



CITY OF
STAUGUSTINE™
----EST. 1565----

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

WEDNESDAY, AUGUST 6, 2025 - 9:00 AM

ALCAZAR ROOM

1. Swearing in of Staff
2. Approval of Minutes
 - a) June and July Minutes for approval
3. General Public Comments for Items Not on the Agenda
4. Modifications to the Agenda
5. New Violation Hearing
 - a) CE2025-0396
Gunther Jeffrey
18 Locust St
Ch. 28 Sec. 28-146-
Registration.
 - b) CE2025-0397
Teisan Family Revocable Living
Trust
Teisan Gregory W
47 Grove Ave
Ch. 28 Sec. 28-33-
Certificates of occupancy.
6. Fine Assignment Hearing
 - a) CE024-0441
Jensen, Annie Et Al
Holland, Brandy
78 Sanford St
Ch. 8 Sec.8-608-
Permits required.
 - b) CE2024-0478
Sellars, Susanne
91 Kings Ferry Way
Ch. 8 Sec. 8-608-
Permits required.

c) CE2025-0251
Casa Marisol DE Augustin LLC
53 Avista Circle
Ch. 8 Sec. 8-608-
Permits required.

7. Fine Reduction Hearing

8. Lien Hearing

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

9. Compliance Hearing

a) CE2024-0539
Dao, Binh
26 Vedder St.
Ch. 8 Sec. 8-608-
Permits required.

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
100 Fred Waters Way
Ch. 8 Sec 8-301-
Property maintenance code.

c) CE2025-0272
Williamson, Laura Marie
Williamson, Michael Dale
145 Washington St
Ch. 28 Sec. 28-146-
Registration.

d) CE2025-0381
James, Sharon LA Joyce
Hill, Laschel Erika
Whitty, Tremayne Justin
65 Julia St.

Ch. 19 Sec. 19-3-
Unlawful conditions.

10. Previously Heard Cases Update

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

11. City Attorney Items

12. Other Business

13. Adjournment

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

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

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

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, June 4, 2025

The Special Magistrate met Wednesday, June 4, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Stephanie Velo and the following were present:

1. Swearing in of Staff:

Also Present: Stephaine Velo, Special Magistrate
April Owen, Assistant City Attorney
Barry Fox, Code Enforcement Manager
Curtis Boles, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Morganne Lanni, Code Enforcement Inspector
Elyse Wiemann, Recording Secretary

Absent: Richard Schauland, City Building Official

2. APPROVAL OF MINUTES

Ms. Velo APPROVED the minutes from the May 7, 2025 meeting.

3. General Public Comments (3 minutes per individual)

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

- BJ Kalaidi

4. MODIFICATION TO THE AGENDA

Barry Fox, Code Enforcement Manager, requested that the following cases be removed from the agenda:

- 6(a) CE2024-0478
- 10(a) CE2025-0309
- 12(a) CE2024-0219
- 12(b) CE2024-0455

Ms. Velo APPROVED the modifications to the agenda.

5. NEW VIOLATION HEARING

5.A. CE2025-0330

**Jackson, Edward
75 M L King Ave
Ch. 28 Sec.28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-146-Registration. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni, Code Enforcement Officer, reviewed the case, the violation, and provided background information. She advised the property to come into compliance.

Ms. Velo asked for clarification regarding the recommendation from the city. She asked did they wanted to enter an order noting the violation occurred or if the city wanted to impose a fine.

Mr. Fox replied that he thought the respondent understood the need to register the property and recommended the case

be closed for compliance with no fines being assessed.

Ms. Velo asked if the respondents associated with the property were present; however, they were not.

ORDER

Ms. Velo found the respondent in violation of Ch. 28 Sec. 28-146 for failure to register the vacation rental with the City. She said the respondent was in compliance at this time.

**5. B) CE2025-0333
Legacy Portfolio Holdings LLC
9 Venancio St
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-146-Registration. He said the notice of violation, notice of hearing was served and affidavits were on file.

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

Ms. Velo asked if the respondent was present; however, they were not.

Ms. Velo asked if the staff had a recommendation on the number of days the respondent would need for the property to be brought into compliance.

Mr. Fox replied that in the past, due to having to send out notification via mail, fifteen days had been provided in other cases. He said once the notice was received the respondent was able to register the property online.

Ms. Velo asked if fines the property was not brought into compliance that the fine would accrue after fifteen days or brought back for further adjudication.

Mr. Fox said they were asking for the respondent to come into compliance with the fifteen days or face a fine up to \$250 a

day. He said if they did not come into compliance the case would be brought back for a fine to be assessed.

Ms. Velo said in reference to case CE2025-0333, the respondent was properly provided the notice of the violation, the respondent and property were in violation of Ch. 28 Sec.28-146 of the City Code.

ORDER

Ms. Velo ORDERED the property be brought into compliance within fifteen days of the entry of the order or it would be brought back for further adjudication and fines assessed up to \$250 per day.

**5. C) CE2025-0352
Legacy Portfolio Holdings LLC
8 Pacific St
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-146-Registration. He said the notice of violation, notice of hearing was served and affidavits were on file.

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

Ms. Velo asked if the respondent was present; however, they were not.

Ms. Velo asked if the city had the same recommendation as in the last case.

Mr. Fox replied in the affirmative.

ORDER

Ms. Velo ORDERED the property be brought into compliance within fifteen days of the entry of the order or it would be brought back for further adjudication and fines assessed up to \$250 per day.

6. FINE ASSIGNMENT HEARING

6.A) CE2024-0478
Sellars, Susanne M
91 Kings Ferry Way
Ch. 8 Sec. 8-608- Permits required.

Item removed from the agenda.

6.B) CE2024-0539
Cottage Homestay LLC
26 Vedder St
Ch. 28 Sec. 28-146- Registration.
Ch.8 Section 8-608-Permits Required

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation was incorrect on the agenda and identified the correct violation, which was Chapter 8, Section 8-608-Permits required. He provided background information regarding the case and advised that the property had been out of compliance for twenty-six days; however, came into compliance on

Binh Dao, owner of Cottage Homestay LLC., explained that the reason for the delay was due to plans and contractor issues.

Ms. Velo clarified that Mr. Dao was not disputing that the property was in violation, but was explaining the reason it was not in compliance. She asked if the City was requesting a fine be assessed in the amount of up to \$250 per day.

Mr. Fox replied in the affirmative. He said after Mr. Dao was found in violation, he began working to get the issues resolved as soon as possible. He said the City was not opposed to the fine being lower for the twenty-six days it was out of compliance and suggested \$50 per day.

Ms. Velo noted that the property was brought into compliance on May 15, 2025, and was in compliance with City code ch.8 Section 8-608.

ORDER

Ms. Velo ORDERED a \$50 fine per day for the twenty-six days it was out of compliance for a total of \$1,300, and the fine was to be paid within 30 days.

6. C) CE2025-0225
Stinson Shane, Stinson Crissy
454 Arricola Ave
Ch. 28 Sec. 28-146- Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo said the city was requesting the case be closed since it had come into compliance and no fine was assessed.

Mr. Fox replied in the affirmative.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo ORDERED that the case was brought into compliance and closed. ¹

6. D) CE2025-0232
Beale, Jason
10 Sanchez Ave
Ch. 28 Sec. 28-146- Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Mr. Fox asked that a fine be assessed and start on May 22, 2025, and continue to accrue.

Ms. Velo asked if the respondent was present; however, they were not.

¹ Items 1-6(c) Transcribed by Elyse Wiemann

ORDER

Ms. Velo issued an Order Imposing a Fine and set the fine to \$50 per day retro actively beginning May 22, 2025, and accrue until brought into compliance

6.E) CE2025-0272

**Williamson Laura Marie, Williamson Michael Dale
145 Washington St
Ch 28 Sec 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; the respondent, Michael Williamson was present.

Ms. Velo asked staff for a recommendation on the fine.

Mr. Fox requested that the fine be lowered between the \$20-\$50 range and since Mr. Williamson was aware of the violation, the short-term rental was immediately registered with the city.

