CITY OF ST AUGUSTINE EST. 1565

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

Special Magistrate 5/7/25

WEDNESDAY, MAY 7, 2025 - 9:00 AM

ALCAZAR ROOM

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

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

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

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

d) CE2025-0287
Thomas, Jermey Dejernee
Thomas, Allison Brooke
16 Ballard Ave
Ch. 28 Sec. 28-146-
Registration.

e) CE2025-0289
Diaz, Rebecca Et Al
Diaz, Lourdes Caridad
16 Myrtle Ave
Ch. 28 Sec. 28-146-
Registration.

f) CE2025-0292
Cranford, Trevor John
Cranford, Taryn Lindsey
11 Nesmith Ave
Ch. 28 Sec. 28-146-
Registration.

g) CE2025-0293
Brown, Courtney
Brown, John
206 Cabeza St
Ch. 28 Sec. 28-146-
Registration.

h) CE2025-0296
Corta Fdl LLC
20 Riberia St
Ch. 28 Sec. 28-146-
Registration.

i) CE2025-0298
Graham, Harry Lee Jr.
101 Kings Ferry Way

Ch. 28 Sec. 28-146-
Registration.

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

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

6. Fine Assignment Hearing

a) CE2024-0616
Savita1 Corp Inc 1
20 DeSoto Pl
Ch. 8 Sec. 8-608- Permits
required.

b) CE2025-0202
Hansson Trust
Callen Lance C
Cullen Kriston Robinson
66 Masters Dr
Ch. 8 Sec. 8-608- Permits
required.

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

7. Fine Reduction Hearing
    a) None

8. Lien Hearing
    a) CE2024-0219
    Ray Rima
    135 Menendez Rd
    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) CE2024-0441
    Jensen, Annie Et AL
    Holland, Brandy
    78 Sanford St
    Ch. 8 Sec. 8-608- Permits required.

9. Compliance Hearing
    a) CE2024-0393
    Indigo Partners LLC
    125 Spoonbill Point

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

b) CE2025-0271
Van Dyke Jared Et AL
Van Dyke Joshua
26 Rohde Ave
Ch. 28 Sec.28-146- Registration.

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

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

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

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

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, April 2, 2025

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

1. Swearing in of Staff:

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

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

2. APPROVAL OF MINUTES

ORDER

Ms. Vose APPROVED the minutes from March 5, 2025, Special Magistrate Meeting.

3. MODIFICATIONS TO THE AGENDA

Barry Fox, Code Enforcement Manager requested to move item 5f to item 5b since they were they same location.

4. General Public Comments (3 minutes per individual)

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

- BJ Kalaidi

5. NEW VIOLATION HEARING

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

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

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

Ms. Vose asked if the respondent was present.

The respondents were present after the ORDERS were issued. Ms. Vose reopened the case to hear the respondents' case.

Mr. Fox said there was a possibility of removing the pilings and ceasing all work.

DRAFT

Ms. Vose found them in violation.

Mr. Fox recommended ten days to file for a permit or could come in compliance by removing the dock pilings and sailboat.

ORDER

Ten days and if not $250 fine per day

ORDER MODIFIED

Ten days to come into compliance including the removal of the sailboat and all the debris on the property.

CE2025-0255
Holbrook Juan A Rev Trust Holbrook, Juan A Holbrook, Maria Cornelia Wagman, Andrea Holbrook
10 N St. Augustine Blvd
Ch. 8 Sec. 457-Unlawful continuance.

Item heard at the same time as item 5.(a) as it was for the same property and respondent.

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

Mr. Fox recommended a fine since the violation was identified as unlawful continuance.

ORDER

Ms. Vose found the respondent in violation and assigned a $250 fine.

5.b[1]) CE2024-0616
Savita1 Corp Inc
20 DeSoto Pl
Ch. 8 Sec. 608- Permits

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

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

Ms. Vose asked if the respondent was present.

The respondent was not present.

Permit could be applied to the building department

Ms. Vose found the applicant in violation.

ORDER

3 days Til Friday to obtain permit or $250 a days after Friday

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

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

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

Mr. Fox said the December 30th building permit was applied for but returned with insufficient information

Ms. Vose asked if the respondent was present.

The respondents, Joseph Ogeka, and Lillian Ogeka, were present and stated they did not know a permit was required and

[1] Item numbers did not change in order to reflect the agenda

DRAFT

apologized for not having the permit and wanted to correct the wrong by applying for the permit.

Mr. Schauland stated the respondent would need a contractor to reinstate the permit; and because it is in a trust did not get the exemption for it being homesteaded.

ORDER

Found in violation, and given 20 days to find a contractor and come into compliance by applying for the permit, if not in compliance there will be a fine of $250 per day beginning April 2, 2025.

5. d)CE2025-0202
Hansson Trust Callen, Lance C
Cullen, Kriston Robinson
66 Masters Dr
Ch.8 Sec. 608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 Sec. 608 permits required. He said the notice of violation, notice of hearing was served and affidavits were on file.
James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Would be over the counter permit and needed product approval could be done within a day

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

ORDER

Given until Friday to be in compliance and if not $250 a day fine

5.e) CE2025-0223 20/20 Commercial Holdings Washington LLC Jackson, Edwards S Sr Jackson, Sara B
142 Washington St
Ch. 28 Sec. 28-90-Administration records, and appeals (a).

Item Removed

5. f) CE2025-0255
Holbrook Juan A Rev Trust Holbrook, Juan A Holbrook, Maria Cornelia Wagman, Andrea Holbrook
10 N St. Augustine Blvd
Ch. 8 Sec. 457-Unlawful continuance.

Item moved to 5(b) and heard at the same time as item 5 (a).

5. g) CE2025-0266
Rose, Howard Noel
6 Oglethorpe Blvd
Ch. Sec. 28-146.-Registration.

Item Removed

5. h) CE2025-0271
Van Dyke, Jared Et AL Van Dyke, Joshua
26 Rohde Ave
Ch. Sec. 28-146.-Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 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. Vose asked if the respondent was present; however, no one was present.

Found in Violation

DRAFT

ORDER

Given until Friday and if not up to a $250 fine.

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 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. Vose asked if the respondent was present; however, no one was present.

ORDER

In violation given time to come in compliance by Friday and if not up to a $250 a day fine.

6.Fine Assignment Hearing

6. a) CE2024-0600
Prevatt, Rosa Jane Et AL Peterson, R L Peterson, David Rohrer, Gloria Jean Petereson, Dee Ann Harvey, Lori Peterson, Lee Peterson, Todd Peterson-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. Vose asked if the respondent was present; however, no one was present.

ORDER

The Special Magistrate confirmed the fine of $50,000.

7.Fine Reduction Hearing

7. a) CE2023-0208
Roots Construction LLC
Largay, Joseph Jr
6 Blanche Lane
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. Vose asked if the respondent was present; however, no one was present.

ORDER

Denied the fine reduction.

8. Lien Hearing

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

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

Ms. Vose asked if the respondent was present. An owner's authorization form was on file for Brittany Crosby and Jason Forrest, Mr. Forrest had been fired to work on the property, stated the homeowner's were out of town and didn't receive notice and wanted to work with putting trees back on the property.

DRAFT

Special Magistrate asked if Michale Hutchinson owned the property when the trees were removed.

Mr. Fox clarified that city staff were required to notify the owner which was done.

The Special Magistrate stated that under the City Code the fine could have been $5,000 per tree and instead what she assessed was $1500 per tree.

ORDER

Lein placed total of $24,500 must add back 30 red cedars and 2 oak trees on site

Hutchinson's would be selling the property and would be restoring the property

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

Item moved to 6(a) for proper due process

9. Compliance Hearing

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

ORDER

Ms. Vose found the case to be in compliance.

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

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

ORDER

Ms. Vose found the case to be in compliance.

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

ORDER

Ms. Vose found the case to be in compliance.

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

ORDER

Ms. Vose found the case to be in compliance.

9. e) CE2024-0599
Tricat Lllp
Shenandoah St

DRAFT

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

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

ORDER

Ms. Vose found the case to be in compliance.

10. Previously Heard Cases Update

(None)

11. City Attorney Items

(None)

12. Other Business

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:46 AM

_____

Becky Vose, Special Magistrate

DRAFT

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

TO: Code Enforcement Special Magistrate

DATE: April 17, 2025

SUBJECT: Case Number: CE2024-0478

RESPONDENT: Susanne M Sellars

LOCATION: 91 Kings Ferry Way Augustine Fl 32084

Parcel Number 2096400000

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

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 17 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2024-0478**, concerns the property located at 91 Kings Ferry Way, 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, **Susanne M Sellars,** and it is reflected as such on the agenda for today's meeting.

On **July 20, 2024**, I observed what appeared to be construction work on the residence identified above; as there was siding replacement in plain view, an extensive a porch renovation and possible interior remodeling upstairs with electrical work on the property. I conducted a search of the city database Cityworks to determine if any permits have been issued at the property for construction related work and determined no applications have been filed; upon my findings, a STOP WORK ORDER initiated.

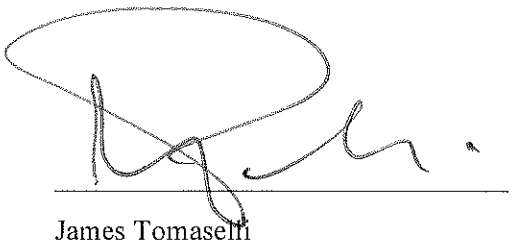
I issued an Official Notice of Violation to **Susanne M Sellars** on January 11, 2025. In the notice, I cited a violation of the Cit of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for working without required permits.

The Notice of Violation was sent to the Respondent via certified, and returned UNCLAIMED on February 24, 2025. A Notice Hearing was sent on April 9, 2025 and Verified RECEIVED on April 12, 2025 according to the USPS Tracking Site.

I have established contact with the Respondent and feel she understands the violation.

On July 20, 2024, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. To date application was made to Historic Preservation for partial demolition and is OPEN, A Building Permit was applied for on October 2 2024-Incomplete, A Building Permit was applied for on November 10 2024-OPEN, and a Roof Permit was applied for and issued on February 14, 2025. Because compliance was not achieved, a Notice of Hearing was issued on April 9, 2025, which was delivered to the Respondents via certified mail, and verified RECEIVED on April 12, 2025 according to the USPS Tracking site, and posted at the City of Saint Augustine Clerks Office.

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



James Tomaselli
Code Enforcement Officer


Jul 20, 2024 at 10:24:35 AM
CE INSP J.TOMASELLI


Jul 20, 2024 at 10:23:57 AM
CE INSP J.TOMASELLI

Jul 20, 2024 at 10:23:51 AM
CE INSP J.TOMASELLI


Jul 20, 2024 at 10:24:03 AM
CE INSP J.TOMASELLI


Jul 20, 2024 at 10:24:08 AM
CE INSP J.TOMASELLI

CE2024-0478

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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 9, 2025

IN THE MATTER OF: Owner(s): Susanne M Sellars

Address: 178 Baldwin Ave. Locust Valley NY 11560
Case #: CE2024-0478

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

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

SITE OF VIOLATION: **91 Kings Ferry Way Saint Augustine FL 32084**

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 7 BLK C OR5497/964 & 5924/1979(Q/C)

PARCEL NUMBER: 2096400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, MAY 7, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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

CE2024-0478

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

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

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

904 669 0665

Certified Mail Number: 9489 0090 0027 6577 5090 41

cc: David Birchim, City Manager

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

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

CODE ENFORCEMENT DIVISION

January 11, 2025

IN THE MATTER OF: Name: Susanne M Sellars

Address: 91 Kings Ferry Way
Saint Augustine, Florida 32085

Case #: CE2024-0478

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608 – Permits Required

SITE OF VIOLATION: 91 Kings Ferry Way St Augustine Fl 32084

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 7 BLK C OR6030/280
PARCEL NUMBER: 2096400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on JULY 20, 2024 which revealed the following violations:

RESPONDENT WAS PERFORMING REMODELING WORK WITHOUT OBTAINING THE REQUIRED PERMITS

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **TEN (10) days** of the receipt of this Notice, or a fine of **$500.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

The above action may be corrected by obtaining the proper permits and requesting a Final Inspection from the building department.

Notice of Violation
CE2025-0478

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.

J. TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5114 64

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

January 11, 2025

IN THE MATTER OF: Name: Susanne M Sellars

Address: 91 Kings Ferry Way
Saint Augustine, Florida 32085

Case #: CE2024-0473

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608 – Permits Required

SITE OF VIOLATION: 91 Kings Ferry Way St Augustine Fl 32084

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 7 BLK C OR6030/280
PARCEL NUMBER: 2096400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on JULY 17, 2024 which revealed the following violations:

RESPONDENT INSTALLED NEW FENCE IN REAR OF PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **TEN (10) days** of the receipt of this Notice, or a fine of **$500.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

The above action may be corrected by obtaining the proper permits and requesting a Final Inspection from the building department.

Notice of Violation
CE2025-0473

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.

J. TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5114 64

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

January 11, 2025

IN THE MATTER OF: Name: Susanne M Sellars

Address: 178 Baldwin Ave
Locust Valley, New York 11560

Case #: CE2024-0473

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608 – Permits Required

SITE OF VIOLATION: 91 Kings Ferry Way St Augustine Fl 32084

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 7 BLK C OR6030/280
PARCEL NUMBER: 2096400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on JULY 17, 2024 which revealed the following violations:

RESPONDENT INSTALLED NEW FENCE IN REAR OF PROPERTY WITHOUT OBTAINING THE REQUIRED PERMITS

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **TEN (10) days** of the receipt of this Notice, or a fine of **$500.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

The above action may be corrected by obtaining the proper permits and requesting a Final Inspection from the building department.

Notice of Violation
CE2025-0473

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.

J. TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5114 71

cc: John P. Regan, City Manager
CEAAB File

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

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

CODE ENFORCEMENT DIVISION

January 11, 2025

IN THE MATTER OF: Name: Susanne M Sellars

Address: 178 Baldwin Ave
Locust Valley, New York 11560

Case #: CE2024-0478

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 8-608 – Permits Required

SITE OF VIOLATION: 91 Kings Ferry Way St Augustine Fl 32084

LEGAL DESCRIPTION: GENOVAR ADDN CITY LOT 7 BLK C OR6030/280
PARCEL NUMBER: 2096400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on JULY 20, 2024 which revealed the following violations:

RESPONDENT WAS PERFORMING REMODELING WORK WITHOUT OBTAINING THE REQUIRED PERMITS

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **TEN (10) days** of the receipt of this Notice, or a fine of **$500.00 per day** may be imposed by the Code Enforcement, Adjustments and Appeals Board. The violation may be corrected via:

The above action may be corrected by obtaining the proper permits and requesting a Final Inspection from the building department.

Notice of Violation
CE2025-0478

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.

J. TOMASELLI
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6577 5114 71

cc: John P. Regan, City Manager
CEAAB File

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

St. 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	2218200370
Location Address	454 ARRICOLA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-100 DAVIS SHORES N'LY PT OF LOT 37 & S1/2 OF 38 BLK 52 OR5450/1421 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

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: **April 25, 2025**

SUBJECT: **Case Number: CE2025- 0225**

RESPONDENT: **Stinson, Shane, Crissy**
Stinson Crissy

LOCATION: **454 Arricola Avenue, Saint Augustine, FL 32080;**

Parcel Number 2218200370

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 CE2025-0225, concerns the property located at 454 Arricola 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 Shane and Crissy Stinson, and it is reflected as such on the agenda for today's meeting.

