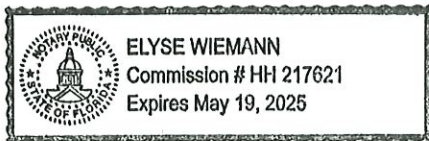


Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

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, Nancy Stuparich, 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 2nd day of April, 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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

on this _____ day of _____, _____

IN THE MATTER OF:

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 Rose Jane Et Al, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5061 63

Peterson R L, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5061 70

Peterson David , 30 S LEONARDI ST, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5061 87

Roher Gloria Jean , 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5061 94

Peterson Dee Ann, 30 S LEONARDI ST, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5062 00

Harvey Lori, 30 S LEONARDI ST, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5062 17

Peterson Lee , 30 S LEONARDI ST, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5062 24

Peterson Todd , 30 S LEONARDI ST, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5062 31

Petereson-Golde Amy, 30 S LEONARDI ST, ST AUGUSTINE, FL 32084

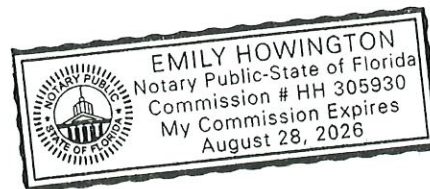
9489 0090 0027 6577 5062 48

Enos Shawna, 30 S LEONARDI ST, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5062 55

on this 3 day of April, 25





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





Page 193 of 285

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 5029 43
	9489 0090 0027 6577 5029 50
	9489 0090 0027 6577 5029 67
cc: David Birchim, City Manager	9489 0090 0027 6577 5029 74
	9489 0090 0027 6577 5029 81
	9489 0090 0027 6577 5029 98

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

Holbrook Juan A Rev Trust; Holbrook Juan A; Holbrook Maria Cornelia;
Wagman Andrea Holbrook

10 N St. Augustine Blvd

St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0255

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
10 N St. Augustine Blvd, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

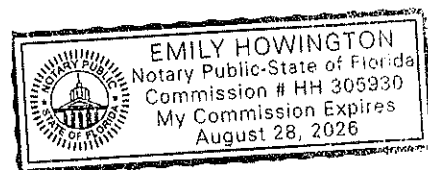
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

Liffling
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0255

IN THE MATTER OF:

**Holbrook Juan A Rev Trust
Holbrook Juan A
Holbrook Maria Cornelia
Wagman Andrea Holbrook**

10 N SAINT AUGUSTINE BLVD, Saint Augustine, FL, 32080

(Hereinafter referred to as Respondent)

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

Code Section: Chapter 8 Section 8-457- Unlawful continuance.

VIOLATION SITE: **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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **APRIL 2, 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 April 2, 2025 in accordance with Chapter 162 F.S.

The respondent and/or representative ✓ was / ✗ *correction* was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on February 12, 2025:

Construction work in the form of dock reconstruction was continuing despite Stop Work Order posted to property on 9/11/24.

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

City Code, Ch. 8 Section 8-457- Unlawful continuance.

4. On March 04, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On March 16, 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 April 2, 2025.

6. On April 2, 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: _____

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 1 days, found to be compliant at this time, and the fine is set at \$ 250.00

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 May 7th, 2025 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 2ND OF APRIL 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

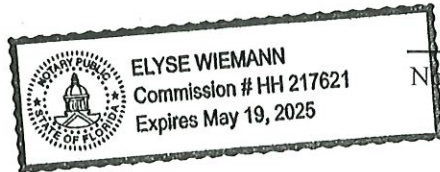


Gretchen R. H. Vose Esq, Special Magistrate
City of St. Augustine

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 2nd day of April, 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

Holbrook Juan A , 6418 NW 97TH CT GAINESVILLE, FL 32653

9489 0090 0027 6577 5063 47

Holbrook Maria Cornelia, 6418 NW 97TH CT, GAINESVILLE, FL 32653

9489 0090 0027 6577 5063 54

Wagman Andrea Holbrook, 6418 NW 97TH CT, GAINESVILLE, FL 32653

9489 0090 0027 6577 5063 61

Holbrook Juan A , 10 N ST AUGUSTINE BLVD, ST AUGUSTINE, FL 32080

9489 0090 0027 6577 5063 78

Holbrook Maria Cornelia, 10 N ST AUGUSTINE BLVD, ST AUGUSTINE, FL 32080

9489 0090 0027 6577 5063 85

Wagman Andrea Holbrook, 10 N ST AUGUSTINE BLVD, ST AUGUSTINE, FL 32080

9489 0090 0027 6577 5063 92

on this 3 day of April, 25
EJL



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

Location

Address

Neighborhood

Tax

Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1571200000

1 PONCE DE LEON AVE

SAINT AUGUSTINE 32080-0000

Carvers (713)

1-58 CARVERS SUB ANASTASIA LOT 6 & N1/2 OF LOT 7 BLK 6

OR1466/340 &1605/68 &3053/460(C/D) OR3092/1783(F/J) &4328/155 & 5696/387

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

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

Anastasia, Map Of

58-7-30

City of St Augustine (District 452)

18.72

0.140

Y



Owner Information

Owner Name

Mailing Address

Balch Robert K Et AL 50%
Balch Beverly A,Robert M 50%
[Balch Robert M](#) 50%
[Balch Robert K Trust D:01/18/23](#) 0%

1 PONCE DE LEON AVE
SAINT AUGUSTINE, FL 32080-4631

Exemption Information

Exemption Type	Status	Amount
Homestead		\$45,757



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**

May 19, 2025

IN THE MATTER OF: Owner(s): Robert K Balch
 Beverly A Balch
 Robert M Balch
 Robert K Balch Trust
 Agent(s): N/A
 Address: 1 PONCE DE LEON AVE, Saint Augustine, FL, 32080
 Case #: CE2024-0415

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

Code Section: Chapter 8, Section 8-608- Permits required.

SITE OF VIOLATION: 1 PONCE DE LEON AVE, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 1-58 CARVERS SUB ANASTASIA LOT 6 & N1/2 OF LOT 7 BLK 6
OR1466/340 & 1605/68 & 3053/460(C/D) OR3092/1783(F/J) & 4328/155 &
5696/387
PARCEL NUMBER: 1571200000

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 **June 4, 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 5028 82, 9489 0090 0027 6577 5028 99, 9489 0090 0027 6577 5029 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

Balch, Robert K Et AL

Balch, Beverly A

Balch, Robert M

Balch Robert K Trust

1 Ponce de Leon Ave, St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0415

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May, 20, 2025,
I posted said Notice on the property located at
1 Ponce de Leon Ave, St. Augustine, FL 32080.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

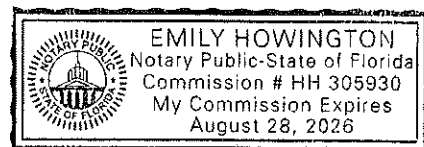
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2026.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0415

IN THE MATTER OF:

Robert K Balch
Beverly A Balch
Robert M Balch
Robert K Balch Trust

1 PONCE DE LEON AVE, 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 8, Section 608, Permits required.

VIOLATION SITE: **1 PONCE DE LEON AVE, Saint Augustine, FL, 32080**

LEGAL DESCRIPTION: **1-58 CARVERS SUB ANASTASIA LOT 6 & N1/2 OF LOT 7 BLK 6 OR 1466/340
&1605/68 &3053/460(C/D) OR3092/1783(F/J) &4328/155 & 5696/387**

PARCEL NUMBER: **1571200000**

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 June 02, 2024:

Respondent performed regulated work on property without obtaining required 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 January 11, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On February 20, 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 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 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 until 3/7 by 5pm to apply for a land development permit. After applying for the land permit, respondent has 45 days to apply for building permit(s). If neither permit is applied for the fines will begin to run on each permit at \$250 a day beginning 3/8/25.

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 _____ 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 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.

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



AFFIDAVIT OF COMPLIANCE

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

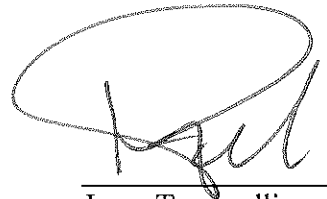
Juan A Holbrook
Juan A Holbrook-Rev Trust
Cornelia Maria Holbrook
Andrea Holbrook Wagman

Respondent(s)

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

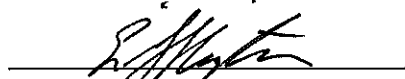
I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **April 2, 2025**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 as of **April 11, 2025**.

FURTHER, Affiant saith not.