ORDER

Ms. Velo issued an Order Imposing a Fine in the amount of \$25 a day and for the 39 days the property was out of compliance and came into compliance on May 14th for a total of \$975.

6.F) CE2025-0287

**Thomas Jeremy Dejernee, Thomas Allison Brooke
16 Ballard Ave
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

City staff requested asked for an order of compliance with no fee assessed.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Closing for Compliance stating the property was in compliance as of May 29th and no fines were assessed.

6.G) CE2025-0289

**Diaz Rebecca Et AL Diaz Lourdes Caridad
16 Myrtle Ave
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

City staff requested asked for an order of compliance with no fee assessed.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Closing for Compliance stating the property was in compliance as of May 30th and no fines were assessed.

6.H) CE2025-0293

**Brown Courtney, Brown John
206 Cabeza St
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Closing for Compliance stating the property was in compliance as of May 22nd and no fines were assessed.

**6.I) CE2025-0298
Graham, Harry Lee Jr Graham, Laura
101 Kings Ferry Way
Ch. 28 Sec. 28-16- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

The property was out of compliance for 1 day.

Mr. Fox explained that the reason fines were not being requested was the properties had been brought into compliance and there was a fee associated with the registration and that would have to be registered again in October 2025.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER –

Ms. Velo issued an Order Closing for Compliance stating the property was in compliance as of May 23rd and no fines were assessed.

**6.J) CE2025-0303
Beale, Jason A
55 Abbott St
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

The property has remained out of compliance. The city asked for a fine be set at \$250 per day beginning May 23rd.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Imposing a Fine and would start on May 23rd and accrue everyday thereafter fine set at \$250 a day

7. FINE REDUCTION HEARING

(NONE)

8. LIEN HEARING

**8. A) CE2023-0208
Roots Construction Group, LLC
6 Blanche Ln
Ch. 19 Sec. 3- Unlawful conditions.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked staff for a recommendation. The case had been previously presented for a fine reduction request however the respondent did not attend to make their case.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Imposing a Lien in the amount of \$50K.

**8.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.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

City staff asked for a lien in the amount \$50K.

The responded Wayne Arthur Jones was present and spoke on behalf of the property owner. He said Mary Jo Shanks had dementia and her husband was her caretaker. He advised that even if the notices were being accepted the information was not being passed on to him nor his sister. He said they paid the taxes on the property, and he was willing to do what was necessary.

Mr. Fox said the issues could be tabled for 60 days to help remedy the issue.

Ms. Velo stated she could impose fines or allow 60 days to address the issues of the property and bring the property into compliance.

ORDER

No order was issued; the case was tabled for 60 days to be brought back at the September hearing.

8.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.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo spoke about the length of the respondents and asked staff regarding notices.

Ms. Fox stated staff mailed the notices to the registered property and spoke to people on the property who were not listed as the owner, but the resident, which was the grandson, was running a logging business on site but was nonresponsive and there had been no contact with the grandfather.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Imposing a Lien in the amount of \$50k.

8.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.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

The property was in compliance as of June 3rd.

ORDER

Ms. Velo issued an Order Closing for Compliance, and no fines were assessed.

9. COMPLIANCE HEARING

9.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.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

As of March 6, the property was in compliance.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Closing for Compliance.

9.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.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

As of April 11th, the property was brought into compliance.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Closing for Compliance.

9.C) CE2024-0541

**Mkwan Tr Holden Karl Parker
42 S Whitney St**

Ch. 28 Sec. 33- Certificates of occupancy.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Closing for Compliance.

9.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.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Closing for Compliance.

9.E) CE2025-0292

**Cranford, Trevor John Et AL Cranford, Taryn Lindsey
11 Nesmith Ave**

Ch. 28 Sec. 28-146- Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

ORDER

Ms. Velo issued an Order Closing for Compliance.

**9.F) CE2025-0296
Corta Fdi LLC
20 Riberia St
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

The respondent, Jackie Presnic, stated the property was bought in March and they were unaware the property had to be registered yearly in October; however, the issue had been taken care of by registering the property.

ORDER

Ms. Velo issued an Order Closing for Compliance.

**9.G) CE2024-0586
Les Bons Temps Rouler LLC
102 Fred Waters Way
Ch. 8 Sec. 8-608- Permits required.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

In violation for approximately 90 days, the LLC lists a local attorney responsible for several properties, but this attorney has not responded to notices for any of the properties. Staff were able to get in contact with an owner who was unaware of the violation because the attorney had not responded for forwarded any of the notices. City staff wanted the Special Magistrate to vacate the days the property

was out of compliance due to the issues with the registered agent.

Ms. Velo asked if the property was in violation for the past 90 days but was in compliance now.

Mr. Fox replied it was in compliance now that contact has been made.

Ms. Velo verified that staff did not want fines assigned.

Mr. Fox stated yes, and staff requests for no fines but the violation would stay on the record.

Ms. Velo asked if the respondent to come forward and speak.

The respondent, Charles Collier attorney to the respondent and Derek Hinman, son of the property owner. They stated they were only made aware of this issue 2 weeks ago.

Speakers stated the Law firm registered with the LLC would no longer be associated with this property.

ORDER

Ms. Velo issued an Order Closing for Compliance.

10. PREVIOUSLY HEARD CASES UPDATE

**10.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.**

Item removed from the agenda.

11. ITEMS BY CITY ATTORNEY

Next meeting July 2nd

12. OTHER BUSINESS

12.A) CE2024-0219

Rima, Ray
135 Menendez Rd
Order Imposing Lien requiring
signature.

Item removed from the agenda.

12.B) CE2024-0455

56 B Spring St
Order Closing Case for Compliance
requiring signature.

Item removed from the agenda.

**12.C) April Hearing Minutes requiring
signature.**

13. ADJOURNMENT

There being no further business, the
meeting was adjourned at 10:26 am.²

Stephanie Velo, Special Magistrate

² Items 6(d)-13 Transcribed by Emily Howington

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, July 2, 2025

The Special Magistrate met Wednesday, July 2, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Becky Vose, and the following were present:

1. Swearing in of Staff:

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

2. MODIFICATION TO THE AGENDA

Item 5c was removed from the agenda.

3. APPROVAL OF MINUTES

There were no minutes requiring approval.

4. General Public Comments (3 minutes per individual)

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

5. NEW VIOLATION HEARING

5.A. CE2025-0251
Casa Marisol DE Augustin, LLC
Hill, James W Hill, Anne L
53 Avista Circle

Ch. 8 Sec. 8-608-Permits required

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 Sec. 8-608-Permits required. He said the notice of violation, notice of hearing was served and affidavits were on file.

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

A Building Permit was initiated but not completed.

Mr. Tomaselli stated as of June 24th a notice was sent requesting the documents of the Building Permit were not digitally signed and to send them so that the permit could be issued.

The Special Magistrate asked if any respondents were present.

The respondent, Anne Hill was present and authorized the contractor Shawn Price, to speak. And additional contractor was present and sworn in, name unclear on audio.

The contractor stated they submitted plans that were digitally signed.

Richard Schauland stated plans were uploaded but not the correct plans.

A 2nd contractor stated the plans were dependent on waiting for an engineer.

City staff notes asked for the correct plans and requested a signature.
Mr. Schauland pulled up the plans on the city portal.

Mr. Fox stated the work was done without permits or plans but the property was sited 4 months ago, and while the respondent attempted to work on compliance, the initial case was opened because they worked without permits.

Mr. Schauland spoke on the authorization codes for digital signatures and requested the engineer email the plans directly.

ORDER
The Special Magistrate issued an Order Finding Violation, allowing 5 days for compliance or a fine of up to 250 per day will be issued.

5.B. CE2025-0314
Anderson Teresa D Etal,
Anderson Robert Lee Jr
33 Nesmith Ave
Ch. 19 Sec. 19-3- Unlawful conditions

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 19 Sec. 19-3- Unlawful conditions. He said the notice of violation, notice of hearing was served and affidavits were on file.