On January 30, 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 August 2017, and no active registration is on file. After I ran the report, I began the notification process. With this property, I posted a notice at the door giving a compliance period of four days- through the weekend. I later spoke with the owner, and she advised she had a property management company that should have completed the registration, but she assured me she would get the registration submitted for compliance. According to our records, so far in the fiscal year 2025, the property has completed roughly 13 stays. I confirmed via our registration software this property does have active listings as of March 27, 2025, and based on this information, I issued an Official Notice of Violation on March 27, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on January 30, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of April 28, 2025, no registrations had been submitted, and I had received no contact via the owner and/or possible property manager since our initial conversation on January 30th. Based on these facts, I issued an Official Notice of Hearing on

April 9, 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.

I have established contact with the Respondent. I feel the respondent does understand the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer


Apr 28, 2025 at 1:45:49 PM
CE INSP M.LANNI


Jan 30, 2025 at 11:57:20 AM
CE INSP M.LANNI
454
WELCOME

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 09, 2025

IN THE MATTER OF:

Owner(s):	Stinson Shane,Crissy Stinson Crissy
Agent(s):	N/A
Address:	454 ARRICOLA AVE, Saint Augustine, FL, 32080
Case #:	CE2025-0225

HEREBY KNOWN AS RESPONDENT(S)

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

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

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

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 7, 2025**, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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

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

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

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

Morganne E. Lanni

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 5059 51
9489 0090 0027 6577 5059 68

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 5059 51

9489 0090 0027 6577 5059 68

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

CODE ENFORCEMENT DIVISION

March 27, 2025

IN THE MATTER OF:

Owner(s): Stinson Shane,Crissy
Stinson Crissy

Agent(s): N/A

Address: 454 ARRICOLA AVE, Saint Augustine, FL, 32080

Case #: CE2025-0225

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

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

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

PARCEL NUMBER: 2218200370

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 30, 2025 which revealed the following violations:

Failure to register the short-term rental 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 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 5070 92
9489 0090 0027 6577 5071 08

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 5070 92

9489 0090 0027 6577 5071 08

AFFIDAVIT OF SERVICE

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

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

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0225

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April, 9, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May, 7, 2025.

PRIMARY SERVICE:

3. That on April, 9, 2025
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

SECONDARY SERVICE:

5. That on _____ ___, 20___,
   I posted said Notice on the property located at
   _____.
6. That on April 30, 2025,
   I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 306930
My Commission Expires
August 28, 2026

Dashboard

Rental Unit Record

454 Arricola Avenue, Saint Augustine, FL, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

VRBO - 321.2992357.3564401 | Airbnb - 631561241393193828 | Booking - 2787667









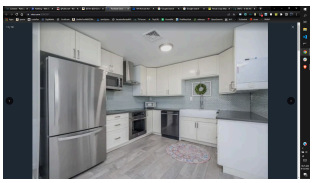
Matched Details

Analyst 4MIL

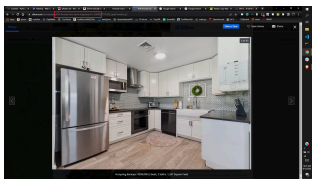
Explanation

There's a listing for this property on zillow showing matching pictures and the address.

Listing Photos



Matching 3rd Party Sources



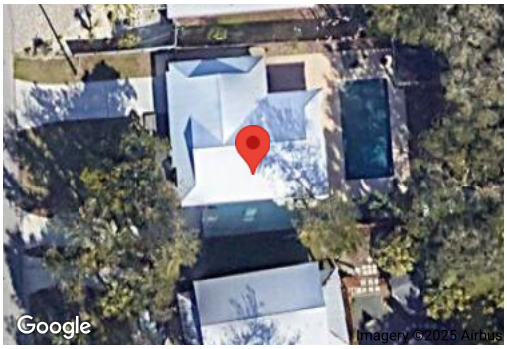
Kitchen is the same.

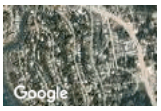
Owner Name Match

Listing Details

Listing URL – https://www.vrbo.com/2992357

Rental Unit Information







Identified Address

454 Arricola Avenue, Saint Augustine, FL, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.887397, -81.295221

Parcel Number

2218200370

Owner Name

STINSON SHANE,CRISSY

Owner Address

454 ARRICOLA AVE
SAINT AUGUSTINE, FL 32080, US

Code Officer

SCOTT PAINTER

Code Enforcement Area Name

SE

Community

NOT CONDO

Listing Status	● Active
Host Compliance Listing ID	– hma321.2992357.3564401
Listing Title	– Poolside Oasis
Property type	– House
Room type	– Entire home/apt
Listing Info Last Captured	– Mar 24, 2025
Screenshot Last Captured	– Mar 09, 2025
Price	– $250/night
Cleaning Fee	– $300

Information Provided on Listing

Contact Name	– Crissy Stinson
Latitude, Longitude	– 29.891653, -81.293692
Minimum Stay (# of Nights)	– 5
Last Documented Stay	– 09/2023

Listing Screenshot History

View Latest Listing Screenshot

January 4 **February** 2 **March** 2

Timeline of Activity

View the series of events and documentation pertaining to this property

- **2 Documented Stays**
  February, 2025
- **1 Documented Stay**
  January, 2025
- **2 Documented Stays**
  December, 2024
- **3 Documented Stays**
  November, 2024
- **2 Documented Stays**
  October, 2024
- **2 Documented Stays**
  September, 2024
- **2 Documented Stays**
  August, 2024
- **3 Documented Stays**
  July, 2024
- **5 Documented Stays**
  June, 2024
- **2 Documented Stays**
  May, 2024
- **2 Documented Stays**
  April, 2024
- **1 Documented Stay**
  March, 2024
- **2 Documented Stays**
  February, 2024
- **2 Documented Stays**
  January, 2024
- **1 Documented Stay**
  December, 2023
- ● **Listing air631561241393193828 Reposted**
  December 3rd, 2023
- **1 Documented Stay**
  November, 2023
- ✕ **Listing air631561241393193828 Removed**
  November 23rd, 2023
- **2 Documented Stays**
  October, 2023
- **3 Documented Stays**
  September, 2023
- **1 Documented Stay**
  August, 2023
- **1 Documented Stay**
  July, 2023
- **4 Documented Stays**
  June, 2023
- ● **Listing air631561241393193828 Reposted**
  June 13th, 2023

- ✕ **Listing air631561241393193828 Removed**
  June 7th, 2023
- ● **Listing air631561241393193828 Reposted**
  May 31st, 2023
- ✕ **Listing air631561241393193828 Removed**
  May 30th, 2023
- **2 Documented Stays**
  May, 2023
- **5 Documented Stays**
  April, 2023
- ● **Listing air631561241393193828 Reposted**
  April 12th, 2023
- ✕ **Listing air631561241393193828 Removed**
  April 10th, 2023
- ● **Listing air631561241393193828 Reposted**
  March 30th, 2023
- ✕ **Listing air631561241393193828 Removed**
  March 27th, 2023
- ● **Listing air631561241393193828 Reposted**
  March 27th, 2023
- ✕ **Listing air631561241393193828 Removed**
  March 24th, 2023
- ● **Listing air631561241393193828 Reposted**
  March 21st, 2023
- ✕ **Listing air631561241393193828 Removed**
  March 19th, 2023
- **2 Documented Stays**
  March, 2023
- ● **Listing air631561241393193828 Reposted**
  March 7th, 2023
- ✕ **Listing air631561241393193828 Removed**
  March 6th, 2023
- ● **Listing air631561241393193828 Reposted**
  February 25th, 2023
- **2 Documented Stays**
  February, 2023
- ✕ **Listing air631561241393193828 Removed**
  February 23rd, 2023
- ● **Listing air631561241393193828 Reposted**
  February 20th, 2023
- ✕ **Listing air631561241393193828 Removed**
  February 19th, 2023
- ● **Listing air631561241393193828 Reposted**
  February 7th, 2023
- ✕ **Listing air631561241393193828 Removed**
  February 6th, 2023
- ● **Listing air631561241393193828 Reposted**
  February 1st, 2023
- ✕ **Listing air631561241393193828 Removed**
  February 1st, 2023
- ● **Listing air631561241393193828 Reposted**
  January 29th, 2023
- ✕ **Listing air631561241393193828 Removed**

January 29th, 2023

- Listing air631561241393193828 Reposted
  January 28th, 2023
- Listing air631561241393193828 Removed
  January 27th, 2023
- 1 Documented Stay
  January, 2023
- Listing air631561241393193828 Reposted
  January 1st, 2023
- Listing air631561241393193828 Removed
  December 31st, 2022
- 2 Documented Stays
  December, 2022
- Listing air631561241393193828 Reposted
  December 13th, 2022
- Listing air631561241393193828 Removed
  December 12th, 2022
- Listing air631561241393193828 Reposted
  December 9th, 2022
- Listing air631561241393193828 Removed
  December 6th, 2022
- Listing air631561241393193828 Reposted
  December 1st, 2022
- Listing air631561241393193828 Removed
  November 29th, 2022
- Listing air631561241393193828 Reposted
  November 28th, 2022
- Listing air631561241393193828 Removed
  November 26th, 2022
- 1 Documented Stay
  November, 2022
- Listing vrp13064 Removed
  November 17th, 2022
- Listing air631561241393193828 Reposted
  October 11th, 2022
- Listing air631561241393193828 Removed
  October 10th, 2022
- Listing vrp13064 Reposted
  October 2nd, 2022
- Listing vrp13064 Removed
  September 30th, 2022
- 2 Documented Stays
  September, 2022
- Listing hma321.2663962.3234640 Removed
  September 18th, 2022
- Listing air559397277692723800 Removed
  September 18th, 2022
- Listing hma321.2992357.3564401 Identified
  September 16th, 2022
- Listing vrp13064 Reposted
  September 14th, 2022

- ✕ **Listing vrp13064 Removed**
  September 11th, 2022
- ● **Listing air631561241393193828 Reposted**
  September 7th, 2022
- ✕ **Listing air631561241393193828 Removed**
  September 5th, 2022
- ● **Listing hma321.2992357.3564401 First Activity**
  September 4th, 2022
- ✷ **Listing hma321.2992357.3564401 First Crawled**
  September 4th, 2022
- ● **Listing air559397277692723800 Reposted**
  September 2nd, 2022
- ● **Listing vrp13064 Reposted**
  September 1st, 2022
- ✕ **Listing air559397277692723800 Removed**
  September 1st, 2022
- ✕ **Listing vrp13064 Removed**
  August 29th, 2022
- **2 Documented Stays**
  August, 2022
- ● **Listing air559397277692723800 Reposted**
  August 4th, 2022
- ● **Listing air631561241393193828 Reposted**
  August 4th, 2022
- ✕ **Listing air631561241393193828 Removed**
  August 1st, 2022
- **4 Documented Stays**
  July, 2022
- ● **Listing air631561241393193828 Reposted**
  July 3rd, 2022
- ✕ **Listing air631561241393193828 Removed**
  June 24th, 2022
- ● **Listing air631561241393193828 Reposted**
  June 18th, 2022
- ✕ **Listing air631561241393193828 Removed**
  June 17th, 2022
- **1 Documented Stay**
  June, 2022
- ✕ **Listing bkg8293187 Removed**
  June 4th, 2022
- ✕ **Listing air559397277692723800 Removed**
  June 3rd, 2022
- ● **Listing bkg8293187 Reposted**
  May 28th, 2022
- ✓ **Listing air631561241393193828 Identified**
  May 27th, 2022
- ✕ **Listing bkg8293187 Removed**
  May 26th, 2022
- ● **Listing air631561241393193828 First Activity**
  May 22nd, 2022

- Listing air631561241393193828 First Crawled
  May 22nd, 2022
- Listing vrp13064 Identified
  May 22nd, 2022
- Listing vrp13064 First Crawled
  May 17th, 2022
- Listing vrp13064 First Activity
  May 17th, 2022
- Listing vrp10498 Removed
  May 16th, 2022
- Listing air559397277692723800 Reposted
  May 14th, 2022
- Listing air559397277692723800 Removed
  May 13th, 2022
- Reminder Notice: Delivered
  May 5th, 2022
- Reminder Notice: Sent
  April 27th, 2022
- Listing air559397277692723800 Reposted
  April 22nd, 2022
- Listing air559397277692723800 Removed
  April 21st, 2022
- Listing air559397277692723800 Reposted
  April 19th, 2022
- Listing air559397277692723800 Removed
  April 18th, 2022
- Listing air559397277692723800 Reposted
  April 16th, 2022
- Listing air559397277692723800 Removed
  April 15th, 2022
- Listing hma321.2663962.3234640 Identified
  April 8th, 2022
- Listing vrp10498 Identified
  April 8th, 2022
- Listing air559397277692723800 Identified
  April 8th, 2022
- Listing air559397277692723800 Reposted
  April 4th, 2022
- Listing air559397277692723800 Removed
  April 4th, 2022
- Listing bkg8293187 First Activity
  March 13th, 2022
- Listing bkg8293187 First Crawled
  March 13th, 2022
- Listing hma321.2663962.3234640 First Activity
  February 15th, 2022
- Listing hma321.2663962.3234640 First Crawled
  February 15th, 2022
- Listing air559397277692723800 First Activity

February 12th, 2022

Listing air559397277692723800 First Crawled
February 12th, 2022

Listing vrp10498 First Crawled
February 11th, 2022

Listing vrp10498 First Activity
February 11th, 2022

Listing air37291200 Removed
December 6th, 2020

Listing bkg4991361 Removed
November 17th, 2020

Listing bkg4991361 Reposted
November 14th, 2020

Listing bkg4991361 Removed
November 11th, 2020

Courtesy Notice: Delivered
October 19th, 2020

Courtesy Notice: Sent
October 13th, 2020

Listing bkg4991361 Reposted
August 11th, 2020

Listing bkg4991361 Removed
August 7th, 2020

1 Documented Stay
July, 2020

1 Documented Stay
March, 2020

2 Documented Stays
February, 2020

2 Documented Stays
December, 2019

Listing vrp1418435233 Removed
October 23rd, 2019

Listing air37291200 Reposted
September 23rd, 2019

1 Documented Stay
August, 2019

Listing bkg4991361 Reposted
August 27th, 2019

Listing bkg4991361 Removed
August 20th, 2019

Listing air37291200 Removed
August 20th, 2019

Listing air37291200 Identified
August 13th, 2019

Listing vrp1418435233 Identified
August 13th, 2019

Listing air37291200 First Crawled
August 6th, 2019

Listing air37291200 First Activity
August 6th, 2019

Listing vrp1418435233 First Crawled
July 30th, 2019

- Listing vrp1418435233 First Activity
  July 30th, 2019
- 1 Documented Stay
  June, 2019
- Listing bkg4991361 Identified
  May 5th, 2019
- Listing bkg4991361 First Crawled
  May 5th, 2019
- Listing bkg4991361 First Activity
  May 5th, 2019
- Listing hma321.1141570.1689779 Removed
  November 16th, 2018
- Listing bkg2787667 Removed
  August 23rd, 2018
- Listing bkg2787667 Reposted
  August 18th, 2018
- Listing air23940288 Removed
  July 28th, 2018
- 1 Documented Stay
  April, 2018
- Listing hma321.1141570.1689779 Reposted
  April 28th, 2018
- Listing hma321.1141570.1689779 Removed
  April 22nd, 2018
- Listing bkg2787667 Identified
  April 4th, 2018
- Listing hma321.1141570.1689779 Identified
  April 4th, 2018
- Listing fli9355456 Identified
  April 4th, 2018
- Listing air23940288 Identified
  April 4th, 2018
- Listing bkg2787667 Removed
  April 2nd, 2018
- Listing fli9355456 Removed
  April 2nd, 2018
- Listing air23940288 First Crawled
  March 28th, 2018
- Listing air23940288 Reposted
  March 28th, 2018
- Listing fli9355456 First Crawled
  March 23rd, 2018
- Listing hma321.1141570.1689779 Reposted
  March 23rd, 2018
- Listing air23940288 Removed
  March 23rd, 2018
- Listing fli9355456 First Activity
  March 22nd, 2018
- Listing air23940288 First Activity
  March 13th, 2018
- Listing hma321.1141570.1689779 Removed
  February 21st, 2018
- Listing bkg2787667 First Crawled

January 3rd, 2018

- **Listing bkg2787667 First Activity**
  January 3rd, 2018

- **Listing hma321.1141570.1689779 First Crawled**
  August 17th, 2017

- **Listing hma321.1141570.1689779 First Activity**
  August 17th, 2017

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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

Sec. 28-146. - Registration.