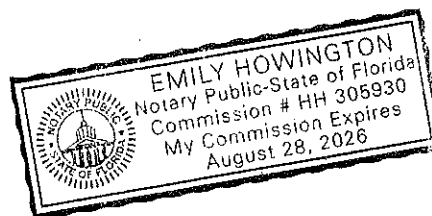


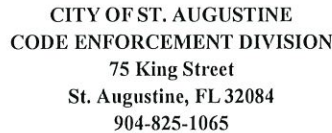
Jame Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF May, 2025.


Notary Public, State of Florida

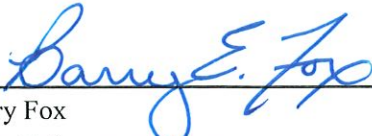
My Commission Expires: 28 day of August, 2026.





Page 211 of 285

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 5049 30,
	9489 0090 0027 6577 5049 47
	9489 0090 0027 6577 5049 54
cc: David Birchim, City Manager	9489 0090 0027 6577 5049 61
	9489 0090 0027 6577 5049 78
	9489 0090 0027 6577 5049 85

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

Holbrook Juan A Rev Trust

Holbrook Juan A

Holbrook Maria Cornelia

Wigman Andrea Holbrook

10 N St. Augustine Blvd, St. Augustine, FL 32080
Respondent

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

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May 20, 2025,
I posted said Notice on the property located at
10 N St. Augustine Blvd, St. Augustine, FL 32080.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

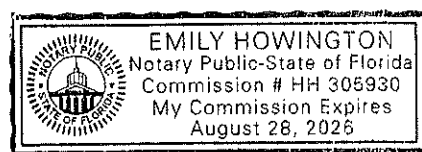
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0524

IN THE MATTER OF:

Holbrook Juan A
Holbrook Juan A Rev Trust
Holbrook Maria Cornelia
Wagman Andrea Holbrook CO
10 N SAINT AUGUSTINE BLVD, 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 8, Section 8-608- Permits required.

VIOLATION SITE: **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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **APRIL 02, 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 **April 02, 2025**, in accordance with Chapter 162 F.S.

The respondent and/or representative ✓ was / ✗ was not present *correction*

2. During a routine code enforcement inspection of the property, staff observed the following code violations on September 11, 2024:

Construction work in the form of dock reconstruction without obtaining 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 8-608- Permits required.

4. On March 04, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On March 16, 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 April 02, 2025.
6. On April 02, 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: removal of sailboat and materials related to the dock construction

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

- a. ☒ You have 10 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 May 7th 2025, 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 2ND DAY OF APRIL, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

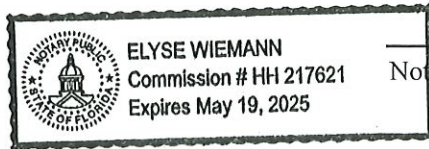


Gretchen R. H. Vose Esq, Special Magistrate
City of St. Augustine

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 24th day of April, 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

Holbrook Juan A , 6418 NW 97TH CT GAINESVILLE, FL 32653

9489 0090 0027 6577 5065 07

Holbrook Maria Cornelia, 6418 NW 97TH CT, GAINESVILLE, FL 32653

9489 0090 0027 6577 5065 14

Wagman Andrea Holbrook, 6418 NW 97TH CT, GAINESVILLE, FL 32653

9489 0090 0027 6577 5065 21

Holbrook Juan A , 10 N ST AUGUSTINE BLVD, ST AUGUSTINE, FL 32080

9489 0090 0027 6577 5065 38

Holbrook Maria Cornelia, 10 N ST AUGUSTINE BLVD, ST AUGUSTINE, FL 32080

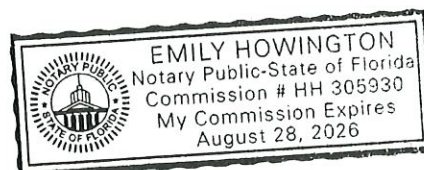
9489 0090 0027 6577 5065 45

Wagman Andrea Holbrook, 10 N ST AUGUSTINE BLVD, ST AUGUSTINE, FL 32080

9489 0090 0027 6577 5065 52

on this 3 day of April, 25

EJH



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

1233300000

42 S WHITNEY ST
SAINT AUGUSTINE 32084-0000

King-Madore West Old Dixie (2500)

2-78 ATCHESON SUB OF BLK 7 LOT 4 OR5129/1217
**The Description above is not to be used on legal documents.*

Single Family (0100)

Atchesons Subdivision, Plat Of J.A.

45-7-29

City of St Augustine (District 452)

18.72

0.140

Y



Owner Information

Owner Name

Mailing Address

Mkwan Tr 100%
Holden Karl Parker 100%

42 S WHITNEY ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,722

AFFIDAVIT OF COMPLIANCE

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

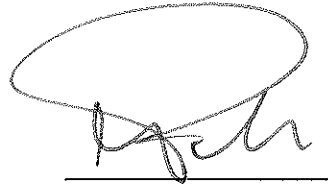
Holden K Parker
Mkwan Tr

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0541**

I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **February 5, 2025**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 _as of **February 10, 2025**.

FURTHER, Affiant saith not.



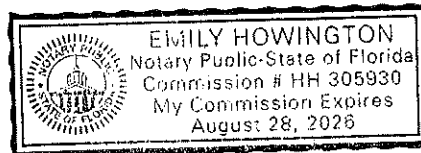
Jame Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF May, 2025.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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**

May 19, 2025

IN THE MATTER OF: Owner(s): Mkwan Tr
 Holden K Parker
 Holden K Parker
 Agent(s): N/A
 Address: 42 S WHITNEY ST, Saint Augustine, FL, 32084
 Case #: CE2024-0541

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

Code Section: Chapter 28 Section 28-33- Certificates of occupancy.

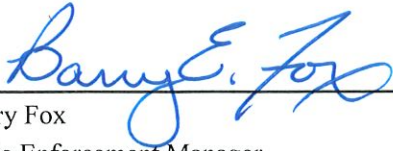
SITE OF VIOLATION: 42 S WHITNEY ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-78 ATCHESON SUB OF BLK 7 LOT 4 OR5129/1217
PARCEL NUMBER: 1233300000

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 **June 4, 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 5049 23

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

HOLDEN K. PARKER
MKWAN TR.

42 S. WHITNEY ST. ST. AUG 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0541

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 May, 22, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated JUNE,
4, 2025.

PRIMARY SERVICE:

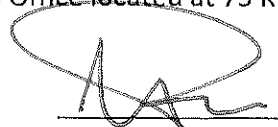
3. That on May, 22, 2025,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

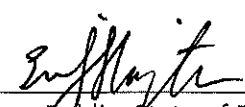
SECONDARY SERVICE:

5. That on May 22, 2025,
I posted said Notice on the property located at
42 S. WHITNEY ST ST. AUGUSTINE FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

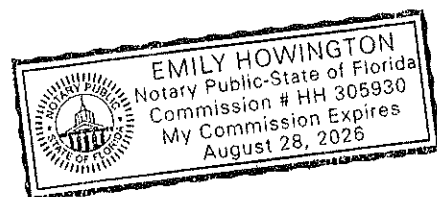
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0541

IN THE MATTER OF:

Mkwan Tr

42 S WHITNEY 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, Ch. 28 Sec. 33- Certificates of occupancy.

VIOLATION SITE: **42 S WHITNEY ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **2-78 ATCHESON SUB OF BLK 7 LOT 4 OR5129/1217**

PARCEL NUMBER: **1233300000**

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 September 19, 2024:

Property had a number of outbuildings which were converted to occupied space without permits or approval.

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

**City Code, Other Code Enforcement Violation
Type violation information here**

4. On November 30, 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 06, 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 to obtain certificate of occupancy for buildings and work towards compliance. If compliance does not occur, case should be rescheduled in 3 months for status. If respondent obtains the certificates of occupancy, the case can be closed.**

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)

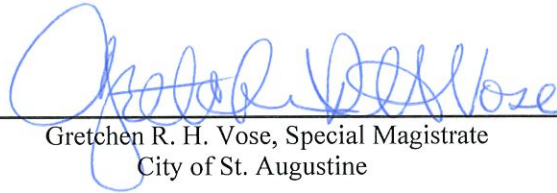
- a. ☐ and the Fine is set at \$ per violation totaling to \$

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.

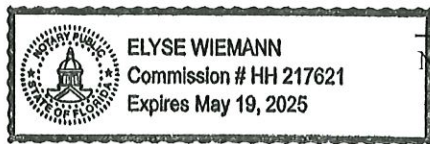


Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. 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.