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

The Special Magistrate asked Mr. Boles if he would describe the car as junk. Mr. Boles confirmed it was classified as junk and debris per the city code.

Ms. Vose asked if the car was inoperable, Mr. Boles confirmed it was inoperable.

Ms. Vose asked if any respondents were present, however, there were not.

Ms. Vose asked city staff for a recommendation of a compliance period.

Mr. Fox said because the respondent had contacted staff that 30 days was reasonable.

ORDER
Order Violation issued, given 30 days to come into compliance or a fine up to 250 per day would be issued.

5.C. CE2025-0358
Karayanis, Lazarus
216 Kenan St
Ch. 25 Sec. 25-56-Tree removal and replacement.

This item was removed from the Special Magistrate by the Special Magistrate.

5.D. CE2025-0381
James, Sharon LA Joyce
Hill, Laschel Erika
Whitty, Tremayne Justin
65 Julia St
Ch. 19 Sec. 19-3- Unlawful conditions.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 19 Sec. 19-3- Unlawful conditions. He said the notice of violation, notice of hearing was served and affidavits were on file.

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

The Special Magistrate asked if respondents had reached out to staff, Mr. Boles said they had not.

Ms. Vose asked if any respondents were present, however there were not. Ms. Vose asked staff for compliance recommendations and Mr. Fox suggested 10 days.

ORDER
The Special Magistrate issued an Order Finding Violation and gave the respondent 10 days to come into compliance, if not a fine of up to 250 per day would be imposed.

6. FINE ASSIGNMENT HEARING

6.A. CE2025-0333
Legacy Portfolio Holdings LLC
9 Venancio St
Ch. 28 Sec. 28-146- Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 registration

Code Enforcement Officer Morganne Lanni provided background information on past orders. The case was found in violation and the Special Magistrate gave 15 days to come into compliance. The case was issued a fine of up to \$250 per day.

As of July 2nd, the property is still out of compliance.

ORDER
The Special Magistrate issued an Order Imposing a Fine, stating the fine beginning June 12, 2025, and set at \$250 per day.

6.B. CE2025-0352
Legacy Portfolio Holdings LLC
8 Pacific St
Ch. 28 Sec. 28-146- Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 registration

Code Enforcement Officer Morganne Lanni, provided background information on past orders finding the case in violation and the Special Magistrate gave 15 days to come into compliance

As of July 2nd, the property is still out of compliance.

Mr. Fox stated the two fine assignment properties are owned by the same LLC and the LLC is inactive and cannot be contacted, and the property appraiser only lists an address on Montana.

Ms. Lanni, also stated certified mail was sent to the site of violation and received no response.

ORDER
The Special Magistrate issued an Order Imposing a Fine, starting the fine beginning June 12, 2025, and set at \$250 per day.

7. FINE REDUCTION HEARING

(NONE)

8. LIEN HEARING

8.A. CE2024-0227
Bicknell, Lee
Bicknell Family Trust
Bicknell, Constance Inez
19 Milton St
Ch. 19 Sec. 19-3- Unlawful conditions.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 19 Sec. 19-3- Unlawful conditions. Mr. Fox said the past orders and notice of hearing were served and affidavits were on file. Mr. Fox provided background information of past orders on the case.

Mr. Fox stated the fine had reached \$45,500 and staff requested a lien in that amount.

ORDER
The Special Magistrate issued an Order Imposing a Lien in the amount of \$45,500.

9. COMPLIANCE HEARING

9.A. CE2024-0616
Savital Corp Inc.
20 DeSoto Pl
Ch. 8 Sec. 8-608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 permits required. Mr. Fox provided background information on past orders

finding the case in violation and the Special Magistrate gave 3 days to come into compliance.

On May 5, 2025, The Special Magistrate imposed a fine for a total of \$1,600.

On June 5, 2025, the fine was paid in full, and city staff were requesting order closing for compliance.

ORDER
The Special Magistrate issued an Order Closing for Compliance.

10. PREVIOUSLY HEARD CASES UPDATE

11. ITEMS BY CITY ATTORNEY

12. OTHER BUSINESS

(None)

13. ADJOURNMENT
There being no further business, the meeting was adjourned at 9:41 AM.*

Becky, Special Magistrate

*Transcribed by 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	1951800000
Location Address	18 LOCUST ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOT 9 & W1/2 OF LOT 11 BLK F OR5235/1364 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Gunther Jeffrey 100%
Mailing Address	112 RURITAN RD STERLING, VA 20164-0000

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: July 29, 2025

SUBJECT: Case Number: CE2025- 0396

RESPONDENT: Gunther Jeffrey

**LOCATION: 18 Locust Street, Saint Augustine, FL 32084;
Parcel Number 1951800000**

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 CE2025-0396, concerns the property located at 18 Locust 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 Jeffrey Gunther, and it is reflected as such on the agenda for today's meeting.

On July 8, 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 March of 2022, and no active registration is on file. According to our records, so far in the fiscal year 2025, the property has completed roughly 16 stays, with the most recent being two stays in July. I confirmed via our registration software this property does have active listings as of July 8, 2025, and based on this information, I issued an Official Notice of Violation on July 8, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine. The Notice of Violation was delivered to the Respondent via certified mail, as well as posted to the front door of the property on July 9, 2025.

I photographed the property on July 8, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of July 24, 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 July 24, 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-site at the front door of the property on July 28, 2025.

I have not established contact with the Respondent. Because I have not established contact with the

respondent, I cannot confirm if the respondent understands the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer



NOTICE
I have been notified that you have been selected to participate in the Home Energy Assessment Program. This program is designed to help homeowners identify energy efficiency opportunities in their homes. The assessment is free of charge and will be conducted by a qualified energy auditor. The assessment will take approximately 1-2 hours to complete. If you are interested in participating, please contact the program administrator at [phone number] or visit the program website at [website].

18

Rental Unit Record

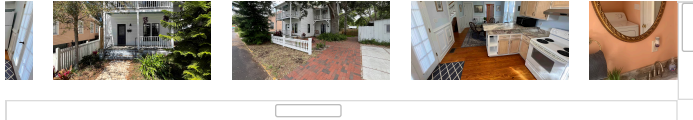
18 Locust St, St. Augustine, FL 32084, USA

Active ●
Identified ✓
Compliant X

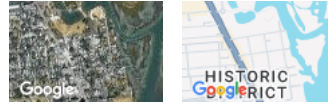
PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 592706542678865389 VRBO - 321.2679741.3250464 VRBO - 321.4674564.118207069



Rental Unit Information



Identified Address

18 Locust St, St. Augustine, FL 32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.901883, -81.314410

Parcel Number

1951800000

Owner Name

GUNTHER JEFFREY

Owner Address

112 RURITAN RD
STERLING, VA 20164-0000, US

Community

NOT CONDO

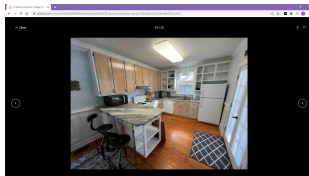
Matched Details

Analyst 8460

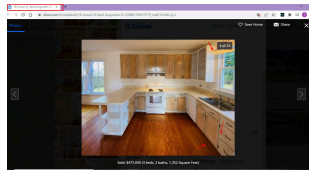
Explanation

1. Wood grain on cabinet door matches. 2. Wood grain n flooring matches. 3. Overhead lighting matches.

Listing Photos



Matching 3rd Party Sources



1. Wood grain on cabinet door matches. 2. Wood grain n flooring matches. 3. Overhead lighting matches.

Zip Code Match

City Name Match

Timeline of Activity

View the series of events and documentation pertaining to this property

- Listing hma321.4674564.118207069 First Activity July 6th, 2025

Listing Details

Listing URL - <https://www.airbnb.com/rooms/592706542678865389>

Listing Status

● Active

Host Compliance Listing ID	— air592706542678865389
Listing Title	— Charming Victorian Cottage in the heart of St. Aug
Property type	— vacation_home
Room type	— entire_home
Listing Info Last Captured	— Jul 07, 2025
Screenshot Last Captured	— Jun 14, 2025