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

(1) Address of the vacation rental.

(2) Name, address, and contact information of the property owner.

(3) Name, address, and contact information of the property manager if different than the property owner.

(4) Number of rental units offered to the public for rent at this location.

(5) Number of bedrooms.

(6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.

(7) Site plan or other document depicting approved parking spaces provided.

(8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.

(9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

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

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **April 28, 2025**

SUBJECT: **Case Number: CE2025- 0232**

RESPONDENT: **Beale Jason**

LOCATION: **10 Sanchez Ave, Saint Augustine, FL 32084;**

Parcel Number 1900900000

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

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately three years. This case, number CE2025-0232, concerns the property located at 10 Sanchez Avenue, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Jason Beale, and it is reflected as such on the agenda for today's meeting.

On January 30, 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 August 2019, and no active registration is on file. After I ran the report, I began the notification process. With this property, I posted a notice at the door giving a compliance period of four days- through the weekend. I later spoke with a representative of the owner, and she advised Mr. Beale asked her to reach out to remedy this issue. She assured me she would get the registration submitted for compliance. According to our records, so far in the fiscal year 2025, the property has completed roughly 15 stays. I confirmed via our registration software this property does have active listings as of March 27, 2025, and based on this information, I issued an Official Notice of Violation on March 27, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on January 30, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of April 28, 2025, no registrations had been submitted, and I had received no contact via the owner and/or possible property manager since our initial conversation on January 30th. Based on these facts, I issued an Official Notice of Hearing on April 9, 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.

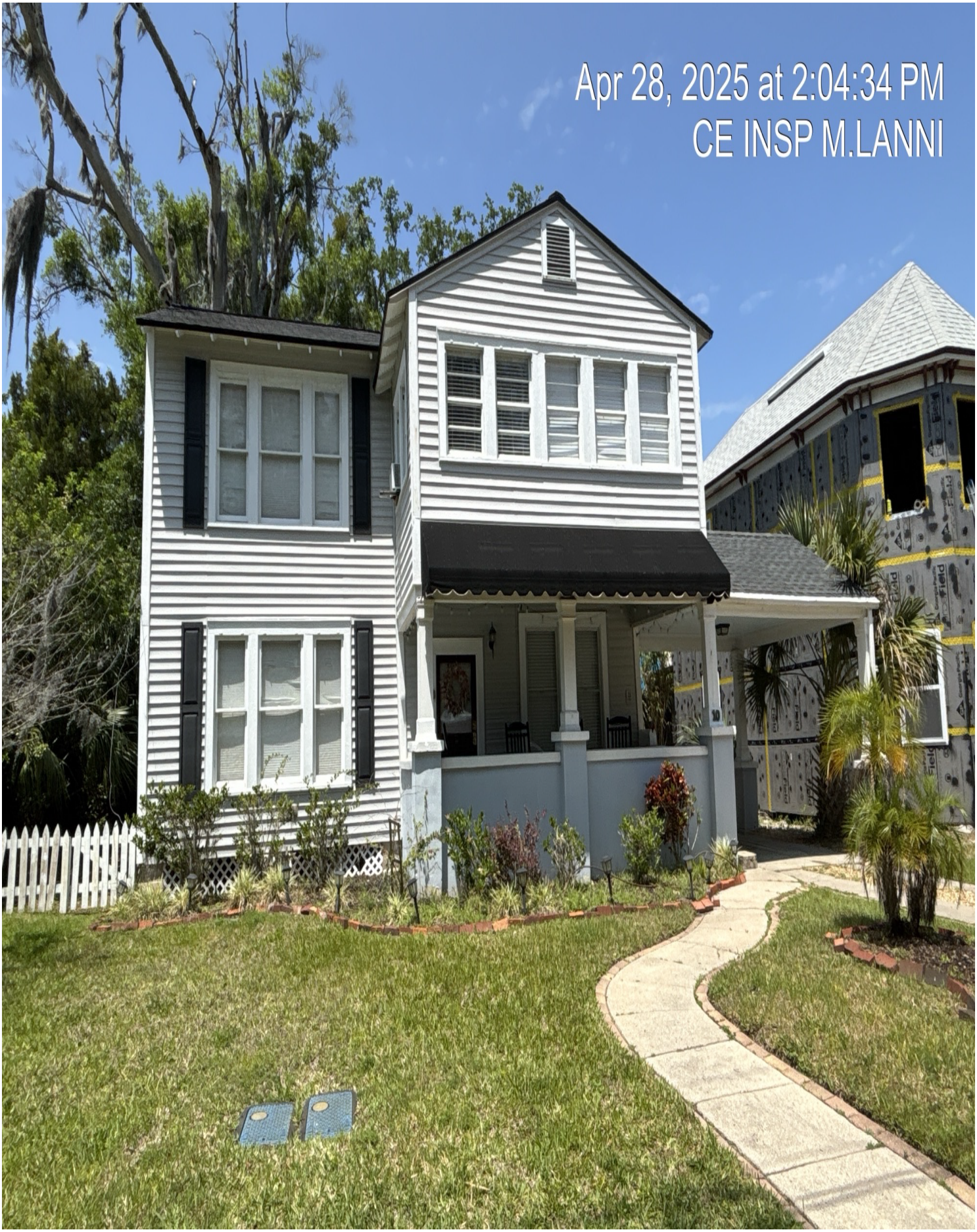
I have not established contact with the Respondent. I feel the respondent does understand the violation.

Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer


Apr 28, 2025 at 2:04:34 PM
CE INSP M.LANNI

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 09, 2025

IN THE MATTER OF:

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

HEREBY KNOWN AS RESPONDENT(S)

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

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

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

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

PARCEL NUMBER: 1900900000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 7, 2025**, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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

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

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

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

Morganne E. Lanni

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 5058 90
9489 0090 0027 6577 5059 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.

9489 0090 0027 6577 5058 90

9489 0090 0027 6577 5059 06

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

CODE ENFORCEMENT DIVISION

March 27, 2025

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

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: 10 SANCHEZ AVE, Saint Augustine, FL, 32084

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

PARCEL NUMBER: 1900900000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on January 30, 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 5069 96
9489 0090 0027 6577 5070 09

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 5069 96

9489 0090 0027 6577 5070 09

AFFIDAVIT OF SERVICE

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

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

Respondent

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

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April, 9, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May, 1, 2025.

PRIMARY SERVICE:

3. That on April, 9, 2025,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

SECONDARY SERVICE:

5. That on _____ ___, 20___,
   I posted said Notice on the property located at
   _____.
6. That on April 30, 2025,
   I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

Morganne E. Lanni
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Dashboard

Rental Unit Record

10 Sanchez Avenue, St. Augustine, FL 32084, USA

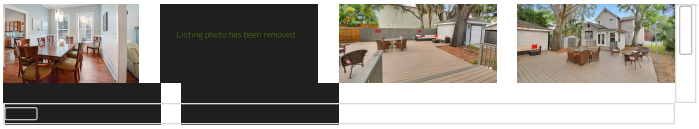
Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

VRBO - **321.2980672.3552712** | Booking.com - **11089822** | **Airbnb - 597126620128240025**





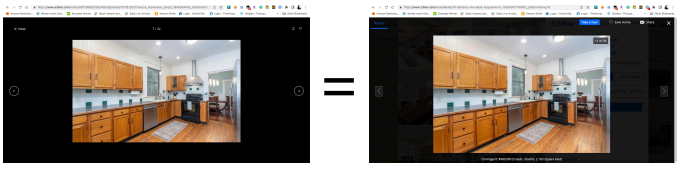
Matched Details

Analyst WVGV

Explanation

The kitchen shown on the listing matches with the one seen on Zillow.

Listing Photos **Matching 3rd Party Sources**



Same kitchen.

Zip Code Match

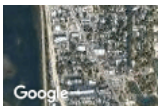
Owner Name Match

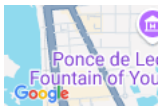
City Name Match

Listing Details

Rental Unit Information







Identified Address

10 Sanchez Avenue, St. Augustine, FL 32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.906312, -81.319591

Parcel Number

1900900000

Owner Name

BEALE JASON

Owner Address

24 OAK ST
SAINT AUGUSTINE, FL 32084, US

Community

NOT CONDO

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
March, 2025

Listing URL	https://www.airbnb.com/rooms/597126620128240025
Listing Status	Active
Host Compliance Listing ID	air597126620128240025
Listing Title	The Big Sanchez - 5 Br close to Downtown
Property type	house
Room type	entire_home
Listing Info Last Captured	Mar 24, 2025
Screenshot Last Captured	Mar 09, 2025
Price	$278/night
Cleaning Fee	$

Information Provided on Listing

Contact Name	Jason
Latitude, Longitude	29.906290, -81.319710
Minimum Stay (# of Nights)	2
Max Sleeping Capacity (# of People)	10
Max Number of People per Bedroom	1.4
Number of Reviews	135
Last Documented Stay	03/2025

Listing Screenshot History

View Latest Listing Screenshot

January 3 | February 0 | March 2

- **Listing hma321.2980672.3552712 Reposted**
  February 13th, 2025
- **3 Documented Stays**
  January, 2025
- **1 Documented Stay**
  December, 2024
- **3 Documented Stays**
  November, 2024
- **Listing bkg11089822 Reposted**
  November 9th, 2024
- **Listing bkg11089822 Removed**
  October 24th, 2024
- **2 Documented Stays**
  September, 2024
- **1 Documented Stay**
  August, 2024
- **2 Documented Stays**
  July, 2024
- **Listing air1083340343556777690 Removed**
  June 28th, 2024
- **4 Documented Stays**
  June, 2024
- **Listing air1083340343556777690 Reposted**
  May 30th, 2024
- **1 Documented Stay**
  May, 2024
- **Listing air1083340343556777690 Removed**
  May 7th, 2024
- **3 Documented Stays**
  April, 2024
- **Listing bkg11089822 Reposted**
  April 18th, 2024
- **Listing air1035476884838513124 Removed**
  April 3rd, 2024
- **Listing air1041244300579975091 Removed**
  April 3rd, 2024
- **Listing air1041244433215445121 Removed**
  April 3rd, 2024
- **Listing air1041244531084578530 Removed**
  April 3rd, 2024
- **Listing air1041244605291116640 Removed**
  April 3rd, 2024
- **Listing bkg11089822 Removed**
  March 28th, 2024
- **4 Documented Stays**
  March, 2024
- **2 Documented Stays**
  February, 2024

- ✓ Listing air1083340343556777690 Identified
  February 9th, 2024
- ● Listing air1083340343556777690 First Activity
  February 4th, 2024
- ✷ Listing air1083340343556777690 First Crawled
  February 4th, 2024
- 3 Documented Stays
  January, 2024
- ✕ Listing hma321.2980672.3552712 Removed
  January 5th, 2024
- 6 Documented Stays
  December, 2023
- ✓ Listing air1041244531084578530 Identified
  December 22nd, 2023
- ✓ Listing air1041244300579975091 Identified
  December 22nd, 2023
- ✓ Listing air1041244433215445121 Identified
  December 22nd, 2023
- ✓ Listing air1041244605291116640 Identified
  December 22nd, 2023
- ● Listing air1041244300579975091 First Activity
  December 8th, 2023
- ● Listing air1041244433215445121 First Activity
  December 8th, 2023
- ● Listing air1041244531084578530 First Activity
  December 8th, 2023
- ● Listing air1041244605291116640 First Activity
  December 8th, 2023
- ✷ Listing air1041244300579975091 First Crawled
  December 8th, 2023
- ✷ Listing air1041244433215445121 First Crawled
  December 8th, 2023
- ✷ Listing air1041244531084578530 First Crawled
  December 8th, 2023
- ✷ Listing air1041244605291116640 First Crawled
  December 8th, 2023
- ✓ Listing air1035476884838513124 Identified
  December 8th, 2023
- ● Listing air1035476884838513124 First Activity
  December 3rd, 2023

- Listing air1035476884838513124 First Crawled
  December 3rd, 2023
- 6 Documented Stays
  November, 2023
- Listing bkg11089822 First Activity
  November 22nd, 2023
- Listing bkg11089822 First Crawled
  November 22nd, 2023
- 5 Documented Stays
  October, 2023
- 5 Documented Stays
  September, 2023
- Listing air597126620128240025 Reposted
  September 9th, 2023
- Listing air597126620128240025 Removed
  September 6th, 2023
- 3 Documented Stays
  August, 2023
- 5 Documented Stays
  July, 2023
- Listing air597126620128240025 Reposted
  July 9th, 2023
- Listing air597126620128240025 Removed
  July 9th, 2023
- Listing air597126620128240025 Reposted
  June 28th, 2023
- 7 Documented Stays
  June, 2023
- Listing air597126620128240025 Removed
  June 26th, 2023
- Listing air597126620128240025 Reposted
  June 16th, 2023
- Listing air597126620128240025 Removed
  June 13th, 2023
- Listing air597126620128240025 Reposted
  June 7th, 2023
- Listing air597126620128240025 Removed
  June 3rd, 2023
- 4 Documented Stays
  May, 2023
- Listing air597126620128240025 Reposted
  May 25th, 2023
- Listing air597126620128240025 Removed
  May 7th, 2023
- 5 Documented Stays
  April, 2023
- Listing air597126620128240025 Reposted
  April 29th, 2023
- Listing air597126620128240025 Removed
  April 25th, 2023
- Listing air597126620128240025 Reposted
  April 15th, 2023