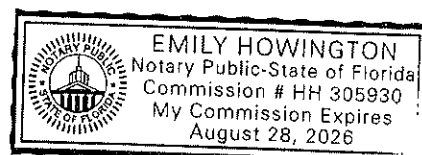
BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

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

Mkwan Tr, Holden, Karl Parker, 42 S Whitney St, St. Augustine, FL 32084

9489 0090 0027 6577 5103 13

on this 10 day of February, 2015

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

AFFIDAVIT OF COMPLIANCE

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

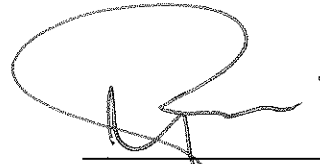
38 Rohde Ave Land Trust
Liliann Ogeka
Joseph Ogeka Jr
Linda Ogeka

Respondent(s)

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

I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **April 2, 2025**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 as of **April 20, 2025**.

FURTHER, Affiant saith not.

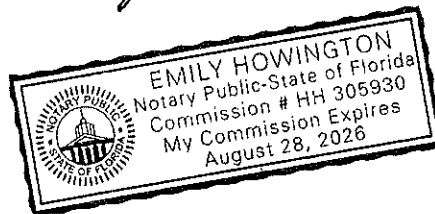


Jame Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF May, 2025.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SERVICE

STATE OF FLORIDA

COUNTY OF ST. JOHNS

CITY OF ST. AUGUSTINE

Ogeka Joseph Jr

Ogeka Linda

Ogeka Lillianne

38 Ronde Ave

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0617

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 May, 20, 2024,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 2025,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on May, 20, 2025
I hand delivered said Notice to child of owner at
38 Ronde Ave, St. Augustine, FL 32084

SECONDARY SERVICE:

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

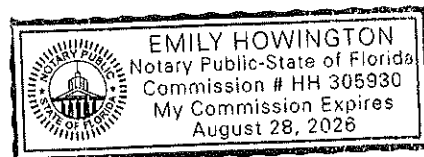
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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**

May 19, 2025

IN THE MATTER OF: Owner(s): Lili Ann Ogeka
 38 Rohde Ave Land Trust
 Ogeka Joseph Jr
 Ogeka Linda
 Agent(s): N/A
 Address: 38 ROHDE AVE, Saint Augustine, FL, 32084
 Case #: CE2024-0617

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

Code Section: Chapter 8, Section 8-608- Permits required.

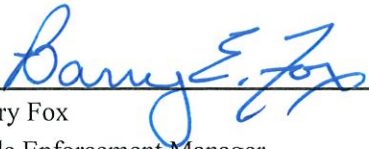
SITE OF VIOLATION: 38 ROHDE AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-59 CITY OF ST AUGUSTINE RHODE ADDITION E6FT OF LOT
 12 & ALL OF LOT 13 BLK 11 OR5497/604
PARCEL NUMBER: 1937400000

The 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 **June 4, 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 5049 92, 9489 0090 0027 6577 5050 05, 9489 0090 0027 6577 5050 12

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.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0617

IN THE MATTER OF:

LiliAnn Ogeka
38 Rohde Ave Land Trust
Ogeka Joseph Jr Trustee
Ogeka Linda Trustee
38 ROHDE AVE, 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 8-608- Permits required.

VIOLATION SITE: **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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **APRIL 2, 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 April 2, 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 December 27, 2024:

A new two story staircase with landing was installed without required 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 8-608- Permits required.

4. On March 07, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On March 16, 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 April 2, 2025.

6. On April 2, 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: _____

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

- a. ☒ You have 20 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)

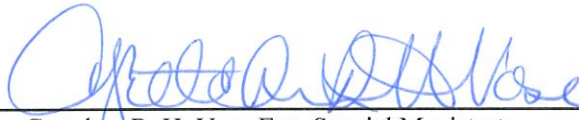
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on May 7, 2025 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 2ND OF APRIL 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 2nd day of April, 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

38 Rohde Ave Land Trust, Ogeka Joseph Jr Trustee, 38 ROHDE AVE, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5064 46

Ogeka Linda, 38 ROHDE AVE, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5064 53

Ogeka Lilianne, 38 ROHDE AVE, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5064 60

on this 3 day of April, 25




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	1077300000
Location Address	11 NESMITH AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Lopes Subdivision (482)
Tax Description*	6-16 LOPES SUB OF BLK 15 RAVENSWOOD LOT 21 OR5977/253 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Lopes Re-Subdivision of Block 15 Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N



Owner Information

Owner Name	Cranford Trevor John Et AL 100% Cranford Taryn Lindsey 100%
Mailing Address	11 NESMITH AVE SAINT AUGUSTINE, FL 32084-0000

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA

COUNTY OF ST. JOHNS

CITY OF ST. AUGUSTINE

Cranford Trevor John Et AL

Cranford Taryn Lindsey

11 Nesmith Ave

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0292

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated May 7, 2025, 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) Ch. 28 Section 146 as of May 12, 2025.

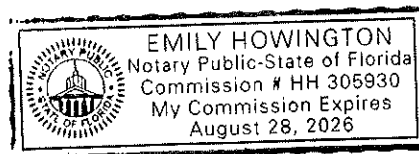
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





Page 241 of 285

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

A handwritten signature in blue ink, reading "Barry E. Fox", 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 5051 73, 9489 0090 0027 6577 5051 80

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

Cranford, Trevor John Et AL
Cranford, Taryn Lindsey
11 Nesmith Ave
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025 0292

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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:

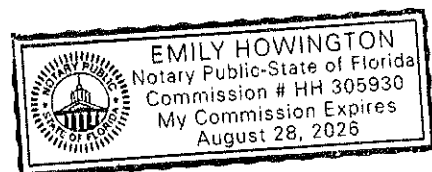
5. That on May 20, 2025,
I posted said Notice on the property located at
11 Nesmith Ave, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.

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





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0292

IN THE MATTER OF:

Cranford Trevor John Et AL

Cranford Taryn Lindsey

11 NESMITH AVE, 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **11 NESMITH AVE, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **6-16 LOPES SUB OF BLK 15 RAVENSWOOD LOT 21
OR5977/253**

PARCEL NUMBER: **1077300000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 March 26, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On March 27, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On April 09, 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 May 07, 2025.
6. On May 07, 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: _____

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

- a. ☒ You have 15 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 6/4/2025 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 7TH DAY OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



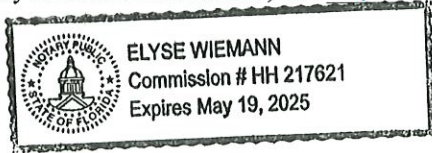
Gretchen R. H. Vose Esq, Special Magistrate
City of St. Augustine

Nancy Stuparich

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, NANCY STUPARICH 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 7th day of May, 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

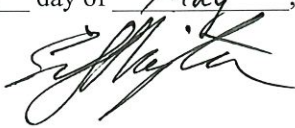
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

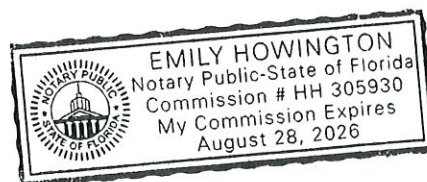
Cranford Trevor John Et AL , 11 NESMITH AVE, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5040 08

Cranford Taryn Lindsey, 11 NESMITH AVE, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5040 15

on this 8 day of May, 2025




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	2036800000
Location Address	20 RIBERIA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY N 68FT OF LOTS 11 & 12 BLK A OR5943/1116 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Model Land Co.'s Subdivision Of A Part O
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	Corta Fdl LLC 100%
Mailing Address	1112 1ST ST NEPTUNE BEACH, FL 32266-0000

AFFIDAVIT OF COMPLIANCE

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

Corta FdI LLC
C/O CORY PRESNICK

20 RIBERIA ST

ST. AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0296

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated May 7, 2025, 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) Ch. 28, Section 146 as of May 22, 2025.