Information Provided on Listing

Contact Name	— Lance
Latitude, Longitude	— 29.901270, -81.314220
Minimum Stay (# of Nights)	— 2
Max Sleeping Capacity (# of People)	— 8
Max Number of People per Bedroom	— 2.7
Number of Reviews	— 72
Last Documented Stay	— 07/2025

Listing Screenshot History

 [View Latest Listing Screenshot](#)

May 0

June 2

July 0

- ✳ Listing hma321.4674564.118207069 First Crawled July 6th, 2025
 - 📅 1 Documented Stay July, 2025
 - 📅 2 Documented Stays June, 2025
 - 📅 1 Documented Stay May, 2025
 - 📅 3 Documented Stays March, 2025
 - 📅 1 Documented Stay February, 2025
 - 📅 2 Documented Stays January, 2025
 - 📅 2 Documented Stays December, 2024
 - 📅 2 Documented Stays November, 2024
 - 📅 1 Documented Stay October, 2024
 - 📅 1 Documented Stay September, 2024
 - 📅 2 Documented Stays August, 2024
 - 📅 2 Documented Stays July, 2024
 - 📅 2 Documented Stays June, 2024
- ✳ Listing hma321.2679741.3250464 Removed May 30th, 2024
 - 📅 1 Documented Stay May, 2024
- Listing air592706542678865389 Reposted April 28th, 2024
- ✳ Listing air592706542678865389 Removed April 23rd, 2024
 - 📅 2 Documented Stays April, 2024
 - 📅 1 Documented Stay March, 2024
 - 📅 1 Documented Stay February, 2024
 - 📅 1 Documented Stay December, 2023
 - 📅 3 Documented Stays October, 2023
 - 📅 2 Documented Stays September, 2023
 - 📅 1 Documented Stay August, 2023
 - 📅 3 Documented Stays July, 2023

- Listing air592706542678865389
Reposted
July 12th, 2023
- ✕ Listing air592706542678865389
Removed
July 9th, 2023
- 📅 3 Documented Stays
June, 2023
- Listing air592706542678865389
Reposted
June 19th, 2023
- ✕ Listing air592706542678865389
Removed
June 19th, 2023
- 📅 3 Documented Stays
May, 2023
- 📅 4 Documented Stays
April, 2023
- Listing air592706542678865389
Reposted
April 19th, 2023
- ✕ Listing air592706542678865389
Removed
April 15th, 2023
- Listing air592706542678865389
Reposted
April 5th, 2023
- ✕ Listing air592706542678865389
Removed
April 3rd, 2023
- Listing air592706542678865389
Reposted
March 30th, 2023
- ✕ Listing air592706542678865389
Removed
March 30th, 2023
- 📅 3 Documented Stays
March, 2023
- Listing air592706542678865389
Reposted
March 1st, 2023
- ✕ Listing air592706542678865389
Removed
March 1st, 2023
- 📅 1 Documented Stay
February, 2023
- 📅 3 Documented Stays
January, 2023
- Listing air592706542678865389
Reposted
January 19th, 2023
- ✕ Listing air592706542678865389
Removed
January 16th, 2023
- 📅 3 Documented Stays
December, 2022
- 📅 2 Documented Stays
November, 2022

- ✔ Reminder Notice: Delivered 📄
October 27th, 2022
- ✔ Reminder Notice: Sent 📄
October 20th, 2022
- 📄 1 Documented Stay
October, 2022
- 📄 1 Documented Stay
September, 2022
- Listing air592706542678865389
Reposted
September 5th, 2022
- ✘ Listing air592706542678865389
Removed
September 4th, 2022
- 📄 2 Documented Stays
August, 2022
- 📄 4 Documented Stays
July, 2022
- Listing air592706542678865389
Reposted
July 3rd, 2022
- 📄 2 Documented Stays
June, 2022
- ✘ Listing air592706542678865389
Removed
June 24th, 2022
- Listing air592706542678865389
Reposted
June 18th, 2022
- ✘ Listing air592706542678865389
Removed
June 17th, 2022
- ✔ Courtesy Notice: Delivered 📄
June 11th, 2022
- ✔ Courtesy Notice: Sent 📄
June 6th, 2022
- 📄 1 Documented Stay
May, 2022
- 📄 2 Documented Stays
April, 2022
- ✔ Listing hma321.2679741.3250464
Identified
April 22nd, 2022
- ✔ Listing air592706542678865389
Identified
April 22nd, 2022
- Listing air592706542678865389
Reposted
April 21st, 2022
- ✘ Listing air592706542678865389
Removed
April 21st, 2022
- Listing air592706542678865389
Reposted
April 7th, 2022
- ✘ Listing air592706542678865389
Removed
April 5th, 2022

- Listing air592706542678865389 First Activity
March 29th, 2022
- * Listing air592706542678865389 First Crawled
March 29th, 2022
- 📅 1 Documented Stay
March, 2022
- Listing hma321.2679741.3250464 First Activity
March 26th, 2022
- * Listing hma321.2679741.3250464 First Crawled
March 26th, 2022



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

CODE ENFORCEMENT DIVISION

July 08, 2025

IN THE MATTER OF: Owner(s): Gunther Jeffrey
Agent(s): N/A
Address: 18 LOCUST ST, Saint Augustine, FL, 32084
Case #: CE2025-0396

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: 18 LOCUST ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: ABBOTT TRACT CITY LOT 9 & W1/2 OF LOT 11 BLK F
OR5235/1364
PARCEL NUMBER: 1951800000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on July 08, 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
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 5024 55
9489 0090 0027 6577 5024 62

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 5024 55

9489 0090 0027 6577 5024 62

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	1940200000
Location Address	47 GROVE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Kingsland Addition (604)
Tax Description*	CITY OF ST AUG KINGSLAND ADDN LOTS 20 & 21 & E 30FT LOT 22 OR5996/1283 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Kingsland Tract Corrected Map
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.430
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Teisan Family Revocable Living Trust Agrmt D: 04/26/2024 100% Teisan Gregory W Trustee 0%
Mailing Address	1102 DUKE ST ALEXANDRIA, VA 22314-0000

Sec. 28-33. - Certificates of occupancy.

No land shall be occupied or used, and no building or structure hereafter erected, constructed, reconstructed, restored or altered, shall be occupied or used in whole or in part for any purpose whatsoever until a certificate of occupancy and/or a use permit shall have been approved by the planning and building department stating that the occupancy and use and the building or structure complies with all the requirements of this chapter thereto and all the building and health laws, ordinances and regulations applicable thereto.

(Code 1964, § 33-166)

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 29, 2025

SUBJECT: Case Number: CE2025- 0397

**RESPONDENT: Teisan Family Revocable Living Trust Agrmt
Teisan Gregory W Trustee**

LOCATION: 47 Grove Avenue, Saint Augustine, FL 32084;

Parcel Number 1940200000

VIOLATION: City Code, Chapter 28, Section 33- Certificates of occupancy.

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 CE2025-0397, concerns the property located at 47 Grove Avenue, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Teisan Family Revocable Living Trust Agrmt and Gregory W Teisan, and it is reflected as such on the agenda for today's meeting.

On March 5, 2025, this property was found in violation of the City of St. Augustine's Code of Ordinances, Chapter 28, Section 33- Certificates of occupancy for renting out a storage shed on the property without the proper certificate of completion required for habitable space. At the Special Magistrate meeting, Madame Gretchen Vose ordered this property to apply for the permits and approvals needed for the issuance of certificate of completion. Because this had the potential of being a lengthy process, the Special Magistrate gave a compliance period of six (6) months, as long as the property remained dormant until the approvals were issued. Mrs. Vose ordered the property to immediately return should the Code Enforcement Division find evidence that the shed was being rented out before compliance was met. While reviewing the most recent stays for short term rentals on July 8, 2025, I observed that the property located at 47 Grove Avenue had completed two stays in May and four in June. Based on the Special Magistrate's orders from the March 2025 meeting, I immediately issued a Notice of Repeat Violation, for renting the shed out without the appropriate certificate of completion for the building. The Official Notice of Violation and the Official Notice of Hearing were sent and delivered via certified mail on July 8, 2025, as well as posted on the

property on July 9, 2025. On July 23, 2025, I spoke with two of the owners, Greg and Hiliary Teisan, who advised me they had removed their online listings on the property, and I can confirm their listings have been removed since July 18, 2025.