- ✕ **Listing air597126620128240025 Removed**
  April 12th, 2023

- **6 Documented Stays**
  March, 2023

- ● **Listing air597126620128240025 Reposted**
  March 30th, 2023

- ✕ **Listing air597126620128240025 Removed**
  March 27th, 2023

- ● **Listing air597126620128240025 Reposted**
  March 5th, 2023

- ✕ **Listing air597126620128240025 Removed**
  March 4th, 2023

- ● **Listing air597126620128240025 Reposted**
  March 4th, 2023

- ✕ **Listing air597126620128240025 Removed**
  March 1st, 2023

- **4 Documented Stays**
  February, 2023

- ● **Listing air597126620128240025 Reposted**
  February 25th, 2023

- ✕ **Listing air597126620128240025 Removed**
  February 23rd, 2023

- ● **Listing air597126620128240025 Reposted**
  February 22nd, 2023

- ✕ **Listing air597126620128240025 Removed**
  February 20th, 2023

- ● **Listing air597126620128240025 Reposted**
  February 16th, 2023

- ✕ **Listing air597126620128240025 Removed**
  February 16th, 2023

- **5 Documented Stays**
  January, 2023

- ● **Listing air597126620128240025 Reposted**
  January 8th, 2023

- ✕ **Listing air597126620128240025 Removed**
  January 7th, 2023

- ● **Listing air597126620128240025 Reposted**
  January 4th, 2023

- ✕ **Listing air597126620128240025 Removed**
  January 4th, 2023

- ● **Listing air597126620128240025 Reposted**
  December 31st, 2022

- **6 Documented Stays**
  December, 2022

- ✕ **Listing air597126620128240025 Removed**
  December 26th, 2022

- ● **Listing air597126620128240025 Reposted**
  December 16th, 2022

- ✕ **Listing air597126620128240025 Removed**
  December 16th, 2022

- ● **Listing air597126620128240025 Reposted**
  December 10th, 2022

- ✕ **Listing air597126620128240025 Removed**

December 9th, 2022

- Listing air597126620128240025 Reposted
  December 5th, 2022
- Reminder Notice: Delivered
  December 3rd, 2022
- Listing air597126620128240025 Removed
  December 3rd, 2022
- Listing air597126620128240025 Reposted
  December 1st, 2022
- 6 Documented Stays
  November, 2022
- Listing air597126620128240025 Removed
  November 29th, 2022
- Reminder Notice: Sent
  November 28th, 2022
- Listing air597126620128240025 Reposted
  November 21st, 2022
- Listing air597126620128240025 Removed
  November 20th, 2022
- Listing air597126620128240025 Reposted
  November 12th, 2022
- Listing air597126620128240025 Removed
  November 11th, 2022
- Listing air597126620128240025 Reposted
  November 9th, 2022
- Listing air597126620128240025 Removed
  November 8th, 2022
- 5 Documented Stays
  October, 2022
- Listing air597126620128240025 Reposted
  October 18th, 2022
- Listing air597126620128240025 Removed
  October 12th, 2022
- Listing air597126620128240025 Reposted
  October 11th, 2022
- Listing air597126620128240025 Removed
  October 11th, 2022
- Listing air597126620128240025 Reposted
  October 10th, 2022
- Listing air597126620128240025 Removed
  October 8th, 2022
- Listing hma321.2980672.3552712 Identified
  October 7th, 2022
- 3 Documented Stays
  September, 2022
- Listing hma321.2980672.3552712 Reposted
  September 19th, 2022
- Listing hma321.2980672.3552712 Removed
  September 13th, 2022
- Listing hma321.2980672.3552712 First Activity

September 12th, 2022

✷ Listing hma321.2980672.3552712 First Crawled
September 12th, 2022

8 Documented Stays
August, 2022

● Listing air597126620128240025 Reposted
August 13th, 2022

✕ Listing air597126620128240025 Removed
August 10th, 2022

9 Documented Stays
July, 2022

● Listing air597126620128240025 Reposted
July 15th, 2022

✕ Listing air597126620128240025 Removed
July 15th, 2022

● Listing air597126620128240025 Reposted
July 15th, 2022

✕ Listing air597126620128240025 Removed
July 4th, 2022

● Listing air597126620128240025 Reposted
June 27th, 2022

5 Documented Stays
June, 2022

✕ Listing air597126620128240025 Removed
June 24th, 2022

● Listing air597126620128240025 Reposted
June 19th, 2022

✕ Listing air597126620128240025 Removed
June 18th, 2022

1 Documented Stay
May, 2022

● Listing air597126620128240025 Reposted
April 30th, 2022

✕ Listing air597126620128240025 Removed
April 30th, 2022

● Listing air597126620128240025 Reposted
April 27th, 2022

✕ Listing air53058742 Removed
April 25th, 2022

✕ Listing air597126620128240025 Removed
April 25th, 2022

✕ Listing hma321.2525741.3095712 Removed
April 24th, 2022

● Listing air597126620128240025 Reposted
April 22nd, 2022

✕ Listing air597126620128240025 Removed
April 22nd, 2022

● Listing air597126620128240025 Reposted
April 13th, 2022

✕ Listing air597126620128240025 Removed
April 12th, 2022

- ✓ Listing air597126620128240025 Identified
  April 10th, 2022
- ● Listing air597126620128240025 Reposted
  April 10th, 2022
- 2 Documented Stays
  April, 2022
- ✕ Listing air597126620128240025 Removed
  April 9th, 2022
- ● Listing air597126620128240025 First Activity
  April 5th, 2022
- ✷ Listing air597126620128240025 First Crawled
  April 5th, 2022
- ✕ Listing bkg5690360 Removed
  January 11th, 2022
- ✕ Listing air39028556 Removed
  January 10th, 2022
- 3 Documented Stays
  November, 2021
- ✓ Listing hma321.2525741.3095712 Identified
  November 28th, 2021
- ● Listing hma321.2525741.3095712 First Activity
  November 17th, 2021
- ✷ Listing hma321.2525741.3095712 First Crawled
  November 17th, 2021
- ✓ Listing air53058742 Identified
  November 7th, 2021
- ● Listing air53058742 Reposted
  November 5th, 2021
- ✕ Listing air53058742 Removed
  November 3rd, 2021
- ● Listing air53058742 First Activity
  October 31st, 2021
- ✷ Listing air53058742 First Crawled
  October 31st, 2021
- ✕ Listing hma321.1791021.2352530 Removed
  October 11th, 2021
- 1 Documented Stay
  October, 2021
- 4 Documented Stays
  September, 2021
- 6 Documented Stays
  August, 2021
- ● Listing air39028556 Reposted
  August 19th, 2021
- ✕ Listing air39028556 Removed
  August 18th, 2021
- ● Listing air39028556 Reposted
  July 25th, 2021
- ✕ Listing air39028556 Removed

July 22nd, 2021

5 Documented Stays
July, 2021

5 Documented Stays
June, 2021

6 Documented Stays
May, 2021

Listing air39028556 Reposted
May 27th, 2021

Listing air39028556 Removed
May 26th, 2021

Listing air39028556 Reposted
May 11th, 2021

Listing air39028556 Removed
May 10th, 2021

Listing air39028556 Reposted
May 8th, 2021

Listing air39028556 Removed
May 7th, 2021

4 Documented Stays
April, 2021

Listing air39028556 Reposted
April 4th, 2021

Listing air39028556 Removed
April 3rd, 2021

11 Documented Stays
March, 2021

Listing air39028556 Reposted
March 24th, 2021

Listing air39028556 Removed
March 22nd, 2021

Listing air39028556 Reposted
March 13th, 2021

Listing air39028556 Removed
March 10th, 2021

1 Documented Stay
February, 2021

7 Documented Stays
January, 2021

6 Documented Stays
December, 2020

6 Documented Stays
November, 2020

6 Documented Stays
October, 2020

Courtesy Notice: Delivered
October 18th, 2020

Courtesy Notice: Sent
October 14th, 2020

3 Documented Stays
September, 2020

5 Documented Stays
August, 2020

- 6 Documented Stays
  July, 2020
- 7 Documented Stays
  June, 2020
- 2 Documented Stays
  May, 2020
- 7 Documented Stays
  March, 2020
- 8 Documented Stays
  February, 2020
- 6 Documented Stays
  January, 2020
- 7 Documented Stays
  December, 2019
- 3 Documented Stays
  November, 2019
- ✓ Listing hma321.1791021.2352530 Identified
  October 24th, 2019
- 5 Documented Stays
  October, 2019
- ✷ Listing bkg5690360 First Crawled
  October 11th, 2019
- ● Listing bkg5690360 First Activity
  October 11th, 2019
- ✷ Listing hma321.1791021.2352530 First Crawled
  October 11th, 2019
- ● Listing hma321.1791021.2352530 First Activity
  October 11th, 2019
- ✓ Listing air39028556 Identified
  October 10th, 2019
- ✷ Listing air39028556 First Crawled
  October 2nd, 2019
- ● Listing air39028556 First Activity
  October 2nd, 2019

CE2025-0247

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

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

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

JAMES TOMASELLI

Code Enforcement Inspector

City of St. Augustine

Planning & Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

904 669 0665

Certified Mail Number: 9489 0090 0027 6577 5071 15, 9489 0090 0027 6577 5071 22

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

Skip to main content

Click Here to Open Cyclomedia Viewer in a New Tab



St. Johns County, FL

Owner Information

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

Map



Sec. 28-146. - Registration.

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

(1) Address of the vacation rental.

(2) Name, address, and contact information of the property owner.

(3) Name, address, and contact information of the property manager if different than the property owner.

(4) Number of rental units offered to the public for rent at this location.

(5) Number of bedrooms.

(6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.

(7) Site plan or other document depicting approved parking spaces provided.

(8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.

(9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

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

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **April 28, 2025**

SUBJECT: **Case Number: CE2025-0287**

RESPONDENT: **Thomas Jeremy Dejernee,Allison Brooke**
Thomas Allison Brooke

LOCATION: **16 Ballard Avenue, Saint Augustine, FL 32084;**

Parcel Number 1911400000

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 CE2025-0287, concerns the property located at 16 Ballard Avenue, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Thomas Jeremy Dejernee and Allison Brooke, and it is reflected as such on the agenda for today's meeting.

On March 25, 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 Ocotber 2019, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed roughly 15 stays. I confirmed via HostCompliance this property does have active listings as of March 27, 2025, and based on this information, I issued an Official Notice of Violation on March 27, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on April 28, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of April 28, 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 April 9, 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.

I have not established contact with the Respondent. I feel the respondent does understand the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morgaine E Lanni
Code Enforcement Officer


Apr 28, 2025 at 2:02:19 PM
CE INSP M.LANNI
16

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 09, 2025

IN THE MATTER OF:	Owner(s):	Thomas Jeremy Dejernee,Allison Brooke Thomas Allison Brooke
	Agent(s):	N/A
	Address:	16 BALLARD AVE, Saint Augustine, FL, 32084
	Case #:	CE2025-0287

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION:	16 BALLARD AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	WILLIAMS ADDN CITY PART OF LOT 6 & 7 BLK C 49FT ON BALLARD AVE X 125FT OR5410/441
PARCEL NUMBER:	1911400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 7, 2025**, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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

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

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

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

Morganne E. Lanni

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 5058 52
9489 0090 0027 6577 5058 69

cc: David Birchim, City Manager

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

9489 0090 0027 6577 5058 52

9489 0090 0027 6577 5058 69

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

CODE ENFORCEMENT DIVISION

March 27, 2025

IN THE MATTER OF:

Owner(s): Thomas Jeremy Dejernee,Allison Brooke
Thomas Allison Brooke

Agent(s): N/A

Address: 16 BALLARD AVE, Saint Augustine, FL, 32084

Case #: CE2025-0287

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: 16 BALLARD AVE, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: WILLIAMS ADDN CITY PART OF LOT 6 & 7 BLK C 49FT ON BALLARD AVE X 125FT OR5410/441

PARCEL NUMBER: 1911400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 25, 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 5069 34
9489 0090 0027 6577 5069 41

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 5069 34

9489 0090 0027 6577 5069 41

AFFIDAVIT OF SERVICE

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

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

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

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April, 9, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May, 7, 2025.

PRIMARY SERVICE:

3. That on April, 9, 2025
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

SECONDARY SERVICE:

5. That on _____ ___, 20___,
   I posted said Notice on the property located at
   _____.
6. That on April 30, 2025,
   I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

Morganne E. Lanni
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Dashboard

Rental Unit Record

16 Ballard Avenue, St. Augustine, FL 32084, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 52966992 | Airbnb - **32792698** | VRBO - **321.2572145.3142426**









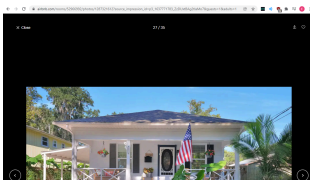
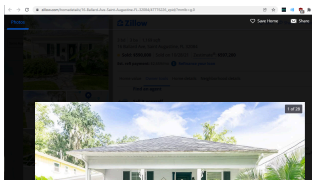
Matched Details

Analyst X310

Explanation

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

Listing Photos **Matching 3rd Party Sources**

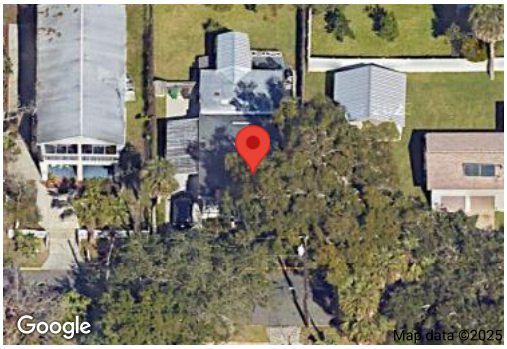

=


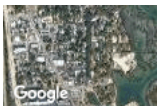
The exterior photo from the rental listing matches the Zillow image.