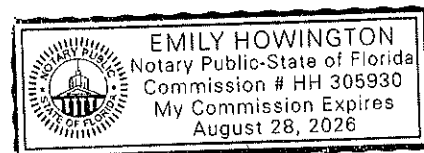
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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 ASSIGNMENT**

May 19, 2025

IN THE MATTER OF: Owner(s): Corta Fdl LLC
 Agent(s): PRESNICK, CORY
 Address: 20 RIBERIA ST, Saint Augustine, FL, 32084
 Case #: CE2025-0296

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

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

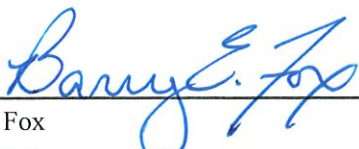
SITE OF VIOLATION: 20 RIBERIA ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-44 MODEL LAND CO SUB CITY N 68FT OF LOTS 11 & 12 BLK A
 OR5943/1116
PARCEL NUMBER: 2036800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **June 4, 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 5034 21, 9489 0090 0027 6577 5034 38

cc: David Birchm, 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.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0296

IN THE MATTER OF:

Corta Fdl LLC

PRESNICK, CORY

20 RIBERIA 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 28, Sec. 28-146. - Registration.

VIOLATION SITE: **20 RIBERIA ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **2-44 MODEL LAND CO SUB CITY N 68FT OF LOTS 11 & 12
BLK A OR5943/1116**

PARCEL NUMBER: **2036800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **MAY 07, 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 **May 07, 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 March 26, 2025:

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

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

**City Code, Chapter 28
Sec. 28-146. - Registration.**

4. On March 27, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On April 09, 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 May 07, 2025.
6. On May 07, 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: _____

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

- a. ☒ You have 15 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 6/4/2025 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 7TH DAY OF MAY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



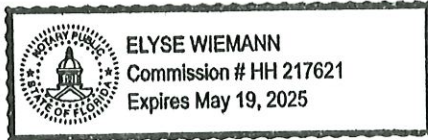
Gretchen R. H. Vose Esq, Special Magistrate
City of St. Augustine

Nancy Stuparich

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, Nancy Stuparich 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 7th day of May, 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

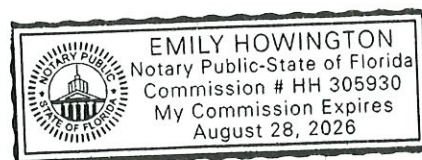
Corta Fdl LLC, PRESNICK, CORY, 1112 First Street, Neptune Beach, FL 32266

9489 0090 0027 6577 5039 64

Corta Fdl LLC, 20 RIBERIA ST, SAINT AUGUSTINE 32084

9489 0090 0027 6577 5039 71

on this 8 day of May, 2025

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	1046400000
Location Address	102 FRED WATERS WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Greeno Tract (474)
Tax Description*	(14) GREENO TRACT W34FT OF LOT 9-B BLK 13 OR3806/1199 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Greeno Tract - A Resubdivision of Ravens
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.070
Homestead	N



Owner Information

Owner Name	Les Bons Temps Rouler LLC 100%
Mailing Address	100 SOUTHPARK BLVD SUITE 100 SAINT AUGUSTINE, FL 32086-0000

Map

[Skip to main content](#)

St. Johns County, FL



AFFIDAVIT OF COMPLIANCE

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

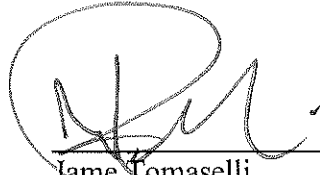
J Russell Collins
Les Bons Temps Rouler
Dianna Hinamn

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0586**

I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **March 5, 2025**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 as of **May 15, 2025**.

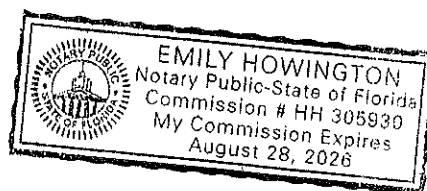
FURTHER, Affiant saith not.


James Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF May, 2025.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SERVICE

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

J. Russell Collins
LES BONS TEMPS Rouler
2493 US Highway 1 South St. Aug 32086

DARK LINMAN
2 Valencia St. St. Aug 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0586

I, JAMES TOMASELO, 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 May, 22, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025

PRIMARY SERVICE:

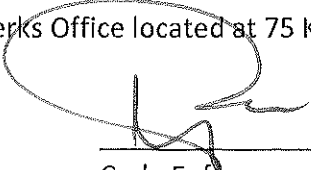
3. That on May, 22, 2025,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

4. That on May, 22, 2025,
I ~~hand~~^{POSTED} delivered said Notice to Door at
102 Fred Waters Way Saint Augustine FL 32084

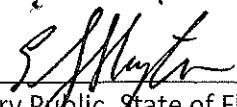
SECONDARY SERVICE:

5. That on May, 23, 2025,
I posted said Notice on the property located at
2 VALENCIA ST SAINT AUGUSTINE FL 32084
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

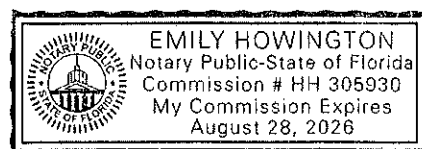
FURTHER, Affiant saith not.


Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF May, 2025.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



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**

May 22, 2025

IN THE MATTER OF:

Owner(s):	Dianna Hinman Dirk Hinman
Agent(s):	COLLINS, J RUSSELL Les Bons Temps Rouler LLC Janice A Brown
Address:	102 FRED WATERS WAY, Saint Augustine, FL, 32084
Case #:	CE2024-0586

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

Code Section: Chapter 8, Section 8-608- Permits required.

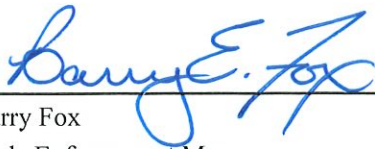
SITE OF VIOLATION:	102 FRED WATERS WAY, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	(14) GREENO TRACT W34FT OF LOT 9-B BLK 13 OR3806/1199
PARCEL NUMBER:	1046400000

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 **June 4, 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 6675 2573 70, 9489 0090 0027 6675 2573 87, 9489 0090 0027 6675 2573 94,
9489 0090 0027 6675 2574 00

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.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2024-0586

IN THE MATTER OF:

COLLINS, J RUSSELL
Les Bons Temps Rouler LLC

102 FRED WATERS WAY, 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- Permits required.

VIOLATION SITE: **102 FRED WATERS WAY, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **(14) GREENO TRACT W34FT OF LOT 9-B BLK 13
OR3806/1199**

PARCEL NUMBER: **1046400000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON MARCH 05, 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 05, 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 November 16, 2024:

A wood wheelchair ramp was removed from the west side of the building and replaced with a new deck without 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 February 5, 2025, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent () days from the date of the Order to correct the violation by obtaining permits 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 **February 21, 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 March 05, 2025.

6. On **March 05, 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 2/15/25 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 DAY OF MARCH, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

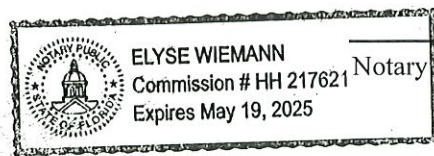


Gretchen R. H. Vose Esq, Special Magistrate
City of St. Augustine

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.

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	2068710020
Location Address	WEEDEN ST Saint Augustine 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	111/21-22 WOODWARD PLACE LOT 2 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	WOODWARD PLACE
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	Woodward William T,Rebekah B Et AL 50% Woodward Rebekah B 50%
Mailing Address	Woodward William Terrence 50% 2425 UNIVERSITY BLVD W JACKSONVILLE, FL 32217-0000

Map



**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: May 6, 2025

SUBJECT: Case Number: CE 2025-0309

RESPONDENT: William and Rebekah Woodward

LOCATION: 59A Weeden Street., Saint Augustine, FL 32084.

Parcel Number 206871 0020

**VIOLATION: City Code, Chapter 25, Section 25-56 (a) Trees removal and
replacement**

BACKGROUND INFORMATION:

My name is Curtis Boles, and I have been sworn in. I am the Code Enforcement Officer for the City of St Augustine and have been in this capacity for approximately twenty-two years. This case, number CE2025-0309, concerns the property located at 59 A Weeden Street or Parcel Number 206871 0020, located within the City of Saint Augustine, in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is William and Rebekah Woodward, and it is reflected as such on the agenda for today's meeting.

On April 4, 2025, I was contacted by Planning and Zoning - Jacob Fredriksson and advised that they had visited and photographed a possible violation at 59 A Weeden Street. Mr. Fox supplied me with three surveys he had taken at the time on his computer. I reviewed the surveys and determined that a violation is occurring on the property. I believe there are at least four trees removed from the property. Upon further inspection it was determined that the entire property had all trees removed. I attempted to contact the owners, Mr. and Mrs. Woodward, on April 4, 2025, and April 9, 2025, but was unsuccessful in my efforts.

On April 7, 2025, a Notice of Violation was delivered to the Respondent by certified mail.

I have not established contact with the respondent. On April 7, 2025, I received a call from a neighbor, in reference to a complaint of the same nature at this property.

Because the property has been cleared and the owner has not reached out to coordinate a compliance inspection and direction, I believe that compliance has not been achieved. A Notice of Hearing was issued on April 7, 2025, which was delivered to the Respondent via certified mail and posted at the City Clerk's Office.

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

A handwritten signature in cursive script, reading "Curtis Boles", is written over a horizontal line.