I have established contact with the Respondent(s). I feel the respondent does understand the violation. Currently, no certificate of completion has been issued for the renovation work completed on this property.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer



Rental Unit Record

47 Grove Avenue, Saint Augustine, FL, USA

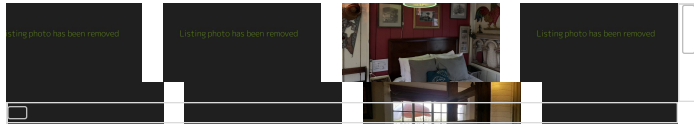
Active ●
Identified ✓
Compliant ✕

PRINT
SEND A LETTER

Listing(s) Information

VRBO - 121.4191232.4594210

VRBO - 121.7825756.7561243



Matched Details

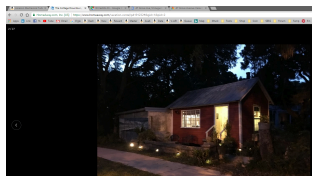
Analyst 1J09

Explanation

Please check.

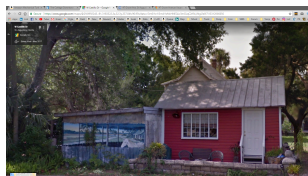
https://www.google.com/maps/@29.8992243,-81.3183322,3a,60y,350.22h,90.9t/data=!3m6!1e1!3m4!1sMcHNEQLv3mGLqC2rR4_ING!2e0!7i13312!8i6656
https://www.realtor.com/realestateandhomes-detail/47-Grove-Ave_St-Augustine_FL_32084_M65509-22047 <https://hotpads.com/47-grove-ave-saint-augustine-fl-32084-tpcgfr/pad-for-sale>

Listing Photos



matching exterior

Matching 3rd Party Sources



Rental Unit Information



Identified Address

47 Grove Avenue, Saint Augustine, FL, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.899521, -81.318435

Parcel Number

1940200000

Owner Name

TEISAN FAMILY REVOCABLE LIVING TRUST AGRMT D: 04/26/2024

Owner Address

1102 DUKE ST
ALEXANDRIA, VA 22314-0000, US

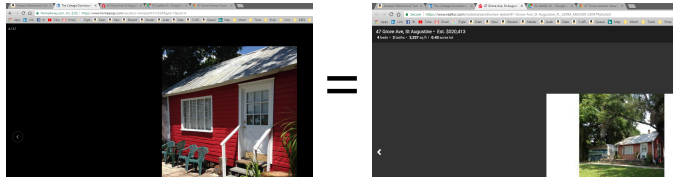
Community

NOT CONDO

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay



matching exterior

Listing Details

Listing URL	— https://www.vrbo.com/4191232ha
Listing Status	● Active
Host Compliance Listing ID	— hma121.4191232.4594210
Listing Title	— The Red Cottage ~ 5min stroll to Fort, St. George St., Shops, Restaurants, etc.
Property type	— House
Room type	— Entire home/apt
Listing Info Last Captured	— Jul 01, 2025
Screenshot Last Captured	— Jun 14, 2025
Price	— \$110/night
Cleaning Fee	— \$30

Information Provided on Listing

Contact Name	— Jeremy, Hilary, Barbara 904-824-1617 Barbara and Jeremy. 904-505-6962 Hillary
Latitude, Longitude	— 29.899496, -81.318386
Minimum Stay (# of Nights)	— 2
Max Sleeping Capacity (# of People)	— 4
Max Number of People per Bedroom	— 4.0
Last Documented Stay	— 06/2025

Listing Screenshot History

View Latest Listing Screenshot

May **0**
June **2**
July **0**

June, 2025

- 2 Documented Stays
May, 2025
- Listing hma121.4191232.4594210 Reposted
April 7th, 2025
- ✗ Listing hma121.4191232.4594210 Removed
March 7th, 2025
- 3 Documented Stays
March, 2025
- Listing hma121.4191232.4594210 Reposted
February 13th, 2025
- 1 Documented Stay
February, 2025
- 2 Documented Stays
January, 2025
- 2 Documented Stays
December, 2024
- 1 Documented Stay
November, 2024
- ✗ Listing hma121.4191232.4594210 Removed
July 5th, 2024
- 4 Documented Stays
July, 2024
- 1 Documented Stay
June, 2024
- ✔ Reminder Notice: Delivered
January 9th, 2024
- ✔ Reminder Notice: Delivered
January 9th, 2024
- ✔ Reminder Notice: Sent
January 2nd, 2024
- ✔ Reminder Notice: Sent
January 2nd, 2024
- 1 Documented Stay
January, 2024
- ☹ call_center: 47 Grove Avenue , St. Augustine
December 26th, 2023
- 1 Documented Stay
December, 2023
- 1 Documented Stay
November, 2023
- 1 Documented Stay
October, 2023
- Listing hma121.4191232.4594210 Reposted
September 30th, 2023
- ✗ Listing hma121.4191232.4594210 Removed
September 30th, 2023
- 1 Documented Stay
August, 2023
- 1 Documented Stay
July, 2023
- 1 Documented Stay
February, 2023

- 📅 1 Documented Stay
November, 2022
- ✔️ Courtesy Notice: Delivered 📅
October 24th, 2020
- ✔️ Courtesy Notice: Sent 📅
October 14th, 2020
- ✖ Listing hma121.7825756.7561243 Removed
March 16th, 2020
- 📅 4 Documented Stays
February, 2020
- 📅 1 Documented Stay
January, 2020
- Listing hma121.7825756.7561243 Reposted
December 30th, 2019
- ✖ Listing hma121.7825756.7561243 Removed
December 27th, 2019
- 📅 2 Documented Stays
December, 2019
- 📅 5 Documented Stays
November, 2019
- 📅 1 Documented Stay
October, 2019
- 📅 1 Documented Stay
August, 2019
- Listing hma121.7825756.7561243 Reposted
August 11th, 2019
- ✖ Listing hma121.7825756.7561243 Removed
July 4th, 2019
- ✔ Listing hma121.7825756.7561243 Identified
June 19th, 2019
- 📅 1 Documented Stay
June, 2019
- 📅 1 Documented Stay
May, 2019
- ✳ Listing hma121.7825756.7561243 First
Crawled
May 8th, 2019
- Listing hma121.7825756.7561243 First
Activity
May 6th, 2019
- ✔ Listing hma121.4191232.4594210 Identified
March 31st, 2018
- Listing hma121.4191232.4594210 Reposted
February 24th, 2018
- ✖ Listing hma121.4191232.4594210 Removed
February 21st, 2018
- ✳ Listing hma121.4191232.4594210 First
Crawled
July 19th, 2016
- Listing hma121.4191232.4594210 First
Activity
April 23rd, 2016

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 5025 09
9489 0090 0027 6577 5025 16

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.

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 5025 09
9489 0090 0027 6577 5025 16

cc: David Birchim, City Manager

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

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 2067700000
 Location Address 78 SANFORD ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Dumas Tract with part City St Aug (622)
 Tax Description* DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK B
 OR5448/1813
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision Dumas Tract
 Sec. 4 P/W/ Rng 14-1-36
 District City of St Augustine (District 452)
 Millage Rate 18.72
 Acreage 0.170
 Homestead Y

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



St. Johns County, FL

Owner Information

Owner Name [Jensen Annie Et AL](#) 100%
[Holland Brandy](#) 100%
 Mailing Address 78 SANFORD ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,722

Sec. 8-608. - Permit required.