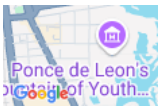
Zip Code Match
Owner Name Match
City Name Match

Listing Details

Rental Unit Information







Identified Address

16 Ballard Avenue, St. Augustine, FL 32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.906901, -81.316969

Parcel Number

1911400000

Owner Name

THOMAS JEREMY DEJERNEE,ALLISON BROOKE

Owner Address

16 BALLARD AVE
SAINT AUGUSTINE, FL 32084, US

Community

NOT CONDO

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays

Listing URL	https://www.airbnb.com/rooms/52966992
Listing Status	Active
Host Compliance Listing ID	air52966992
Listing Title	Forever Young- Ballard Ave. Bungalow
Property type	bungalow
Room type	entire_home
Listing Info Last Captured	Mar 24, 2025
Screenshot Last Captured	Mar 09, 2025
Price	$199/night
Cleaning Fee	$

Information Provided on Listing

Contact Name	Alli And Jeremy
Latitude, Longitude	29.907460, -81.317660
Minimum Stay (# of Nights)	3
Max Sleeping Capacity (# of People)	6
Max Number of People per Bedroom	1.5
Number of Reviews	31
Last Documented Stay	03/2025

Listing Screenshot History

View Latest Listing Screenshot

January 1 February 1 March 2

March, 2025

1 Documented Stay
February, 2025

2 Documented Stays
January, 2025

3 Documented Stays
December, 2024

2 Documented Stays
November, 2024

Listing air688013555340861865 Removed
October 14th, 2024

Listing air52966992 Reposted
September 27th, 2024

2 Documented Stays
August, 2024

1 Documented Stay
July, 2024

1 Documented Stay
June, 2024

2 Documented Stays
May, 2024

4 Documented Stays
March, 2024

3 Documented Stays
February, 2024

2 Documented Stays
January, 2024

2 Documented Stays
December, 2023

Listing air688013555340861865 Reposted
December 3rd, 2023

Listing air688013555340861865 Removed
November 23rd, 2023

1 Documented Stay
November, 2023

1 Comment
October 23rd, 2023
Property is no longer a short ...

1 Documented Stay
October, 2023

1 Documented Stay
September, 2023

2 Documented Stays
August, 2023

6 Documented Stays
July, 2023

Listing air688013555340861865 Reposted
June 26th, 2023

3 Documented Stays
June, 2023

Listing air688013555340861865 Removed
June 22nd, 2023

1 Documented Stay
May, 2023

- ✕ Listing hma321.3132165.3705258 Removed
  April 12th, 2023
- ● Listing hma321.3132165.3705258 Reposted
  April 9th, 2023
- ● Listing air688013555340861865 Reposted
  April 5th, 2023
- ✕ Listing air688013555340861865 Removed
  April 3rd, 2023
- 1 Documented Stay
  March, 2023
- ● Listing air688013555340861865 Reposted
  March 19th, 2023
- ✕ Listing air688013555340861865 Removed
  March 17th, 2023
- ● Listing air688013555340861865 Reposted
  March 1st, 2023
- ✕ Listing air688013555340861865 Removed
  March 1st, 2023
- ✕ Listing hma321.3132165.3705258 Removed
  February 25th, 2023
- ● Listing hma321.3132165.3705258 Reposted
  February 23rd, 2023
- ● Listing air688013555340861865 Reposted
  February 9th, 2023
- ✕ Listing air688013555340861865 Removed
  February 7th, 2023
- ● Listing air688013555340861865 Reposted
  February 6th, 2023
- 1 Documented Stay
  February, 2023
- ✕ Listing air688013555340861865 Removed
  February 4th, 2023
- ● Listing air688013555340861865 Reposted
  February 1st, 2023
- ✕ Listing air688013555340861865 Removed
  January 31st, 2023
- 2 Documented Stays
  January, 2023
- ✕ Listing hma321.3132165.3705258 Removed
  January 13th, 2023
- ● Listing air688013555340861865 Reposted
  January 8th, 2023
- ✕ Listing air688013555340861865 Removed
  January 7th, 2023
- ✓ Listing hma321.3132165.3705258 Identified
  December 23rd, 2022
- ● Listing air688013555340861865 Reposted
  December 19th, 2022

- ✕ **Listing air688013555340861865 Removed**
  December 16th, 2022
- ● **Listing hma321.3132165.3705258 First Activity**
  December 15th, 2022
- ✷ **Listing hma321.3132165.3705258 First Crawled**
  December 15th, 2022
- ☹ call_center: 16 Ballard Avenue , St. Augustine
  December 13th, 2022
- 1 Documented Stay
  December, 2022
- ● **Listing air688013555340861865 Reposted**
  December 4th, 2022
- ✕ **Listing air688013555340861865 Removed**
  December 1st, 2022
- 2 Documented Stays
  November, 2022
- ● **Listing air688013555340861865 Reposted**
  November 25th, 2022
- ✕ **Listing air688013555340861865 Removed**
  November 23rd, 2022
- ● **Listing air688013555340861865 Reposted**
  November 15th, 2022
- ✕ **Listing air688013555340861865 Removed**
  November 12th, 2022
- ● **Listing air688013555340861865 Reposted**
  November 12th, 2022
- ✕ **Listing air688013555340861865 Removed**
  November 11th, 2022
- 1 Documented Stay
  October, 2022
- ● **Listing air688013555340861865 Reposted**
  October 18th, 2022
- ✕ **Listing air688013555340861865 Removed**
  October 13th, 2022
- ● **Listing air688013555340861865 Reposted**
  October 11th, 2022
- ✕ **Listing air688013555340861865 Removed**
  October 11th, 2022
- ● **Listing air688013555340861865 Reposted**
  September 27th, 2022
- ✕ **Listing air688013555340861865 Removed**
  September 25th, 2022
- 2 Documented Stays
  September, 2022
- ● **Listing air688013555340861865 Reposted**
  September 19th, 2022
- ✕ **Listing air688013555340861865 Removed**
  September 16th, 2022
- ● **Listing air688013555340861865 Reposted**
  September 15th, 2022
- ✕ **Listing air688013555340861865 Removed**

September 13th, 2022

- Listing air688013555340861865 Reposted
  September 12th, 2022
- Listing air688013555340861865 Removed
  September 11th, 2022
- Listing air688013555340861865 Reposted
  September 8th, 2022
- Listing air688013555340861865 Removed
  September 7th, 2022
- Listing hma321.2572145.3142426 Removed
  September 5th, 2022
- Listing hma321.2572145.3142426 Reposted
  August 17th, 2022
- Listing air52966992 Removed
  August 15th, 2022
- Listing hma321.2572145.3142426 Removed
  August 15th, 2022
- Listing air688013555340861865 Identified
  August 12th, 2022
- Listing air688013555340861865 First Activity
  August 8th, 2022
- Listing air688013555340861865 First Crawled
  August 8th, 2022
- 4 Documented Stays
  July, 2022
- Listing air52966992 Reposted
  July 3rd, 2022
- 1 Documented Stay
  June, 2022
- Listing air52966992 Removed
  June 24th, 2022
- Listing air52966992 Reposted
  June 18th, 2022
- Listing air52966992 Removed
  June 17th, 2022
- 2 Documented Stays
  May, 2022
- 4 Documented Stays
  April, 2022
- 4 Documented Stays
  March, 2022
- 3 Documented Stays
  February, 2022
- Reminder Notice: Delivered
  February 6th, 2022
- Reminder Notice: Sent
  February 1st, 2022
- 1 Documented Stay
  January, 2022

✓ **Listing hma321.2572145.3142426 Identified**
January 2nd, 2022

4 Documented Stays
December, 2021

● **Listing hma321.2572145.3142426 First Activity**
December 16th, 2021

✷ **Listing hma321.2572145.3142426 First Crawled**
December 16th, 2021

✓ **Listing air52966992 Identified**
November 28th, 2021

1 Documented Stay
November, 2021

● **Listing air52966992 First Activity**
November 19th, 2021

✷ **Listing air52966992 First Crawled**
November 19th, 2021

✕ **Listing air32792698 Removed**
June 6th, 2021

● **Listing air32792698 Reposted**
June 2nd, 2021

✕ **Listing air32792698 Removed**
June 1st, 2021

● **Listing air32792698 Reposted**
May 30th, 2021

✕ **Listing air32792698 Removed**
May 24th, 2021

1 Comment
May 13th, 2021
Rental has met all life safety...

1 Documented Stay
April, 2021

● **Listing air32792698 Reposted**
April 22nd, 2021

✕ **Listing air32792698 Removed**
April 20th, 2021

● **Listing air32792698 Reposted**
March 24th, 2021

✕ **Listing air32792698 Removed**
March 22nd, 2021

1 Comment
February 18th, 2021
Inspection passed no issues pr...

1 Comment
January 19th, 2021
FS inspection scheduled for Fr...

3 Documented Stays
December, 2020

1 Documented Stay
November, 2020

1 Documented Stay
October, 2020

Courtesy Notice: Delivered
October 18th, 2020

Courtesy Notice: Sent
October 14th, 2020

2 Documented Stays
September, 2020

3 Documented Stays
August, 2020

4 Documented Stays
July, 2020

2 Documented Stays
June, 2020

1 Documented Stay
May, 2020

1 Documented Stay
March, 2020

3 Documented Stays
February, 2020

4 Documented Stays
January, 2020

4 Documented Stays
December, 2019

4 Documented Stays
November, 2019

2 Documented Stays
October, 2019

Listing air32792698 Identified
September 25th, 2019

Listing air32792698 First Crawled
September 17th, 2019

Listing air32792698 First Activity
September 17th, 2019

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

Sec. 28-146. - Registration.

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

(1) Address of the vacation rental.

(2) Name, address, and contact information of the property owner.

(3) Name, address, and contact information of the property manager if different than the property owner.

(4) Number of rental units offered to the public for rent at this location.

(5) Number of bedrooms.

(6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.

(7) Site plan or other document depicting approved parking spaces provided.

(8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.

(9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

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

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **April 28, 2025**

SUBJECT: **Case Number: CE2025-0289**

RESPONDENT: **Diaz Rebecca Et AL**
Diaz Lourdes Caridad

LOCATION: **16 Myrtle Avenue, Saint Augustine, FL 32084**
Parcel Number 1909300000

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 CE2025-0289, concerns the property located at 16 Myrtle 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 Diaz, Rebecca, and Diaz, Lourdes Caridad, and it is reflected as such on the agenda for today's meeting.

On March 25, 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 September 2022, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed roughly 27 stays. I confirmed via HostCompliance this property does have active listings as of March 27, 2025, and based on this information, I issued an Official Notice of Violation on March 27, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on April 28, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of April 28, 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 April 9, 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.

I have not established contact with the Respondent. I feel the respondent does understand the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 09, 2025

IN THE MATTER OF:

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

HEREBY KNOWN AS RESPONDENT(S)

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

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

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

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 7, 2025**, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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

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

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

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

Morganne E. Lanni

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 5058 14
9489 0090 0027 6577 5058 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.

9489 0090 0027 6577 5058 14

9489 0090 0027 6577 5058 21

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

CODE ENFORCEMENT DIVISION

March 27, 2025

IN THE MATTER OF:

Owner(s): Diaz Rebecca Et AL
Diaz Lourdes Caridad

Agent(s): N/A

Address: 16 MYRTLE AVE, Saint Augustine, FL, 32084

Case #: CE2025-0289

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: 16 MYRTLE AVE, Saint Augustine, FL, 32084

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

PARCEL NUMBER: 1909300000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 25, 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 5068 97
9489 0090 0027 6577 5069 03

cc: David Birchim, City Manager

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

9489 0090 0027 6577 5068 97

9489 0090 0027 6577 5069 03

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Diaz Rebecca Et AL
Diaz Lourdes Caridad
16 Myrtle Ave
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0289

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April, 9, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May, 7, 2025.

PRIMARY SERVICE:

3. That on April, 9, 2025, I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

SECONDARY SERVICE:

5. That on _____ ___, 20___, I posted said Notice on the property located at _____.
6. That on April 30, 2025 I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

Morganne E. Lanni
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Dashboard

Rental Unit Record

16 Myrtle Avenue, St. Augustine, FL 32084, USA

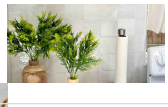
Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

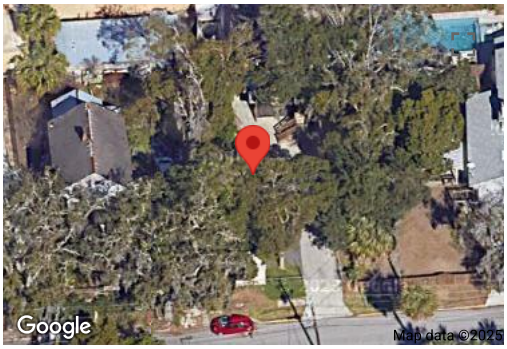
VRBO - **321.3011557.3583601** | **Airbnb - 714496793133983040** | Flipkey - **15554795**

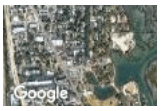


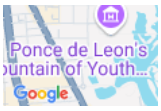





Rental Unit Information







Identified Address

16 Myrtle Avenue, St. Augustine, FL 32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.905822, -81.316921

Parcel Number

1909300000

Owner Name

DIAZ REBECCA ET AL

Owner Address

16 MYRTLE AVE
SAINT AUGUSTINE, FL 32084, US

Community

NOT CONDO

Matched Details

Analyst QL9H

Explanation

Duplicate of hma321.3011557.3583601 .
This is the same listing. Photos of the interior match.

Listing Details

Listing URL	https://www.airbnb.com/rooms/714496793133983040
Listing Status	● Active
Host Compliance Listing ID	air714496793133983040
Listing Title	Carriage Manor- Next to Fountain of Youth & Beach
Property type	house
Room type	entire_home
Listing Info Last Captured	

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
March, 2025

	– Mar 24, 2025
Screenshot Last Captured	– Mar 09, 2025
Price	– $182/night
Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Josh
Minimum Stay (# of Nights)	– 2
Max Sleeping Capacity (# of People)	– 6
Max Number of People per Bedroom	– 1.5
Number of Reviews	– 112
Last Documented Stay	– 03/2025

Listing Screenshot History

View Latest Listing Screenshot

January 3 | February 0 | March 2

- **3 Documented Stays** February, 2025
- **3 Documented Stays** January, 2025
- **4 Documented Stays** December, 2024
- **6 Documented Stays** November, 2024
- **6 Documented Stays** October, 2024
- **3 Documented Stays** September, 2024
- **2 Documented Stays** August, 2024
  1 Comment
  August 19th, 2024
  Rental has met all parking and...
- **4 Documented Stays** July, 2024
- **4 Documented Stays** June, 2024
- **3 Documented Stays** May, 2024
- **6 Documented Stays** April, 2024
- **6 Documented Stays** March, 2024
- **4 Documented Stays** February, 2024
- **1 Documented Stay** January, 2024
- **5 Documented Stays** December, 2023
- **Listing fli15554795 Removed** December 8th, 2023
- **6 Documented Stays** November, 2023
- **Listing air714496793133983040 Reposted** November 23rd, 2023
- **Listing air714496793133983040 Removed** November 22nd, 2023
- **5 Documented Stays** October, 2023
- **Listing fli15554795 Identified** October 27th, 2023
- **2 Documented Stays** September, 2023
- **5 Documented Stays** August, 2023
- **Listing fli15554795 First Activity** July 15th, 2023
- **Listing fli15554795 First Crawled** July 15th, 2023
- **Listing air714496793133983040 Reposted**

July 9th, 2023

1 Documented Stay
July, 2023

✕ Listing air714496793133983040 Removed
June 30th, 2023

● Listing air714496793133983040 Reposted
June 26th, 2023

3 Documented Stays
June, 2023

✕ Listing air714496793133983040 Removed
June 25th, 2023

● Listing air714496793133983040 Reposted
June 22nd, 2023

✕ Listing air714496793133983040 Removed
June 22nd, 2023

● Listing air714496793133983040 Reposted
June 13th, 2023

✕ Listing air714496793133983040 Removed
June 7th, 2023

4 Documented Stays
May, 2023

● Listing air714496793133983040 Reposted
May 25th, 2023

✕ Listing air714496793133983040 Removed
May 7th, 2023

● Listing air714496793133983040 Reposted
May 3rd, 2023

✕ Listing air714496793133983040 Removed
May 3rd, 2023

● Listing air714496793133983040 Reposted
April 29th, 2023

✕ Listing air714496793133983040 Removed
April 29th, 2023

7 Documented Stays
April, 2023

● Listing air714496793133983040 Reposted
April 22nd, 2023

✕ Listing air714496793133983040 Removed
April 19th, 2023

● Listing air714496793133983040 Reposted
April 12th, 2023

✕ Listing air714496793133983040 Removed
April 12th, 2023

● Listing air714496793133983040 Reposted
April 3rd, 2023

✕ Listing air714496793133983040 Removed
April 3rd, 2023

● Listing air714496793133983040 Reposted
March 30th, 2023

✕ Listing air714496793133983040 Removed
March 27th, 2023

4 Documented Stays
March, 2023

- Listing air714496793133983040 Reposted
  March 24th, 2023
- Listing air714496793133983040 Removed
  March 20th, 2023
- Listing air714496793133983040 Reposted
  March 5th, 2023
- Listing air714496793133983040 Removed
  March 4th, 2023
- Listing air714496793133983040 Reposted
  March 1st, 2023
- Listing air714496793133983040 Removed
  March 1st, 2023
- 5 Documented Stays
  February, 2023
- Reminder Notice: Delivered
  February 19th, 2023
- Reminder Notice: Sent
  February 13th, 2023
- Listing air714496793133983040 Reposted
  January 28th, 2023
- Listing air714496793133983040 Removed
  January 27th, 2023
- 3 Documented Stays
  January, 2023
- Listing air714496793133983040 Reposted
  January 8th, 2023
- Listing air714496793133983040 Removed
  January 7th, 2023
- Listing air714496793133983040 Reposted
  January 5th, 2023
- Listing air714496793133983040 Removed
  January 4th, 2023
- 2 Documented Stays
  December, 2022
- Listing air714496793133983040 Reposted
  December 22nd, 2022
- Listing air714496793133983040 Removed
  December 20th, 2022
- Courtesy Notice: Delivered
  December 3rd, 2022
- Courtesy Notice: Sent
  November 28th, 2022
- Listing air714496793133983040 Reposted
  November 26th, 2022
- Listing air714496793133983040 Removed
  November 25th, 2022
- 2 Documented Stays
  November, 2022
- Listing air714496793133983040 Reposted
  November 1st, 2022
- Listing air714496793133983040 Removed
  October 30th, 2022
- Listing air714496793133983040 Reposted