Curtis Boles
Code Enforcement Officer

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

- (a) *Permits required.* It shall be unlawful for any person directly or indirectly to cut down, destroy, remove or effectively destroy by damaging any tree in the city without first obtaining a permit as herein provided. This requirement shall apply to all trees three (3) inches or larger dbh., and to Southern Red Cedar trees (*juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch. Provided, however, that it shall not be unlawful to remove a tree other than a Southern Red Cedar (*juniperus silicicola*) which is less than three (3) inches dbh., nor shall any permit be required for the removal of such tree. In addition, it shall not be unlawful to remove an exempt tree or an invasive species and no permit shall be required for the removal of such.
- (b) *Permit applications and application fees.*
- (1) Permits for removal or relocation of trees shall be obtained by making application for permit to the city planning and building division. The application shall indicate the number, species and diameter breast height (dbh.) of each tree to be removed or relocated and the reasons for the removal or relocation. Such applications for permits for removal or relocation of trees shall be accompanied by a fee of twenty dollars (\$20.00). Such fees are hereby declared to be necessary for the purpose of processing the application and making the necessary inspection for administration and enforcement of this section.
 - (2) Permits for removal or relocation of trees associated with a site plan for a development shall be obtained by making application for permit for the development to the city planning and building division. The application shall be accompanied by a site plan. When the permit for the development is issued it will include tree removal, relocation and replacement as indicated on the approved site plan for the development.
- (c) *Application review.* Upon receipt of a complete application, which may include a site plan for a development, the city planning and building division shall review such application which may include a field check of the site and referral of the application to other departments or agencies as necessary to determine any adverse effect upon the general public welfare, adjacent properties or city services and facilities.
- (1) The planning and building division may issue a tree removal permit for trees which are not considered preserved trees.
 - (2) To remove a preserved tree anywhere on site, approval shall first be given by the code enforcement, adjustments and appeals board, or by the planning and zoning board, if such approval is related to the review of a site plan.
 - (3) In determining whether or not a permit required by this section should be issued, the city planning and building division shall consider and base all decisions on the following:
 - a.

The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.

- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
- e. Whether the tree has been designated a preserved tree.
- f. Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization.
 - Water quality and aquifer recharge.
 - Ecological impacts.
 - Noise pollution.
 - Air movement.
 - Air quality.
 - Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

(d) *Issuance of permit.* The planning and building division shall issue the removal permit unless, upon consideration of the criteria set forth above, the division finds any of the following will result:

- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
- (2)

That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.

- (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
- (4) That the subject trees are preserved trees and removal must be reviewed by the code enforcement, adjustments and appeals board or the planning and zoning board.
- (e) *Denial of permit.* If the planning and building division denies the removal permit it shall set forth with particularity its reasons for such denial in writing.
- (f) *Appeals.* When a tree removal permit, including a permit for the removal of a preserved tree not involved with a site plan for new development, has been denied by the planning and building division, the property owner or agent may appeal this decision to the nuisance, appeals and adjustment board. The board shall approve or deny the appeal and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. The board may require more stringent replacement requirements than is required by this chapter. The nuisance, appeals and adjustment board shall not be empowered to relax the standards and requirements contained herein. If a preserved tree is approved by the board to be removed, a minimum of two (2) shade trees a minimum of ten (10) feet in height shall be used as replacement. The replacement of trees that have been removed after board approval shall be done within thirty (30) days after the tree has been removed.
- (g) *Relocation and replacement.* As condition to the granting of a permit, the property owner or agent will be required to relocate the tree being removed or required to replace the tree being removed with a tree somewhere within the site. Native vegetation shall be replaced with native vegetation. Shade trees must be replaced by shade trees. Understory and palm trees may be replaced by any type tree. Replacement shade trees shall be a minimum of ten (10) feet high and understory trees shall be a minimum of ten (10) feet high when planted. Each Southern Red Cedar tree (*juniperus silicicola*) removed shall be replaced with a minimum of two (2) Southern Red Cedars of such a size and quality as shall be determined by the city building official to be assured of such Southern Red Cedars' continued viability and growth. The property owner or agent shall also be required to replace the relocated or replacement tree should same die within three (3) years from date of planting.
- (h) *Public lands.* No tree shall be removed from any public property or public right-of-way except in accordance with the provisions of this section.
- (i) *"After the fact" tree removal permits.*
 - (1) The application fee shall be as follows:
 - a.

One hundred dollars (\$100.00) for each tree three (3) inches or more but less than seven (7) inches dbh.

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

- (2) The planning and building director may issue an "after the fact" tree removal permit for trees which are not considered preserved trees, but only after considering the above mentioned factors and the reason why a permit was not obtained prior to the removal.
- (3) If the planning and building director denies the "after the fact" tree removal permit, he/she shall set forth with particularity the reasons for such denial in writing. When such permit is denied, said denial may be appealed as stated above to the adjustments and appeals board.
- (4) No "after the fact" tree removal permits shall be issued for the removal of preserved trees. Any such action shall be subject to code enforcement proceedings wherein any explanation or reason for removal without a permit and evidence as to the tree's condition prior to removal may be presented as mitigation.
- (j) In certain instances, it may be impossible or infeasible for a property owner to replace a tree or trees as required by subsection (g) of this section and section 11-28(d) of this Code. In such cases, the owner may instead pay a sum of money into the tree mitigation fund.
 - (1) The amount to be paid into the tree mitigation fund shall be determined by resolution, updated from time to time in order to reflect the actual cost for the city to purchase and plant an appropriate replacement tree offsite.
 - (2) Monies paid into the tree mitigation fund shall be used by the city to plant and maintain trees on the city right-of-way or on city or other public property within the city, with the location to be determined by the city manager or his or her designee, in order to promote street tree rehabilitation, maintain a diverse tree inventory, and support the tree canopy throughout the city.
 - (3) The city manager or his or her designee shall not issue a tree removal permit until the monies owed for tree mitigation are paid in full.

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 15-09, § 3, 3-19-15; Ord. No. 20-05, § 1, 2-10-20; Ord. No. 24-07, § 7, 4-8-24)

AFFIDAVIT OF PRIMARY SERVICE

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

William and Rebekah Woodward

2425 University Blvd. West

Jacksonville, FL 32217

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0309

I, Curtis Boles, 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 April 11, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May 7, 2025.
3. That on April 11, 2025, I
☒ Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on April 25, 20, I
☒ Hand delivered said Notice to 59 A Weeden Street at Lot # 206871 0020.

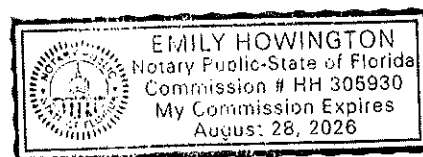
FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF May, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF SECONDARY SERVICE

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

William&Rebekah Woodward

59 Weeden Street-206871002

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0309

I, Curtis Boles, 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 April 11, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May 7, 2025.
3. That on April 25, 2025, I
☒ Posted said Notice on the property located at
59 Weeden Street - Lot Number 206871 0020.
4. That on April 25, 2025, I
☒ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

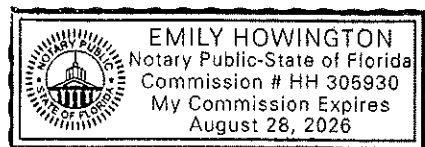
FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