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



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**

July 14, 2025

IN THE MATTER OF: Owner(s): Jensen Annie Et AL
Holland, Brandy
Address: 78 SANFORD ST, Saint Augustine, FL, 32084
Case #: CE2024-0441

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: 78 SANFORD ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK B OR5448/1813
PARCEL NUMBER: 2067700000

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 **August 6, 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 2560 90, 9489 0090 0027 6675 2561 06

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 NON-COMPLIANCE

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

Annie Jensen
Brandy Holland

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0441

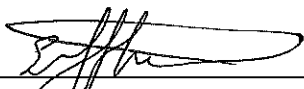
I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated December 4, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s), Chapter 8 Sec 608-PERMITS REQUIRED as of, February 4, 2025.

FURTHER, Affiant saith not.



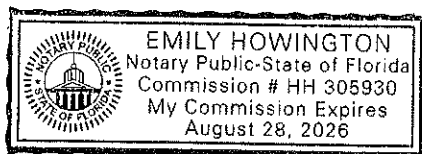
Code Enforcement Inspector
James Tomaselli

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



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: CE2024-0441

IN THE MATTER OF:

Jensen Annie Et AL
Holland, Brandy

78 SANFORD 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, Permits required.

VIOLATION SITE: 78 SANFORD ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK B OR5448/1813
PARCEL NUMBER: 2067700000

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON DECEMBER 4, 2024, 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 December 4, 2024, 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 28, 2024:

A new masonry wall containing hardwired fixtures was installed on the front of the property 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 608
Permits required.**

4. On November 6, 2024, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (2) days from the date of the Order to correct the violation by initiating a permit, 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 November 22, 2024, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for December 4, 2024.

6. On December 4, 2024, 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: *Respondent/representative must obtain a permit & complete permit within 140 days (2/4/25) otherwise a fine up to \$250/day will be imposed. This case will come back for a special magistrate hearing on Feb. 5, 2025.*

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 4th OF DECEMBER 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

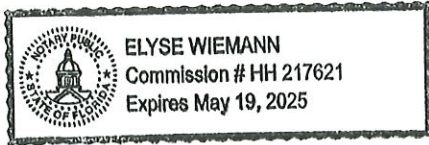


Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

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 4th day of December, A.D., 2024.



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

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

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

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

Sec. 8-608. - Permit required.

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



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**

July 14, 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.

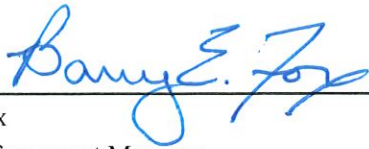
SITE OF VIOLATION: 91 KINGS FERRY WAY, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 7 BLK C OR6030/280
PARCEL NUMBER: 2096400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing A Lien Hearing** regarding your case on **August 6, 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 2560 14, 9489 0090 0027 6675 2560 21

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 NON-COMPLIANCE

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

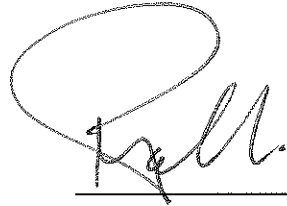
Susanne M Sellars

Respondent

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

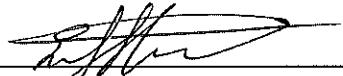
I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated **May 7, 2025**, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s), **Chapter 8 Sec 608-PERMITS REQUIRED** as of , **May 17, 2025**.

FURTHER, Affiant saith not.



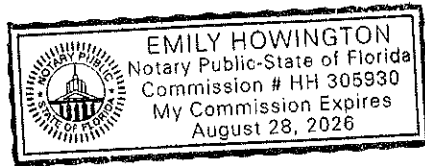
Code Enforcement Inspector
James Tomaselli

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF July, 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: CE2024-0478

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)

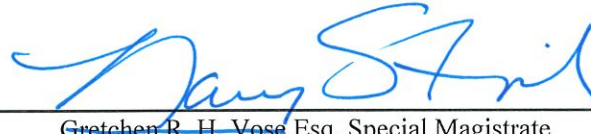
- a. and the Fine is set at \$_____ per violation totaling to \$_____

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.



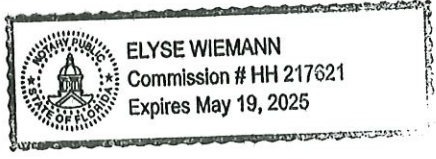
Gretchen R. H. Vose Esq, Special Magistrate

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 STUPARZCH 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.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2143900020
Location	53 AVISTA CIR
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	7-7 AVISTA SUB OF DAVIS SHORES APPROX N'LY 1FT OF LOT 1 & ALL OF LOT 2(EX N15FT IN DB183/81) BLK 1 OR2926/1946 &1948(Q/C'S)
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Avista Subdivision
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.330
Homestead	N

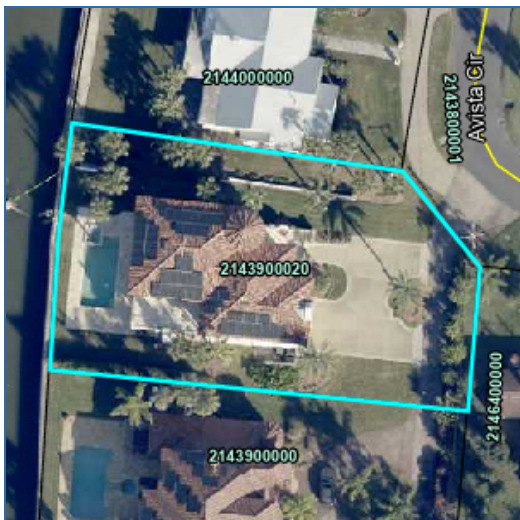
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Casa Marisol DE Augustin LLC 100%
Mailing Address	53 AVISTA CIR SAINT AUGUSTINE, FL 32084-0000

Map



Sec. 8-608. - Permit required.

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



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**

July 14, 2025

IN THE MATTER OF: Owner(s): Casa Marisol DE Augustin LLC
Agent(s): Hill, James W
Hill, Anne L
Address: 53 AVISTA CIR, Saint Augustine, FL, 32080
Case #: CE2025-0251

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

C ode Section: C hapter 8, Section 8-608- Permits required.

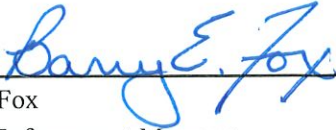
SITE OF VIOLATION: 53 AVISTA CIR, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 7-7 AVISTA SUB OF DAVIS SHORES APPROX N'LY 1FT OF LOT 1
& ALL OF LOT 2(EX N15FT IN DB183/81) BLK 1 OR2926/1946
&1948(Q/C'S)
PARCEL NUMBER: 2143900020

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 **August 6, 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 2560 76, 9489 0090 0027 6675 2560 83

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 COMPLIANCE

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

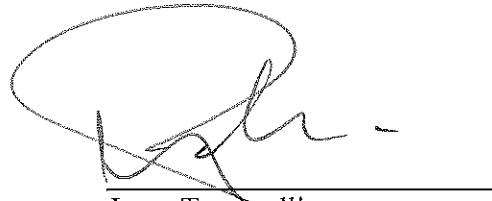
Ann Hill
James W Hill
Casa Marisol DE Augustin

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0251**

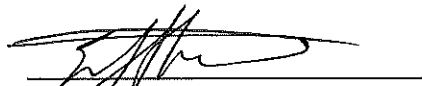
I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **July 2, 2025**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 as of **July 14, 2025**.

FURTHER, Affiant saith not.