October 28th, 2022

✕ Listing air714496793133983040 Removed
October 27th, 2022

2 Documented Stays
October, 2022

✓ Listing hma321.3011557.3583601 Identified
October 21st, 2022

✓ Listing air714496793133983040 Identified
October 21st, 2022

● Listing air714496793133983040 Reposted
October 18th, 2022

✕ Listing air714496793133983040 Removed
October 15th, 2022

● Listing air714496793133983040 Reposted
October 13th, 2022

✕ Listing air714496793133983040 Removed
October 12th, 2022

● Listing air714496793133983040 Reposted
October 10th, 2022

✕ Listing air714496793133983040 Removed
October 8th, 2022

1 Documented Stay
September, 2022

● Listing air714496793133983040 First Activity
September 16th, 2022

Listing air714496793133983040 First Crawled
September 16th, 2022

● Listing hma321.3011557.3583601 First Activity
September 15th, 2022

Listing hma321.3011557.3583601 First Crawled
September 15th, 2022

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

Sec. 28-146. - Registration.

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

(1) Address of the vacation rental.

(2) Name, address, and contact information of the property owner.

(3) Name, address, and contact information of the property manager if different than the property owner.

(4) Number of rental units offered to the public for rent at this location.

(5) Number of bedrooms.

(6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.

(7) Site plan or other document depicting approved parking spaces provided.

(8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.

(9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

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

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **April 28, 2025**

SUBJECT: **Case Number: CE2025-0292**

RESPONDENT: **Cranford Trevor John**
Cranford Taryn Lindsey

LOCATION: **11 Nesmith Avenue, Saint Augustine, FL 32084;**
Parcel Number 1077300000

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 CE2025-0292, concerns the property located at 11 Nesmith 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 Trevor John Cranford, and Taryn Lindsey Cranford and it is reflected as such on the agenda for today's meeting.

On March 25, 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 September 2024, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed roughly 24 stays. I confirmed via HostCompliance this property does have active listings as of March 27, 2025, and based on this information, I issued an Official Notice of Violation on March 27, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on April 28, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of April 28, 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 April 9, 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.

I have not established contact with the Respondent. I feel the respondent does understand the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 09, 2025

IN THE MATTER OF:

Owner(s):	Cranford Trevor John Et AL Cranford Taryn Lindsey
Agent(s):	N/A
Address:	11 NESMITH AVE, Saint Augustine, FL, 32084
Case #:	CE2025-0292

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION:	11 NESMITH AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	6-16 LOPES SUB OF BLK 15 RAVENSWOOD LOT 21 OR5977/253
PARCEL NUMBER:	1077300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 7, 2025**, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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

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

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

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

Morganne E. Lanni

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 5057 77
9489 0090 0027 6577 5057 84

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 5057 77

9489 0090 0027 6577 5057 84

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

CODE ENFORCEMENT DIVISION

March 27, 2025

IN THE MATTER OF:

Owner(s): Cranford Trevor John Et AL
Cranford Taryn Lindsey

Agent(s): N/A

Address: 11 NESMITH AVE, Saint Augustine, FL, 32084

Case #: CE2025-0292

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: 11 NESMITH AVE, Saint Augustine, FL, 32084

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

PARCEL NUMBER: 1077300000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 26, 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 5068 59
9489 0090 0027 6577 5068 66

cc: David Birchim, City Manager

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9489 0090 0027 6577 5068 59

9489 0090 0027 6577 5068 66

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Cranford Trevor John Et AL
Cranford Taryn Lindsey
11 Nesmith Ave
St. Augustine, FL 32084
Respondent

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

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April, 9, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May, 7, 2025.

PRIMARY SERVICE:

3. That on April, 9, 2025, I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

SECONDARY SERVICE:

5. That on _____ ___, 20___, I posted said Notice on the property located at _____.
6. That on April 30, 2025, I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Dashboard

Rental Unit Record

11 Nesmith Avenue, St. Augustine, FL 32084, USA

Active ●
Identified ✓
Compliant X

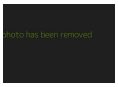
PRINT

SEND A LETTER

Listing(s) Information

Airbnb - 1239869386981945933













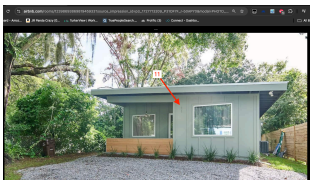
Matched Details

Analyst M1YD

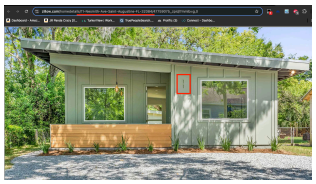
Explanation

Listing photos match those found on Zillow. House number revealed on listing photo.

Listing Photos



Matching 3rd Party Sources



Matching exterior.

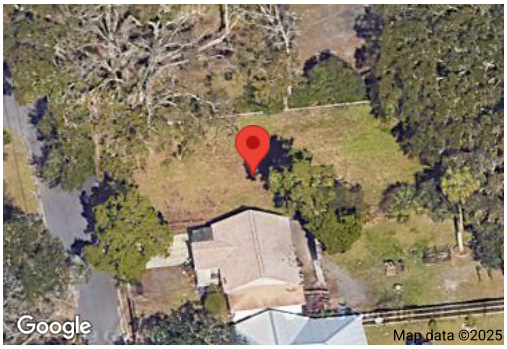
Zip Code Match

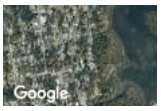
City Name Match

Listing Details

Listing URL – https://www.airbnb.com/rooms/1239869386981945933

Rental Unit Information







Identified Address

11 Nesmith Avenue, St. Augustine, FL 32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.895310, -81.328625

Parcel Number

1077300000

Owner Name

CRANFORD TREVOR JOHN ET AL

Owner Address

11 NESMITH AVE
SAINT AUGUSTINE, FL 32084, US

Community

NOT CONDO

Timeline of Activity

View the series of events and documentation pertaining to this property

7 Documented Stays
March, 2025

Listing Status	● Active
Host Compliance Listing ID	– air1239869386981945933
Listing Title	– West Augustine Harmony House
Property type	– house
Room type	– entire_home
Listing Info Last Captured	– Mar 24, 2025
Screenshot Last Captured	– Mar 09, 2025
Price	– $121/night
Cleaning Fee	– $

Information Provided on Listing

Contact Name	– Taryn
Latitude, Longitude	– 29.896280, -81.327490
Minimum Stay (# of Nights)	– 3
Max Sleeping Capacity (# of People)	– 7
Max Number of People per Bedroom	– 1.8
Number of Reviews	– 50
Last Documented Stay	– 03/2025

Listing Screenshot History

View Latest Listing Screenshot

January 1 February 2 March 2

- **8 Documented Stays** — February, 2025
- **9 Documented Stays** — January, 2025
- **Courtesy Notice: Delivered** — December 17th, 2024
- **Reminder Notice: Delivered** — December 17th, 2024
- **Reminder Notice: Delivered** — December 16th, 2024
- **6 Documented Stays** — December, 2024
- **Courtesy Notice: Sent** — December 5th, 2024
- **Reminder Notice: Sent** — December 5th, 2024
- **Reminder Notice: Sent** — December 5th, 2024
- **9 Documented Stays** — November, 2024
- **7 Documented Stays** — October, 2024
- **Listing air1239869386981945933 Identified** — October 4th, 2024
- **4 Documented Stays** — September, 2024
- **Listing air1239869386981945933 First Activity** — September 12th, 2024
- **Listing air1239869386981945933 First Crawled** — September 12th, 2024

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2186100000
Location Address	206 CABEZA ST SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-100 DAVIS SHORES LOT 5 BLK 34 OR5518/1500 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	16-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.100
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

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: **April 28, 2025**

SUBJECT: **Case Number: CE2025-0293**

RESPONDENT: **Brown, Courtney, John**
Brown John

LOCATION: **206 Cabeza Street, Saint Augustine, FL 32080;**
Parcel Number 2186100000

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 CE2025-0293, concerns the property located at 206 Cabeza 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 owners are Courtney and John Brown, and it is reflected as such on the agenda for today's meeting.

On March 25, 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 2022, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed roughly 17 stays. I confirmed via HostCompliance this property does have active listings as of March 27, 2025, and based on this information, I issued an Official Notice of Violation on March 27, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on April 28, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of April 28, 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 April 9, 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.

I have not established contact with the Respondent. I feel the respondent does understand the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morgane E. Lanni

Morgane E Lanni
Code Enforcement Officer

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 09, 2025

IN THE MATTER OF:

Owner(s): Brown Courtney,John
Brown John

Agent(s): N/A

Address: 206 CABEZA ST, Saint Augustine, FL, 32080

Case #: CE2025-0293

HEREBY KNOWN AS RESPONDENT(S)

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

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

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

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

PARCEL NUMBER: 2186100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 7, 2025**, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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

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

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

Morganne E. Lanni

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 5057 53
9489 0090 0027 6577 5057 60

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 5057 53

9489 0090 0027 6577 5057 60

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

CODE ENFORCEMENT DIVISION

March 27, 2025

IN THE MATTER OF:

Owner(s):	Brown Courtney,John Brown John
Agent(s):	N/A
Address:	206 CABEZA ST, Saint Augustine, FL, 32080
Case #:	CE2025-0293

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:	206 CABEZA ST, Saint Augustine, FL, 32080
LEGAL DESCRIPTION:	3-100 DAVIS SHORES LOT 5 BLK 34 OR5518/1500
PARCEL NUMBER:	2186100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 26, 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 5068 35
9489 0090 0027 6577 5068 42

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9489 0090 0027 6577 5068 35

9489 0090 0027 6577 5068 42

AFFIDAVIT OF SERVICE

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

Brown, Courtney, John
Brown John
206 Cabeza St
St. Augustine, FL 32080
Respondent

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

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April, 9, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May, 7, 2025.

PRIMARY SERVICE:

3. That on April, 9, 2025, I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

SECONDARY SERVICE:

5. That on _____ ___, 20___, I posted said Notice on the property located at _____.
6. That on April 30, 2025, I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Dashboard

Rental Unit Record

206 Cabeza St, St. Augustine, FL 32080, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 564767194828283986

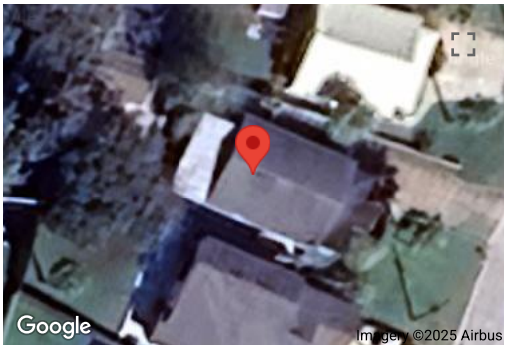


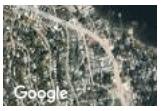


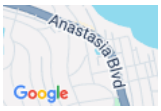




Rental Unit Information







Identified Address

206 Cabeza St, St. Augustine, FL 32080, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.888300, -81.293604

Parcel Number

2186100000

Owner Name

BROWN COURTNEY,JOHN

Owner Address

206 CABEZA ST
SAINT AUGUSTINE, FL 32080, US

Code Officer

SCOTT PAINTER

Code Enforcement Area Name

SE

Community

NOT CONDO

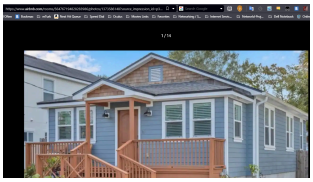
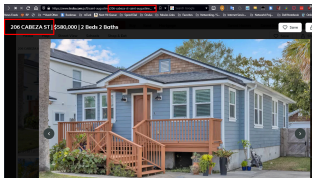
Matched Details

Analyst CDZT

Explanation

Trulia shows the address. The exterior on the photo on their website matches that on the listing photo.

Listing Photos = **Matching 3rd Party Sources**

Same exterior. Trulia shows the address.

Zip Code Match

City Name Match

Listing Details

Listing URL	https://www.airbnb.com/rooms/564767194828283986
Listing Status	Active
Host Compliance Listing ID	air564767194828283986
Listing Title	Sparkly 2bd 2 bth: Walk to Downtown/Pet Friendly
Property type	house
Room type	entire_home
Listing Info Last Captured	Mar 24, 2025
Screenshot Last Captured	Mar 09, 2025
Price	$219/night
Cleaning Fee	$

Information Provided on Listing

Contact Name	Leah
Latitude, Longitude	29.889250, -81.293370
Minimum Stay (# of Nights)	1
Max Sleeping Capacity (# of People)	8
Max Number of People per Bedroom	2.7
Number of Reviews	66
Last Documented Stay	03/2025

Listing Screenshot History View Latest Listing Screenshot

January 1 February 1 March 2

Timeline of Activity

View the series of events and documentation pertaining to this property

5 Documented Stays
March, 2025

1 Documented Stay
February, 2025

5 Documented Stays
December, 2024

Reminder Notice: Delivered
December 17th, 2024

Reminder Notice: Delivered
December 17th, 2024

Reminder Notice: Sent
December 5th, 2024

Reminder Notice: Sent
December 5th, 2024

1 Documented Stay
November, 2024

1 Documented Stay
October, 2024

2 Documented Stays
September, 2024

1 Documented Stay
August, 2024

1 Documented Stay
July, 2024

1 Documented Stay
June, 2024

1 Documented Stay
May, 2024

3 Documented Stays
April, 2024

1 Documented Stay
March, 2024

3 Documented Stays
February, 2024
1 Comment
February 20th, 2024
Rental has met life safety req...
1 Comment
February 6th, 2024
Rental needs to correct violat...