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

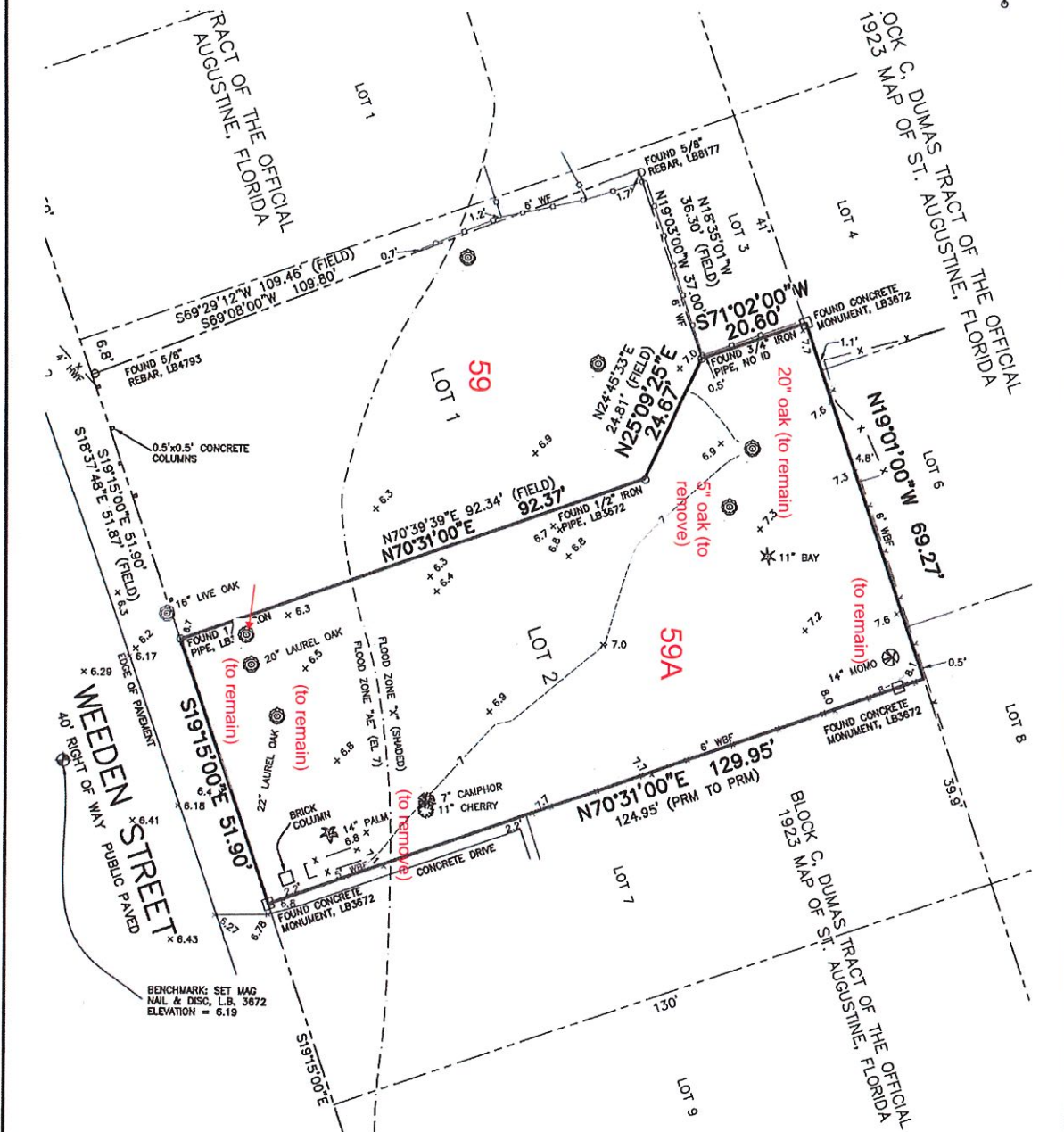
[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



MAP SHOWING SURVEY OF

LOT 2, WOODWARD PLACE, AS RECORDED IN MAP BOOK 111, PAGES 21 & 22, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



BENCHMARK USED IS SET MAG NAIL AND DISK, L.B. 3672 ELEVATION = 6.19. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.

SYMBOL LEGEND

▽	FIRE HYDRANT
☆	LIGHT POLE
GV	GAS VALVE
WV	WATER VALVE
○	CLEAN OUT
○	UTILITY POLE
○	GUY ANCHOR
○	BOLLARD
WM	WATER METER
GR	GAS RISER
CR	CABLE RISER
ELB	ELECTRIC BOX
—	SGN
—	TRANSFORMER
●	MANHOLE

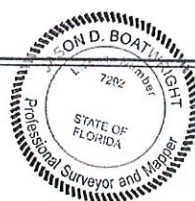
ABBREVIATION LEGEND

BFP	BACK-FLOW PREVENTER
(CALC)	CALCULATED
(FIELD)	FIELD MEASUREMENT
ARF	ALUMINUM RAIL FENCE
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
VF	VINYL FENCE
CONC.	CONCRETE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
ME	METERED END SECTION
CMF	CORRUGATED METAL PIPE
PCF	POLYETHYLENE CHLORIDE PIPE
RCF	REINFORCED CONCRETE PIPE
EL	ELEVATION
FIN	FINISHED FLOOR ELEVATION
INVT	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WOODWARD PLACE, BEING SOUTH 19°15'00" EAST, AS PER OFFICIAL RECORDS BOOK 237, PAGE 256.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 1210003144, REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
MCKILLOP LAW FIRM



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2024-0915
DRAWN BY: WWR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
AUGUST 6, 2024
SHEET 1 OF 1

LOT 2, WOODWARD PLACE, AS RECORDED IN MAP BOOK 111, PAGES 21 & 22, OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SYMBOL LEGEND		ABBREVIATION LEGEND	
Y	PIPE HYDRANT	BP	BACK-FLOW PREVENTER
L	LIGHT POLE	(CALC)	CALCULATED
GV	GAS VALVE	(FIELD)	FIELD MEASUREMENT
WV	WATER VALVE	AL	ALUMINUM PIP FENCE
C	CLEAN OUT	CF	CHAIN LINK FENCE
U	UTILITY POLE	WF	WYLL FENCE
A	QUY ANCHOR	WF	WOOD FENCE
B	BOLLARD	CONG.	CONCRETE
WM	WATER METER	PRB	OFFICIAL RECORDS BOOK
GR	GAS RISER	FB	FLAT BOOK
GR	GAS RISER	PG	PAGE
ELB	ELECTRIC BOX	MS	METAL SHEET DIVISION
S	SIGN	CP	CORRUGATED METAL PIPE
TF	TRANSFORMER	PVC	POLYVINYL CHLORIDE PIPE
M	MANHOLE	PC	PRECAST CONCRETE PIPE
		CL	CEMENT
		FE	FINISHED FLOOR ELEVATION
		PC	POINT OF CURVATURE
		PT	POINT OF TANGENCY OF CURVE
		PC	POINT OF COMPOUND CURVE
		PRC	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WEDDIE STREET, BEING SOUTH 19°15'00" EAST, AS PER OFFICIAL RECORD BOOK 200-100-0000.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, ENCUMBRANCES, EASEMENTS, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE A) AND IS IN THE "F" WAYS, SETBACK LINES, DETERMINED FROM THE FLOOD INSURANCE RATE MAP 12109C0314J, REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY.

CERTIFIED TO:
MCKILLOP LAW FIRM

7202
Professional Surveyor and Mapper
STATE OF FLORIDA

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 720
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL

FILE: 2024-0915
DRAWN BY: WWR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