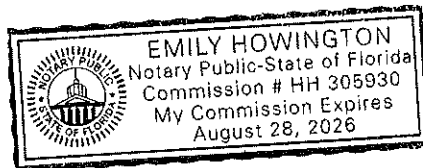
Jame Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF July, 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: CE2025-0251

IN THE MATTER OF:

Casa Marisol DE Augustin LLC
James W Hill *and Anne Hill*
53 AVISTA CIR, 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: **53 AVISTA CIR, Saint Augustine, FL, 32080**

LEGAL DESCRIPTION: **7-7 AVISTA SUB OF DAVIS SHORES APPROX N'LY 1FT OF LOT 1 & ALL OF LOT 2(EX N15FT IN DB183/81) BLK 1 OR2926/1946 &1948(Q/C'S)**

PARCEL NUMBER: **2143900020**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JULY 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 **July 02, 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 February 07, 2025:

RESPONDENT REBUILDING DOCK WITHOUT PROPER APPROVALS

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

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

4. On March 29, 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 June 13, 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 July 02, 2025.

6. On July 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: see below

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

- a. You have 5 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)

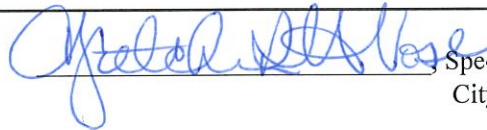
- a. and the Fine is set at \$_____ per violation totaling to \$_____

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

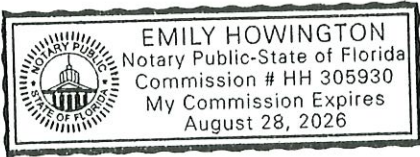


Special Magistrate
City of St. Augustine

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 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 2 day of July, A.D., 25.



[Signature]
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 1545100000
Location Address 19 MILTON ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Nelmar Terrace & Genoply Tract (707)
Tax Description* 2-1 NELMAR TERRACE LOT 75 OR949/1272 &1548/640(L/E)
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Nelmar Terrace
Sec/Twp/Rng 53-7-30
District City of St Augustine (District 452)
Millage Rate 18.72
Acreage 0.360
Homestead Y

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name Bicknell Lee 100%
 Bicknell Family Trust U/A/D:12/20/99 100%
[Bicknell Constance Inez](#) 0%
Mailing Address 19 MILTON ST
 SAINT AUGUSTINE, FL 32084-2188

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,722

Sec. 8-608. - Permit required.

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



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**

July 14, 2025

IN THE MATTER OF: Owner(s): Bicknell Family Trust
 Bicknell, Lee
 Bicknell, Constance Inez

 Address: 19 MILTON ST, Saint Augustine, FL, 32084

 Case #: CE2024-0397

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

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

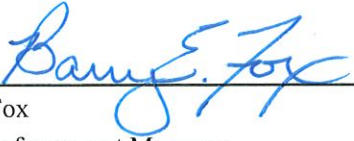
SITE OF VIOLATION: 19 MILTON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-1 NELMAR TERRACE LOT 75 OR949/1272 &1548/640(L/E)
PARCEL NUMBER: 1545100000

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 **August 6, 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 2560 38, 9489 0090 0027 6675 2560 45

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: CE2024-0397

IN THE MATTER OF:

Bicknell Family Trust,

Bicknell Lee

Bicknell, Constance Inez

19 MILTON 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, Permits required.

VIOLATION SITE: **19 MILTON ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **2-1 NELMAR TERRACE LOT 75 OR949/1272 & 1548/640 (L/E)**

PARCEL NUMBER: **1545100000**

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 May 20, 2024:

A new deck was installed on the rear of the property 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 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 (10) days from the date of the Order to correct the violation obtaining a permit 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 .

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

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

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

FINES PER VIOLATION

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

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

- a. You became compliant as of _____.
- b. The violation remains as of 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 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.

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

[Skip to main content](#)

St. Johns County, FL

Owner Information

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

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Sec. 8-608. - Permit required.

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



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**

July 14, 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 8-608, Permit required.

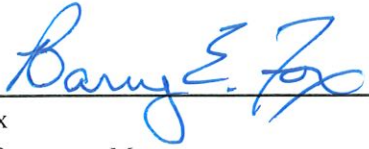
SITE OF VIOLATION: 26 VEDDER ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 3-52 MCMILLAN SUB LOT 26 BLK B OR5958/540
PARCEL NUMBER: 1552400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on **August 6, 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 2559 56, 9489 0090 0027 6675 2559 63

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 COMPLIANCE

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

Cottage Homestay LLC

26 Vedder Street

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 June 4, 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 July 2, 2025.

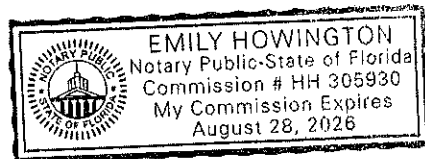
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF July, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 07/02/25 CUSTOMER#:
TIME: 15:27:53
CLERK: 1596pcou

RECPT#: 3177331 PREV BAL: 1300.00
TP/YR: P/2025 AMT PAID: 1300.00
BILL: 3177331 ADJSTMNT: .00
EFF DT: 07/02/25 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 1300.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 1300.00
AMT APPLIED: 1300.00
CHANGE: .00

PAID BY: 26veddercefines
PAYMENT METH: CHECK
PAYMENT REF: 273

TOT PREV BAL DUE: 1300.00
TOT BAL DUE NOW : .00
VA



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

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 8-608, 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 JUNE 4, 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 June 4, 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 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 February 5, 2025, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (10 weeks and 30) days from the date of the Order to correct the violation by getting a permit for the back building and permit for conversion, then after permit is issued to come into compliance with a certificate of occupancy issued and converted back to a single family home, 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 May 19, 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 June 4, 2025.

6. On June 4, 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 May 15, 2025
- 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: Set a fine of \$50/day for 26 days of noncompliance totaling \$1300. The respondent has 30 days to pay the fine or it will be set for a further hearing.

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

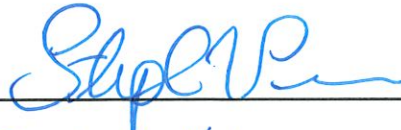
- e. and the Fine is set at \$ _____.

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 4TH OF JUNE, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Stephanie Veto

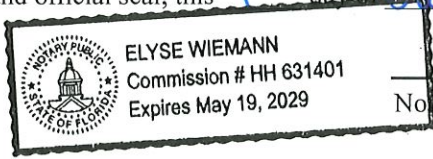
, Special Magistrate

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, Stephanie Vello, 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 June, 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

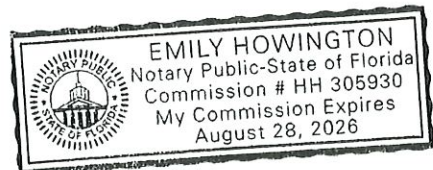
Cottage Homestay LLC, DAO, BINH, 4453 DEEP RIVER WAY E, JACKSONVILLE, FL 32224

9489 0090 0027 6675 2575 95

Cottage Homestay LLC, 26 VEDDER ST, SAINT AUGUSTINE 32084

9489 0090 0027 6675 2573 01

on this 5 day of June, 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
**The Description above is not to be used on legal documents.*
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

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



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

Sec. 8-301. - Property maintenance code.

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

(Ord. No. 18-15, § 3, 12-10-18)

AFFIDAVIT OF COMPLIANCE

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

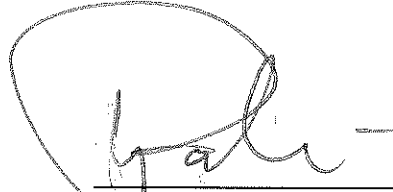
**Van Edwin H Trustee
Mrya Van Moore
Irrevocable Van Family Trust**

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0337

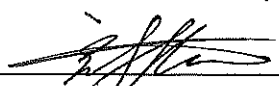
I, James Tomaselli have personally examined the property described in the Code Enforcement Order dated JUNE 4, 2025, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 8 Sec. 8-301 as of JULY 3, 2025.

FURTHER, Affiant saith not.