4 Documented Stays
December, 2023

1 Documented Stay
November, 2023

1 Documented Stay
September, 2023
1 Comment
September 15th, 2023
Renewal.

1 Documented Stay
August, 2023

3 Documented Stays
July, 2023

2 Documented Stays
June, 2023

2 Documented Stays
May, 2023

4 Documented Stays
April, 2023

● **Listing air564767194828283986 Reposted**
April 19th, 2023

✕ **Listing air564767194828283986 Removed**
April 19th, 2023

● **Listing air564767194828283986 Reposted**
April 12th, 2023

✕ **Listing air564767194828283986 Removed**
April 10th, 2023

● **Listing air564767194828283986 Reposted**
April 9th, 2023

✕ **Listing air564767194828283986 Removed**
April 3rd, 2023

● **Listing air564767194828283986 Reposted**
March 24th, 2023

✕ **Listing air564767194828283986 Removed**
March 21st, 2023

● **Listing air564767194828283986 Reposted**
March 7th, 2023

✕ **Listing air564767194828283986 Removed**
March 6th, 2023

● **Listing air564767194828283986 Reposted**
March 4th, 2023

✕ **Listing air564767194828283986 Removed**
March 4th, 2023

2 Documented Stays
January, 2023

● **Listing air564767194828283986 Reposted**
January 16th, 2023

✕ **Listing air564767194828283986 Removed**
January 12th, 2023

● **Listing air564767194828283986 Reposted**
January 10th, 2023

1 Comment
January 9th, 2023
Rental has met life safety req...

✕ **Listing air564767194828283986 Removed**
January 8th, 2023

● **Listing air564767194828283986 Reposted**
January 7th, 2023

✕ **Listing air564767194828283986 Removed**
January 5th, 2023

4 Documented Stays
December, 2022

● **Listing air564767194828283986 Reposted**
December 23rd, 2022

✕ **Listing air564767194828283986 Removed**

December 22nd, 2022

● Listing air564767194828283986 Reposted
December 22nd, 2022

✕ Listing air564767194828283986 Removed
December 20th, 2022

● Listing air564767194828283986 Reposted
December 19th, 2022

✕ Listing air564767194828283986 Removed
December 19th, 2022

● Listing air564767194828283986 Reposted
December 6th, 2022

✕ Listing air564767194828283986 Removed
December 5th, 2022

● Listing air564767194828283986 Reposted
December 1st, 2022

✕ Listing air564767194828283986 Removed
November 29th, 2022

1 Documented Stay
November, 2022

● Listing air564767194828283986 Reposted
November 12th, 2022

✕ Listing air564767194828283986 Removed
November 12th, 2022

● Listing air564767194828283986 Reposted
November 9th, 2022

✕ Listing air564767194828283986 Removed
November 9th, 2022

2 Documented Stays
October, 2022

Courtesy Notice: Delivered
October 24th, 2022

Courtesy Notice: Sent
October 18th, 2022

● Listing air564767194828283986 Reposted
October 7th, 2022

✕ Listing air564767194828283986 Removed
October 5th, 2022

1 Comment
October 3rd, 2022
Renewal.

● Listing air564767194828283986 Reposted
October 1st, 2022

✕ Listing air564767194828283986 Removed
September 28th, 2022

2 Documented Stays
September, 2022

1 Documented Stay
August, 2022

4 Documented Stays
July, 2022

● Listing air564767194828283986 Reposted
July 3rd, 2022

✕ Listing air564767194828283986 Removed
June 24th, 2022

2 Documented Stays
June, 2022

Listing air564767194828283986 Reposted
June 18th, 2022

Listing air564767194828283986 Removed
June 17th, 2022

1 Documented Stay
May, 2022

3 Documented Stays
April, 2022

Listing air564767194828283986 Identified
April 22nd, 2022

Listing air564767194828283986 First Activity
April 7th, 2022

Listing air564767194828283986 First Crawled
April 7th, 2022

1 Comment
March 28th, 2022
parking and zoning is complet...

1 Comment
March 25th, 2022
Rental has met all life safety...

1 Comment
March 24th, 2022
Rental needs to correct a few ...

1 Comment
March 21st, 2022
Life safety inspection schedul...

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2036800000
Location Address	20 RIBERIA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (610.3)
Tax Description*	2-44 MODEL LAND CO SUB CITY N 68FT OF LOTS 11 & 12 BLK A OR5943/1116 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Model Land Co.'s Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.190
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Corta Fdl LLC 100%
Mailing Address	1112 1ST ST NEPTUNE BEACH, FL 32266-0000

Sec. 28-146. - Registration.

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

(1) Address of the vacation rental.

(2) Name, address, and contact information of the property owner.

(3) Name, address, and contact information of the property manager if different than the property owner.

(4) Number of rental units offered to the public for rent at this location.

(5) Number of bedrooms.

(6) Floor plan identifying the location of bedrooms, emergency exits or egress, and number and location of fire extinguishers, carbon monoxide and smoke detectors.

(7) Site plan or other document depicting approved parking spaces provided.

(8) Property owner authorization providing for inspection pursuant to section 28-147 of this Code.

(9) The zoning designation of the vacation rental to determine whether the vacation rental is monthly, weekly, or requires a submerged land lease.

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

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **April 28, 2025**

SUBJECT: **Case Number: CE2025-0296**

RESPONDENT: **Presnick, Cory**

LOCATION: **20 Riberia Street, Saint Augustine, FL 32080;**
Parcel Number 2036800000

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 CE2025-0296, concerns the property located at 20 Riberia 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 Cory Presnick, and it is reflected as such on the agenda for today's meeting.

On March 25, 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 2018, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed roughly 5 stays. I confirmed via HostCompliance this property does have active listings as of March 27, 2025, and based on this information, I issued an Official Notice of Violation on March 27, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on April 28, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of April 28, 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 April 9, 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.

I have not established contact with the Respondent. I feel the respondent does understand the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer


Apr 28, 2025 at 2:11:41 PM
CE INSP M.LANNI
20
FOR SALE

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 09, 2025

IN THE MATTER OF:

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

HEREBY KNOWN AS RESPONDENT(S)

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

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

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

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

PARCEL NUMBER: 2036800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 7, 2025**, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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

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

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

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

Morganne E. Lanni

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 5056 47
9489 0090 0027 6577 5056 54
9489 0090 0027 6577 5056 61

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 5056 47

9489 0090 0027 6577 5056 54

9489 0090 0027 6577 5056 61

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

CODE ENFORCEMENT DIVISION

March 27, 2025

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

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: 20 RIBERIA ST, Saint Augustine, FL, 32084

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

PARCEL NUMBER: 2036800000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 26, 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 5067 29
9489 0090 0027 6577 5067 36
9489 0090 0027 6577 5067 43

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 5067 29

9489 0090 0027 6577 5067 36

9489 0090 0027 6577 5067 43

AFFIDAVIT OF SERVICE

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

Corta Fdl LLC
Cory Presnick
20 Riberia St
St. Augustine, FL 32084
Respondent

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

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April 9, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May 7, 2025.

PRIMARY SERVICE:

3. That on April 9, 2025,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

SECONDARY SERVICE:

5. That on _____ ___, 20___,
   I posted said Notice on the property located at
   _____.
6. That on April 30, 2025,
   I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Dashboard

Rental Unit Record

20 Riberia St, St. Augustine, FL 32084, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 1163690493376645810 | **Airbnb - 1155979935791011193** | VRBO - 321.4156768.108006418









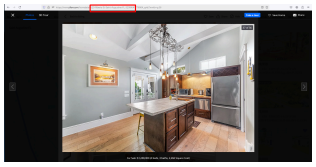
Matched Details

Analyst 8XOY

Explanation

Zillow.com shows the kitchen and partial dining area/living which matches the listing.

Listing Photos = **Matching 3rd Party Sources**

cabinetry, countertops, backsplash, decor, appliances, finishes, kitchen island

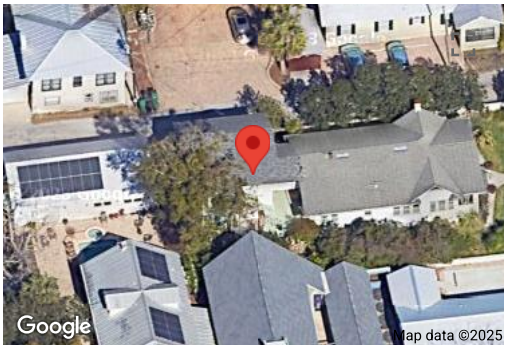
Zip Code Match

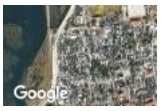
City Name Match

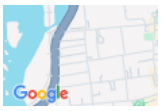
Listing Details

Listing URL – https://www.airbnb.com/rooms/1155979935791011193

Rental Unit Information







Identified Address

20 Riberia St, St. Augustine, FL 32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.896008, -81.319433

Parcel Number

2036800000

Owner Name

CORTA FDL LLC

Owner Address

1112 1ST ST
NEPTUNE BEACH, FL 32266, US

Community

NOT CONDO

Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
March, 2025

Listing Status	Active
Host Compliance Listing ID	air1155979935791011193
Listing Title	Columbus Cottage
Property type	apartment
Room type	entire_home
Listing Info Last Captured	Mar 24, 2025
Screenshot Last Captured	Mar 09, 2025
Price	$161/night
Cleaning Fee	$

Information Provided on Listing

Contact Name	Jacki
Latitude, Longitude	29.896000, -81.319300
Minimum Stay (# of Nights)	2
Max Sleeping Capacity (# of People)	4
Max Number of People per Bedroom	1.3
Number of Reviews	10
Last Documented Stay	03/2025

Listing Screenshot History

View Latest Listing Screenshot

January 2 | February 0 | March 2

- call_center: 20 Riberia Street , St. Augustine
  March 15th, 2025
- **Listing hma321.4156768.108006418 Identified**
  February 21st, 2025
- **Listing hma321.4156768.108006418 First Activity**
  January 15th, 2025
- **Listing hma321.4156768.108006418 First Crawled**
  January 15th, 2025
- **Listing air1155979935791011193 Identified**
  January 10th, 2025
- **1 Documented Stay**
  January, 2025
- **1 Documented Stay**
  December, 2024
- **1 Documented Stay**
  September, 2024
- **Listing air1163690493376645810 Identified**
  August 16th, 2024
- **1 Documented Stay**
  July, 2024
- **1 Documented Stay**
  June, 2024
- **3 Documented Stays**
  May, 2024
- **Listing air1163690493376645810 First Activity**
  May 26th, 2024
- **Listing air1163690493376645810 First Crawled**
  May 26th, 2024
- **Listing air1155979935791011193 First Activity**
  May 16th, 2024
- **Listing air1155979935791011193 First Crawled**
  May 16th, 2024
- **Listing air5307217 Removed**
  September 9th, 2023
- **Listing air5307217 Reposted**
  September 6th, 2023
- **Listing air5307217 Removed**
  August 30th, 2023
- **Listing air5307217 Reposted**
  July 12th, 2023
- **Listing air5307217 Removed**
  July 9th, 2023
- **Listing air5307217 Reposted**
  July 9th, 2023
- **1 Documented Stay**
  June, 2023
- **Listing air5307217 Removed**

May 31st, 2023

2 Documented Stays
May, 2023

Listing air5307217 Reposted
May 7th, 2023

Listing air5307217 Removed
May 6th, 2023

5 Documented Stays
April, 2023

Listing air5307217 Reposted
April 9th, 2023

Listing air5307217 Removed
April 5th, 2023

Listing air5307217 Reposted
April 3rd, 2023

Listing air5307217 Removed
April 3rd, 2023

4 Documented Stays
March, 2023

Listing air5307217 Reposted
March 5th, 2023

Listing air5307217 Removed
March 4th, 2023

2 Documented Stays
February, 2023

Listing air5307217 Reposted
February 26th, 2023

Listing air5307217 Removed
February 25th, 2023

Listing air5307217 Reposted
February 20th, 2023

Listing air5307217 Removed
February 19th, 2023

4 Documented Stays
January, 2023

Listing air5307217 Reposted
January 8th, 2023

Listing air5307217 Removed
January 7th, 2023

Listing air5307217 Reposted
January 1st, 2023

Listing air5307217 Removed
December 29th, 2022

Listing air5307217 Reposted
December 26th, 2022

4 Documented Stays
December, 2022

Listing air5307217 Removed
December 25th, 2022

Listing air5307217 Reposted
December 22nd, 2022

Listing air5307217 Removed
December 22nd, 2022

- Listing air5307217 Reposted
  December 3rd, 2022
- Listing air5307217 Removed
  November 29th, 2022
- 4 Documented Stays
  November, 2022
- Listing air5307217 Reposted
  November 20th, 2022
- Listing air5307217 Removed
  November 18th, 2022
- Listing air5307217 Reposted
  November 12th, 2022
- Listing air5307217 Removed
  November 11th, 2022
- 3 Documented Stays
  October, 2022
- Listing air5307217 Reposted
  October 12th, 2022
- Listing air5307217 Removed
  October 11th, 2022
- Listing air5307217 Reposted
  October 11th, 2022
- Listing air5307217 Removed
  October 11th, 2022
- Listing air5307217 Reposted
  October 5th, 2022
- Listing air5307217 Removed
  October 3rd, 2022
- 2 Documented Stays
  September, 2022
- Listing air5307217 Reposted
  September 7th, 2022
- Listing air5307217 Removed
  September 5th, 2022
- 1 Documented Stay
  August, 2022
- Listing air5307217 Reposted
  July 29th, 2022
- Listing air5307217 Removed
  July 26th, 2022
- 3 Documented Stays
  July, 2022
- Listing air5307217 Reposted
  July 1st, 2022
- Listing air5307217 Removed
  June 27th, 2022
- 3 Documented Stays
  June, 2022
- Listing air5307217 Reposted
  June 7th, 2022
- Listing air5307217 Removed
  June 4th, 2022
- 5 Documented Stays

May, 2022

- Listing air5307217 Reposted
  May 25th, 2022
- Listing air5307217 Removed
  May 20th, 2022
- Listing air5307217 Reposted
  May 8th, 2022
- Listing air5307217 Removed
  May 7th, 2022
- Listing air5307217 Reposted
  May 6th, 2022
- Listing air5307217 Removed
  May 4th, 2022
- 2 Documented Stays
  April, 2022
- Listing air5307217 Reposted
  April 13th, 2022
- Listing air5307217 Removed
  April 12th, 2022
- 4 Documented Stays
  March, 2022
- 4 Documented Stays
  February, 2022
- 2 Documented Stays
  January, 2022
- Listing air5307217 Reposted
  January 3rd, 2022
- Listing air5307217 Removed
  January 3rd, 2022
- Listing air5307217 Reposted
  December 31st, 2021
- Listing air5307217 Removed
  December 30th, 2021
- Listing air5307217 Reposted
  December 29th, 2021
- 4 Documented Stays
  December, 2021
- Listing air5307217 Removed
  December 26th, 2021
- Listing air5307217 Reposted
  December 26th, 2021
- Listing air5307217 Removed
  December 25th, 2021
- Listing air5307217 Reposted
  December 23rd, 2021
- Listing air5307217 Removed
  December 22nd, 2021
- Listing air5307217 Reposted
  December 20th, 2021
- Listing air5307217 Removed
  December 19th, 2021
- Reminder Notice: Delivered
  December 17th, 2021