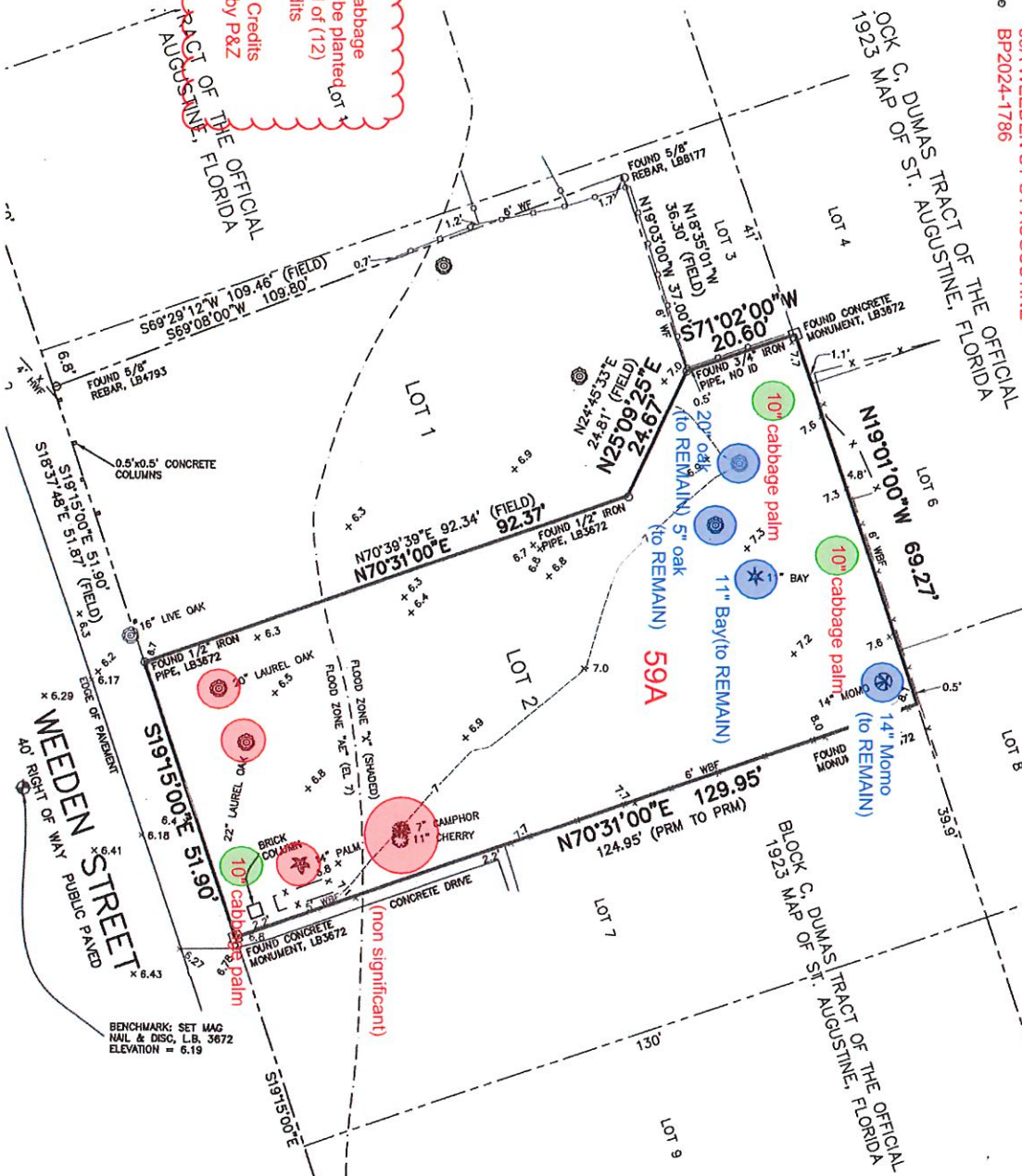
DATE:
AUGUST 6, 2024
SHEET 1 OF 1

MAP SHOWING SURVEY OF

LOT 2, WOODWARD PLACE, AS RECORDED IN MAP BOOK 111, PAGES 21 & 22, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



(3) 10" Cabbage Palms to be planted for a total of (12) Tree credits
 (8) Tree Credits required by P&Z



TREE PLANTING FOR MITIGATION
 59A WEEDEN ST ST AUGUSTINE
 BP2024-1786

BENCHMARK USED IS SET MAG NAIL AND DISK HAVING AN ELEVATION OF 6.19' AND WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R121 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.

SYMBOL LEGEND	
▽	FIRE HYDRANT
☆	LIGHT POLE
GV	GAS VALVE
WV	WATER VALVE
○	CLEAN OUT
○	UTILITY POLE
○	GUY ANCHOR
○	BOLLARD
WM	WATER METER
GR	GAS RISER
CR	CABLE RISER
ELB	ELECTRIC BOX
—	SION
—	TRANSFORMER
●	MANHOLE

ABBREVIATION LEGEND	
BP	BACK-FLOW PREVENTER
(CALD)	CALCULATED
(FIELD)	FIELD MEASUREMENT
ALF	ALUMINUM RAIL FENCE
CLF	CHAIN LINK FENCE
VF	VINYL FENCE
WF	WOOD FENCE
CONC	CONCRETE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PIB	PAVE
MES	MITERED END SECTION
CMP	CORROGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCF	REINFORCED CONCRETE PIPE
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WEEDEN STREET, BEING SOUTH 19°15'00" EAST, AS PER OFFICIAL RECORDS BOOK 237, PAGE 256.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND "AE" (EL 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12108C03144, REVISED DECEMBER 7, 2016 FOR ST. JOHNS COUNTY, FLORIDA.

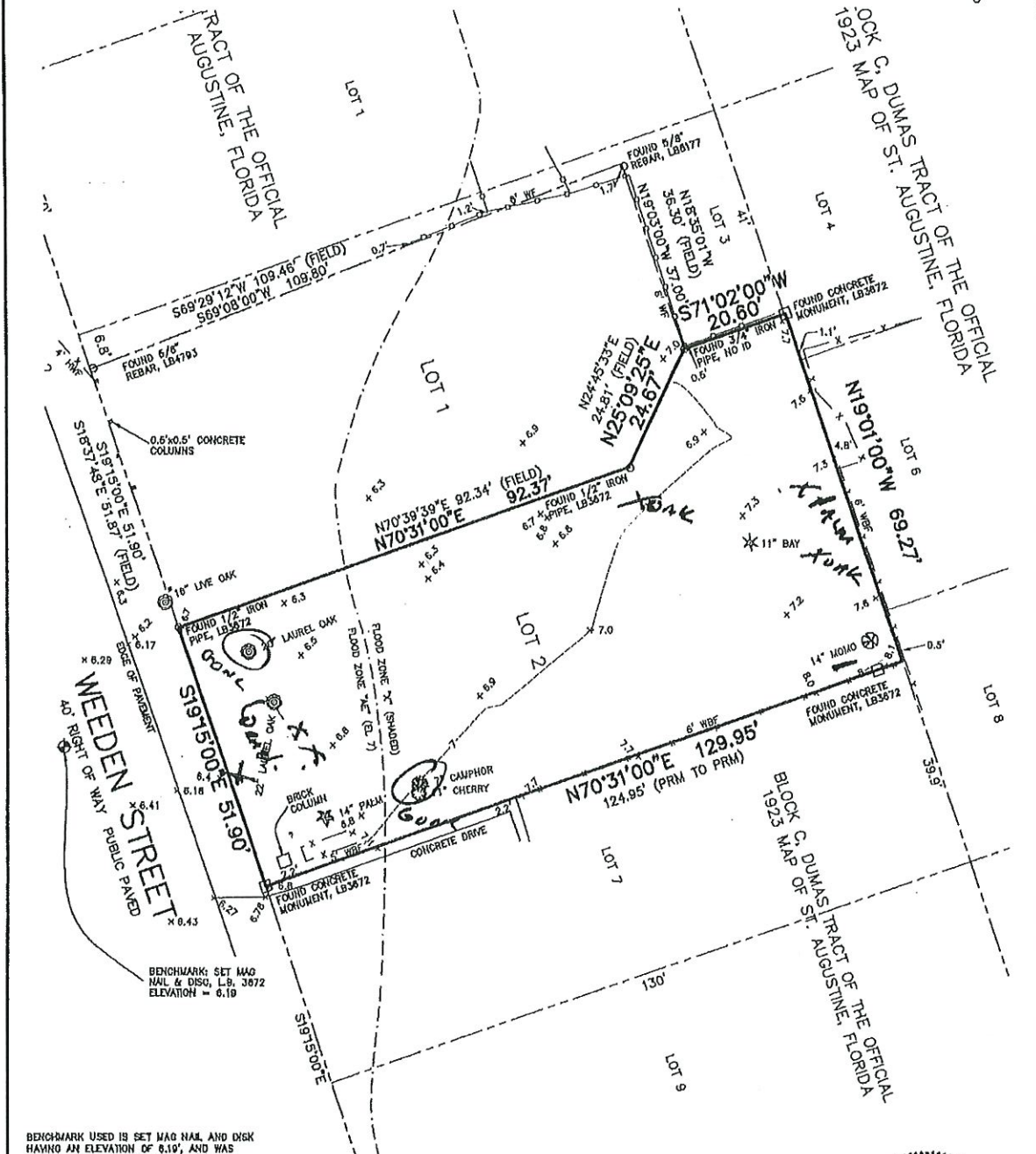
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Jason D. Boatwright
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 FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

Additional notes
1 item not listed on survey.

MAP SHOWING SURVEY OF

LOT 2, WOODWARD PLACE, AS RECORDED IN MAP BOOK 111, PAGES 21 & 22, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



BENCHMARK USED IS SET MAG NAIL AND DISK HAVING AN ELEVATION OF 6.19, AND WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R121 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.D. 1983 DATUM.