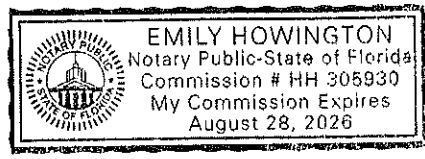
James Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 DAY OF July, 2025.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF COMPLIANCE

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

James Sharon LA Joyce

65 Julia Street

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0381

I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated July 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 19, Section 3 as of July 9, 2025.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 DAY OF July, 2025.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



AFFIDAVIT OF COMPLIANCE

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: CE2025-0272

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 June 13, 2025.
NO FINE PAID

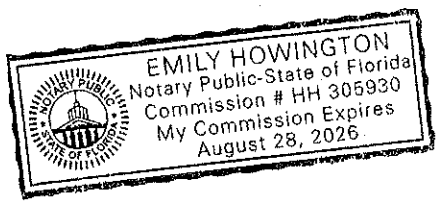
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF July, 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**

July 14, 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

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

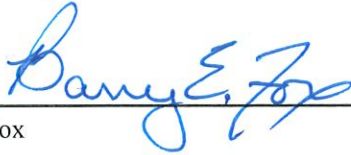
PARCEL NUMBER: 1046500000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on **August 6, 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 2558 19, 9489 0090 0027 6675 2558 26, 9489 0090 0027 6675 2558 33,
9489 0090 0027 6675 2558 40, 9489 0090 0027 6675 2558 57, 9489 0090 0027 6675 2558 64,
9489 0090 0027 6675 2558 71, 9489 0090 0027 6675 2558 88, 9489 0090 0027 6675 2558 95,
9489 0090 0027 6675 2559 01, 9489 0090 0027 6675 2559 18, 9489 0090 0027 6675 2559 25,
9489 0090 0027 6675 2559 32, 9489 0090 0027 6675 2559 49

cc: David Birchim, City Manager

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



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

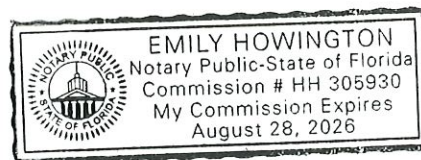
Jones Wayne Alexander , 100 FRED WATERS WAY, SAINT AUGUSTINE, FL 32084
9489 0090 0027 6577 5037 66

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	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

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

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

Map



Sec. 28-146. - Registration.

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

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

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

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 06/13/25 CUSTOMER#:
TIME: 10:12:54
CLERK: 1596pcou

RECPT#: 3164041 PREV BAL: 975.00
TP/YR: P/2025 AMT PAID: 975.00
BILL: 3164041 ADJSTMNT: .00
EFF DT: 06/13/25 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 975.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 975.00
AMT APPLIED: 975.00
CHANGE: .00

PAID BY: CE2025-0272 145 Wash
PAYMENT METH: CREDIT CARD
PAYMENT REF: 2687

TOT PREV BAL DUE: 975.00
TOT BAL DUE NOW : .00
VA

CE2025-0272

145 Washington

Code Enforcement Fines

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

PLANNING AND BUILDING

Date: 06/13/2025 10:14:46 AM

CREDIT CARD SALE

VISA
CARD NUMBER: *****2687 K

TOTAL AMOUNT: \$975.00

APPROVAL CD: 074708
RECORD #: 000
CLERK ID: SClayton
CUST CODE: CE250272 145 Wash
INVOICE #: 145 Washington

Customer Copy



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**

July 14, 2025

IN THE MATTER OF: Owner(s): Williamson Laura Marie,
Williamson Michael Dale
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.

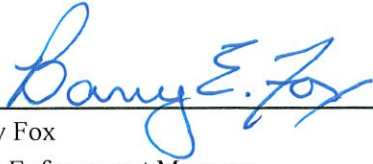
SITE OF VIOLATION: 145 WASHINGTON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-72 CITY OF ST AUGUSTINE LOT 22 OF SUB OF LOT 3 BLK 38-B
OR4637/818
PARCEL NUMBER: 2002100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on **August 6, 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 2557 96, 9489 0090 0027 6675 2558 02

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.

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 1072900040
 Location 65 JULIA ST
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood Wood & Thompson (480)
 Tax Description* 1-37 WOOD & THOMPSON SUB E22 OF N100FT LOT 4 ALL LOT 5
 BLK 3 OR380/658 & 1278/200(Q/C) & 5627/1037(L/E)
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision Wood, Property Of Capt. Allen
 Sec/Twp/Rng 41-7-29
 District City of St Augustine (District 452)
 Millage Rate 18.72
 Acreage 0.150
 Homestead Y

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

Owner Information

Owner Name James Sharon LA Joyce 100%
 Hill Laschel Erika 0%
 Whitty Tremayne Justin 0%
 Mailing Address 65 JULIA ST
 SAINT AUGUSTINE, FL 32084-3474

Exemption Information

Exemption Type	Status	Amount
Homestead		\$49,128

Sec. 19-3. - Unlawful conditions.

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

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



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**

July 14, 2025

IN THE MATTER OF: Owner(s): James Sharon LA Joyce
Hill, Laschel Erika
Whitty, Tremayne Justin
Address: 65 JULIA ST, Saint Augustine, FL, 32084
Case #: CE2025-0381

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

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

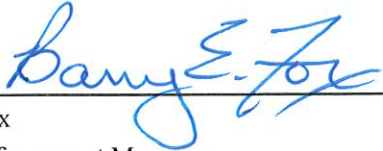
SITE OF VIOLATION: 65 JULIA ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-37 WOOD & THOMPSON SUB E22 OF N100FT LOT 4 ALL LOT 5 BLK 3
OR380/658 & 1278/200(Q/C) & 5627/1037(L/E)
PARCEL NUMBER: 1072900040

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 **August 6, 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 2557 65, 9489 0090 0027 6675 2557 72, 9489 0090 0027 6675 2557 89

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 COMPLIANCE

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

James Sharon LA Joyce

65 Julia Street

Saint Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0381

I, Curtis Boles, have personally examined the property described in the Code Enforcement Order dated July 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 19, Section 3 as of July 9, 2025.

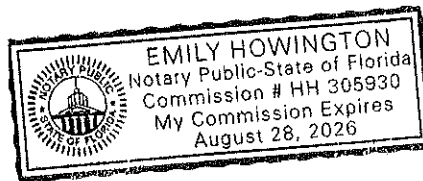
FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 DAY OF July, 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: CE2025-0381

IN THE MATTER OF:

**James Sharon LA Joyce
Hill, Laschel Erika
Whitty, Tremayne Justin
65 JULIA 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 19-3- Unlawful conditions

VIOLATION SITE: **65 JULIA ST, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION: **1-37 WOOD & THOMPSON SUB E22 OF N100FT LOT 4 ALL LOT 5 BLK 3
OR 380 / 658 & 1278 / 200 (Q/C) & 5627 / 1037 (L/E)**
PARCEL NUMBER: **107290 0040**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JULY 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 July 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 April 16, 2025:

Three inoperable and unlicensed vehicles stored on property.

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

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

4. On June 13, 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 June 23, 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 July 2, 2025.

6. On July 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: see below

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)

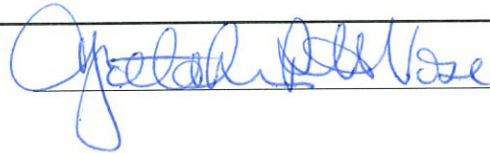
- a. and the Fine is set at \$_____ per violation totaling to \$_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on Aug. 6, 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.

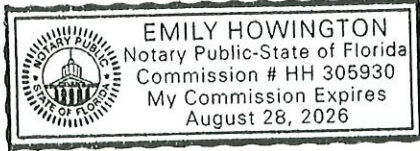
DONE AND ORDERED THIS 2ND OF JULY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

 Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST.

JOHNSI HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gretchen 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 2 day of July, A.D., 25.



[Signature]
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.

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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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
<small>Skip to main content</small>	<small>*The Description above is not to be used on legal documents.</small>
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

St. Johns County, FL

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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



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)



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**

July 14, 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

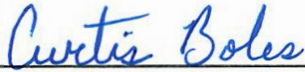
The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **August 6, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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 6575 2557 03, 9489 0090 0027 6575 2557 10, 9489 0090 0027 6575 2557 27, 9489 0090 0027 6575 2557 34,

cc: David Birchini, City Manager

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