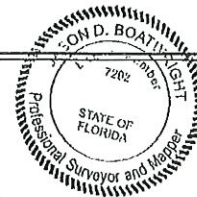
SYMBOL LEGEND	
UT	PIPE MONUMENT
XX	LIGHT POLE
GV	GAS VALVE
WV	WATER VALVE
CO	CLEAN OUT
UP	UTILITY POLE
AO	OUT ANCHOR
BO	BOLLARD
WM	WATER METER
GR	GAS RISER
CR	CABLE RISER
ED	ELECTRIC BOX
BS	BURN
TS	TRANSFORMER
WV	WINDMILL

ABBREVIATION LEGEND	
BF	BACK-FLOW PREVENTER
CL	CONCRETE
FL	FIELD MEASUREMENT
AL	ALUMINUM FIA FENCE
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
CO	CONCRETE
CR	CONCRETE
PL	PLAT BOOK
PD	PAGE
MS	METAL
CU	CORRUGATED METAL PIPE
PV	POLYETHYLENE GLYCOL PIPE
RC	REINFORCED CONCRETE PIPE
EL	ELEVATION
FE	FINISHED FLOOR ELEVATION
BE	BUILDING ELEVATION
PT	POINT OF TANGENCY OF CURVE
PC	POINT OF CURVATURE
PR	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WOODWARD STREET, BEING SOUTH 19°19'00" EAST, AS PER OFFICIAL RECORDS BOOK 237, PAGE 250.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND "AE" (EL. 3) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12109C0314J, REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
MCKILLOP LAW FIRM



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

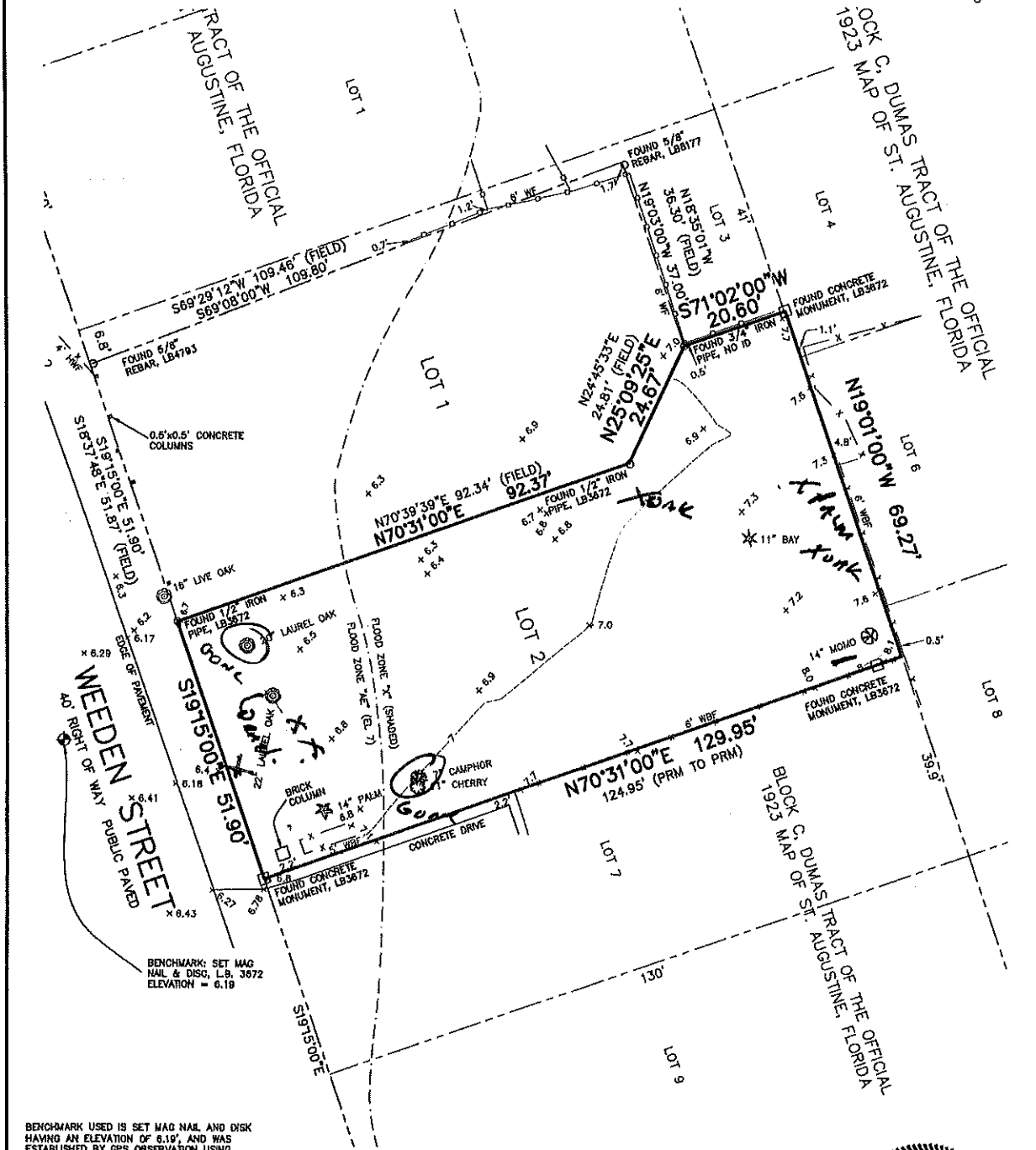
FILE: 2024-0915
DRAWN BY: JWB
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
AUGUST 6, 2024
SHEET 1 OF 1

MAP SHOWING SURVEY OF

LOT 2, WOODWARD PLACE, AS RECORDED IN MAP BOOK 111, PAGES 21 & 22, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



BENCHMARK USED IS SET MAG NAIL AND DISK HAVING AN ELEVATION OF 6.19', AND WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R121 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.S.D. 1980 DATUM.

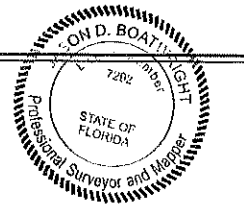
SYMBOL LEGEND	
⚡	FIRE HYDRANT
⊙	LIGHT POLE
⊕	GAS VALVE
⊕	WATER VALVE
⊕	CLEAN OUT
⊕	UTILITY POLE
⊕	GUY ANCHOR
⊕	BOLLARD
⊕	WATER METER
⊕	GAS RISER
⊕	CABLE RISER
⊕	ELECTRIC BOX
⊕	BOX
⊕	TRANSFORMER
⊕	MANHOLE

ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
CALC	CALCULATED
FIELD	FIELD MEASUREMENT
ALF	ALUMINUM RAIL FENCE
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
CONC.	CONCRETE
OPR	OFFICIAL RECORDS BOOK
PD	PLAT BOOK
PAGE	PAGE
LES	METERED END SECTION
CMP	CORRUGATED METAL PIPE
PCP	POLYVINYL CHLORIDE PIPE
RF	REINFORCED CONCRETE PIPE
EL	ELEVATION
FTE	FINISHED FLOOR ELEVATION
INT	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCD	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATIONS.
2. BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WEEDEN STREET, BEING SOUTH 19°15'00" EAST, AS PER OFFICIAL RECORDS BOOK 237, PAGE 255.
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND "AET" (EL. 7) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12109C03144, REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
MCKILLOP LAW FIRM



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: 2024-0915
DRAWN BY: WWR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
AUGUST 6, 2024
SHEET 1 OF 1



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**

April 11, 2025

IN THE MATTER OF: Owner(s): William and Rebekah Woodward

Address: 59 WEEDEN ST, Saint Augustine, 32084

Case #: CE2025-0309

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 59 WEEDEN ST, Saint Augustine, 32084

LEGAL DESCRIPTION: DUMAS TRACT WITH PART CITY ST AUG (622) 111/21-22 WOODWARD PLACE LOT 2

PARCEL NUMBER: 20687100020

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **May 7, 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:

Four trees were removed without a permit.

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.



Curtis Boles

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 5050 50, 9489 0090 0027 6577 5050 67, 9489 0090 0027 6577 5050 74,
9489 0090 0027 6577 5050 81, 9489 0090 0027 6577 5050 98, 9489 0090 0027 6577 5050 04,

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

May 6, 2025

IN THE MATTER OF: Name: William and Rebekah Woodward
Address: 2425 University Blvd. West
Case #: CE 2025-0309

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida
Chapter 25, Section 25-56 Tree Removal and Replacement

SITE OF VIOLATION: Lot ID 206871 0020 / 59A Weeden Street
LEGAL DESCRIPTION: Dumas Tract with part City St Aug (622) 111/21-22 Woodward Place Lot 2
Parcel ID: 206871-0020

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 4, 2025 which revealed the following violations:

Four Trees were removed without a permit.

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 **(0) days** of the receipt of this Notice, or a fine of **\$250.00 per day** may be imposed by the Special Magistrate. The violation may be corrected via:

The owner was advised to replant Four Shade Trees two inches in diameter and ten feet tall anywhere on the property and call for inspection, then appear before the Special Magistrate.

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

Notice of Violation
CE2025-0309

is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.



Curtis Boles
Code Enforcement Officer
City of Saint Augustine

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 5059 99, 9489 0090 0027 6577 5060 02, 9489 0090 0027 6577 5060 19, 9489 0090 0027 6577 5060 26, 9489 0090 0027 6577 5060 33, 9489 0090 0027 6577 5060 40

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

Rima, Ray
135 Menendez Rd
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2024-0219

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 May, 20, 2025,
I received a copy of the attached Notice of Hearing for the hearing dated June,
4, 2025.

PRIMARY SERVICE:

3. That on May, 21, 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 May 20, 2025,
I posted said Notice on the property located at
135 Menendez Rd, St. Augustine, FL 32080.
6. That on _____, 20____,
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 30 DAY OF May, 2025.

L. H. Hinton
Notary Public, State of Florida
My Commission Expires: 28 day of August, 2026.