Reminder Notice: Sent
December 9th, 2021

3 Documented Stays
November, 2021

Listing air5307217 Reposted
November 19th, 2021

Listing air5307217 Removed
November 17th, 2021

3 Documented Stays
October, 2021

4 Documented Stays
September, 2021

3 Documented Stays
August, 2021

Listing air5307217 Reposted
August 4th, 2021

Listing air5307217 Removed
August 4th, 2021

Listing air5307217 Reposted
July 25th, 2021

Listing air5307217 Removed
July 22nd, 2021

3 Documented Stays
June, 2021

4 Documented Stays
May, 2021

Listing air5307217 Reposted
May 21st, 2021

Listing air5307217 Removed
May 8th, 2021

3 Documented Stays
April, 2021

Listing air46338627 Removed
April 6th, 2021

Listing air46338627 Reposted
April 4th, 2021

Listing air46338627 Removed
April 3rd, 2021

8 Documented Stays
March, 2021

Listing air5307217 Reposted
March 29th, 2021

Listing air5307217 Removed
March 27th, 2021

Listing air46338627 Reposted
March 24th, 2021

Listing air5307217 Reposted
March 24th, 2021

Listing air46338627 Removed
March 22nd, 2021

Listing air5307217 Removed
March 22nd, 2021

Listing air5307217 Reposted

March 12th, 2021

✕ Listing air5307217 Removed
March 10th, 2021

● Listing air46338627 Reposted
March 10th, 2021

✕ Listing air46338627 Removed
March 9th, 2021

● Listing air5307217 Reposted
March 4th, 2021

✕ Listing air5307217 Removed
March 3rd, 2021

6 Documented Stays
February, 2021

6 Documented Stays
January, 2021

Listing air46338627 First Crawled
December 24th, 2020

● Listing air46338627 Reposted
December 24th, 2020

✕ Listing air46338627 Removed
December 15th, 2020

4 Documented Stays
December, 2020

● Listing air46338627 Reposted
December 13th, 2020

✕ Listing air46338627 Removed
December 7th, 2020

● Listing air46338627 First Activity
December 6th, 2020

4 Documented Stays
November, 2020

3 Documented Stays
October, 2020

Courtesy Notice: Delivered
October 24th, 2020

Courtesy Notice: Sent
October 14th, 2020

3 Documented Stays
September, 2020

5 Documented Stays
August, 2020

3 Documented Stays
July, 2020

3 Documented Stays
June, 2020

2 Documented Stays
May, 2020

1 Documented Stay
March, 2020

3 Documented Stays
February, 2020

4 Documented Stays
January, 2020

- 4 Documented Stays
  December, 2019
- 3 Documented Stays
  November, 2019
- 1 Documented Stay
  October, 2019
- 3 Documented Stays
  September, 2019
- 2 Documented Stays
  August, 2019
- 2 Documented Stays
  May, 2019
- 5 Documented Stays
  April, 2019
- 6 Documented Stays
  March, 2019
- 4 Documented Stays
  February, 2019
- 5 Documented Stays
  January, 2019
- 6 Documented Stays
  December, 2018
- 4 Documented Stays
  November, 2018
- ✓ Listing air5307217 Identified
  November 27th, 2018
- 1 Documented Stay
  October, 2018
- 5 Documented Stays
  September, 2018
- 4 Documented Stays
  August, 2018
- 3 Documented Stays
  July, 2018
- 5 Documented Stays
  May, 2018
- 1 Documented Stay
  April, 2018
- 6 Documented Stays
  March, 2018
- ✷ Listing air5307217 First Crawled
  March 23rd, 2018
- ● Listing air5307217 First Activity
  March 16th, 2018

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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

Map



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: **April 28, 2025**

SUBJECT: **Case Number: CE2025-0298**

RESPONDENT: **Graham Harry Lee Jr, Laura**
Graham Laura

LOCATION: **101 Kings Ferry Way, Saint Augustine, FL 32084;**
Parcel Number 2097900000

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 CE2025-0298, concerns the property located at 101 Kings Ferry Way, 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 Harry Lee Graham Jr, and Laura Graham, and it is reflected as such on the agenda for today's meeting.

On March 25, 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 January 2019, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed roughly 6 stays. I confirmed via HostCompliance this property does have active listings as of March 27, 2025, and based on this information, I issued an Official Notice of Violation on March 27, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on April 28, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of April 28, 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 April 9, 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.

I have not established contact with the Respondent. I feel the respondent does understand the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer


Apr 28, 2025 at 2:16:35 PM
CE INSP M.LANNI
101
City of St. Augustine

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 09, 2025

IN THE MATTER OF:	Owner(s):	Graham Harry Lee Jr,Laura Graham Laura
	Agent(s):	N/A
	Address:	101 KINGS FERRY WAY, Saint Augustine, FL, 32084
	Case #:	CE2025-0298

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION:	101 KINGS FERRY WAY, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	GENOVAR ADDITION CITY LOT 1 BLK E (EX W 30FT) OR4590/787
PARCEL NUMBER:	2097900000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 7, 2025**, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

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

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

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

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

Morganne E. Lanni

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 5055 86
9489 0090 0027 6577 5055 93
9489 0090 0027 6577 5056 09
9489 0090 0027 6577 5056 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.

9489 0090 0027 6577 5055 86

9489 0090 0027 6577 5055 93

9489 0090 0027 6577 5056 09

9489 0090 0027 6577 5056 16

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

CODE ENFORCEMENT DIVISION

March 27, 2025

IN THE MATTER OF:

Owner(s): Graham Harry Lee Jr,Laura Graham Laura
Agent(s): N/A
Address: 101 KINGS FERRY WAY, Saint Augustine, FL, 32084
Case #: CE2025-0298

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: 101 KINGS FERRY WAY, Saint Augustine, FL, 32084

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

PARCEL NUMBER: 2097900000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 26, 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 5066 68
9499 0090 0027 6577 5066 75
9489 0090 0027 6577 5066 82
9489 0090 0027 6577 5066 99

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 5066 68

9489 0090 0027 6577 5066 75

9489 0090 0027 6577 5066 82

9489 0090 0027 6577 5066 99

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Graham Harry Lee Jr, Laura
Graham Laura
101 Kings Ferry Way
St. Augustine, FL 32084
Respondent

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

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April, 9, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May, 1, 2025.

PRIMARY SERVICE:

3. That on April, 9, 2025
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

SECONDARY SERVICE:

5. That on _____ ___, 20___,
   I posted said Notice on the property located at
   _____.
6. That on April 30, 2025
   I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

Morganne E. Lanni
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Dashboard

Rental Unit Record

101 Kings Ferry Way, St. Augustine, FL, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

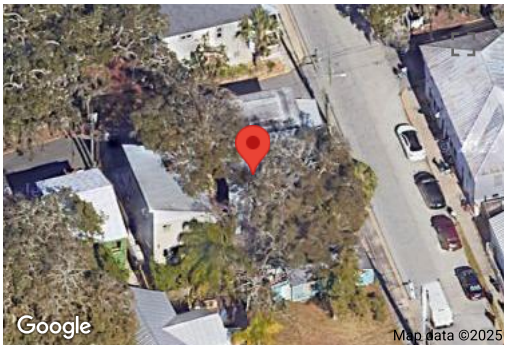
Airbnb - 31224540 | VRBO - **321.1788293.2349802**

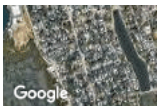






Rental Unit Information







Identified Address

101 Kings Ferry Way, St. Augustine, FL, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.885021, -81.314616

Parcel Number

2097900000

Owner Name

GRAHAM HARRY LEE JR,LAURA

Owner Address

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

Community

NOT CONDO

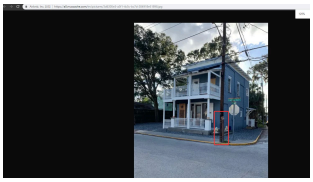
Matched Details

Analyst 3OOG

Explanation

View of property from Google Streetview matches listing photo. The address was further confirmed using the county assessor website.

Listing Photos **Matching 3rd Party Sources**


=


Visible windows and doors in same locations. Beams on underside of awning match. Metal guard on telephone pole matches.

Zip Code Match

Owner Name Match

Timeline of Activity

View the series of events and documentation pertaining to this property

1 Documented Stay
March, 2025

Listing Details

Listing URL	https://www.airbnb.com/rooms/31224540
Listing Status	Active
Host Compliance Listing ID	air31224540
Listing Title	Kings Ferry House -Short Walk to Historic Downtown
Property type	house
Room type	entire_home
Listing Info Last Captured	Mar 24, 2025
Screenshot Last Captured	Mar 09, 2025
Price	$224/night
Cleaning Fee	$

Information Provided on Listing

Contact Name	Laura
Latitude, Longitude	29.884573, -81.314911
Minimum Stay (# of Nights)	2
Max Sleeping Capacity (# of People)	4
Max Number of People per Bedroom	2.0
Number of Reviews	173
Last Documented Stay	03/2025

Listing Screenshot History View Latest Listing Screenshot

January 1 **February** 2 **March** 2

1 Documented Stay
February, 2025

3 Documented Stays
January, 2025

1 Documented Stay
December, 2024

1 Documented Stay
July, 2024

1 Documented Stay
April, 2024

3 Documented Stays
March, 2024

1 Documented Stay
January, 2024

3 Documented Stays
December, 2023

1 Documented Stay
November, 2023

1 Documented Stay
September, 2023

Listing air31224540 Reposted
September 2nd, 2023

Listing air31224540 Removed
August 30th, 2023

Listing air31224540 Reposted
July 9th, 2023

1 Documented Stay
July, 2023

Listing air31224540 Removed
June 30th, 2023

1 Comment
June 6th, 2023
Renewal.

Listing air31224540 Reposted
May 31st, 2023

Listing air31224540 Removed
May 30th, 2023

2 Documented Stays
May, 2023

3 Documented Stays
April, 2023

1 Comment
April 4th, 2023
Rental has met all parking and...

Listing air31224540 Reposted
April 2nd, 2023

Listing air31224540 Removed
March 30th, 2023

5 Documented Stays
March, 2023

3 Documented Stays
February, 2023

2 Documented Stays
January, 2023

- Listing air31224540 Reposted
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  February, 2022
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  January, 2022
- 4 Documented Stays

December, 2021

Reminder Notice: Delivered
December 18th, 2021

Reminder Notice: Sent
December 9th, 2021

1 Documented Stay
November, 2021

2 Documented Stays
October, 2021

1 Documented Stay
September, 2021

2 Documented Stays
August, 2021

5 Documented Stays
July, 2021

3 Documented Stays
June, 2021

5 Documented Stays
May, 2021

4 Documented Stays
April, 2021

5 Documented Stays
March, 2021

6 Documented Stays
February, 2021

1 Documented Stay
January, 2021

4 Documented Stays
December, 2020

3 Documented Stays
November, 2020

4 Documented Stays
October, 2020

Courtesy Notice: Delivered
October 18th, 2020

Courtesy Notice: Sent
October 14th, 2020

2 Documented Stays
September, 2020

4 Documented Stays
August, 2020

5 Documented Stays
July, 2020

4 Documented Stays
June, 2020

2 Documented Stays
March, 2020

4 Documented Stays
February, 2020

Listing hma321.1788293.2349802 Removed
January 30th, 2020

3 Documented Stays
January, 2020

- **3 Documented Stays**
  December, 2019
- **1 Documented Stay**
  November, 2019
- ✓ **Listing hma321.1788293.2349802 Identified**
  October 21st, 2019
- ✷ **Listing hma321.1788293.2349802 First Crawled**
  October 11th, 2019
- ● **Listing hma321.1788293.2349802 First Activity**
  October 7th, 2019
- **1 Documented Stay**
  August, 2019
- **6 Documented Stays**
  July, 2019
- **5 Documented Stays**
  June, 2019
- **4 Documented Stays**
  May, 2019
- **5 Documented Stays**
  April, 2019
- **7 Documented Stays**
  March, 2019
- **4 Documented Stays**
  February, 2019
- ● **Listing air31224540 Reposted**
  February 16th, 2019
- ✕ **Listing air31224540 Removed**
  February 13th, 2019
- ✓ **Listing air31224540 Identified**
  February 7th, 2019
- **4 Documented Stays**
  January, 2019
- ✷ **Listing air31224540 First Crawled**
  January 4th, 2019
- ● **Listing air31224540 First Activity**
  January 4th, 2019

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Beale Jason A 100%
Mailing Address	25 OAK 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)

CITY OF ST. AUGUSTINE
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **April 28, 2025**

SUBJECT: **Case Number: CE2025-0303**

RESPONDENT: **Beale Jason A**

LOCATION: **55 Abbott Street, Saint Augustine, FL 32084;**
Parcel Number 1952600000

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 CE2025-0303, concerns the property located at 55 Abbott 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 Jason Beal, and it is reflected as such on the agenda for today's meeting.

On March 25, 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 August 2024, and no active registration is on file. After I ran the report, I began the notification process. According to our records, so far in the fiscal year 2025, the property has completed roughly 27 stays. I confirmed via HostCompliance this property does have active listings as of March 27, 2025, and based on this information, I issued an Official Notice of Violation on March 27, 2025, giving the Respondent ten (10) days to register the property with the City of St. Augustine.

I photographed the property on April 28, 2025. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. As of April 28, 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 April 9, 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.

I have not established contact with the Respondent. I feel the respondent does understand the violation. Currently, no registration applications have been submitted.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer

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

CODE ENFORCEMENT DIVISION

March 27, 2025

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

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: 55 ABBOTT ST, Saint Augustine, FL, 32084

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

PARCEL NUMBER: 1952600000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on March 27, 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 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 5069 72
9489 0090 0027 6577 5069 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.

9489 0090 0027 6577 5069 72

9489 0090 0027 6577 5069 89

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Beale Jason A
55 Abbott St
St. Augustine, FL 32084

Respondent

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

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April, 9, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May, 1, 2025.

PRIMARY SERVICE:

3. That on April, 9, 2025,
   I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

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

SECONDARY SERVICE:

5. That on _____, 20__,
   I posted said Notice on the property located at
   _____.
6. That on April 30, 2025
   I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Dashboard

Rental Unit Record

55 Abbott St, St. Augustine, FL 32084, USA

Active ●
Identified ✓
Compliant X

PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 1231834112694936482



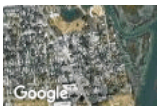






Rental Unit Information







Identified Address

55 Abbott St, St. Augustine, FL 32084, USA

Identified Unit Number

2

Identified Latitude, Longitude

29.901467, -81.314709

Parcel Number

1952600000

Owner Name

BEALE JASON A

Owner Address

25 OAK ST
SAINT AUGUSTINE, FL 32084, US

Community

NOT CONDO

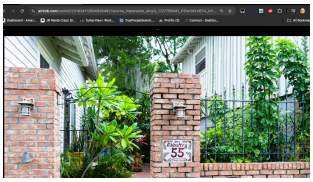
Matched Details

Analyst M1YD

Explanation

Full address can be seen on listing photos. The outside photos from the listing match Google Streetview.

Listing Photos **Matching 3rd Party Sources**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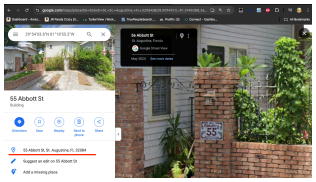
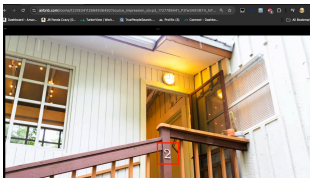


Matching exterior.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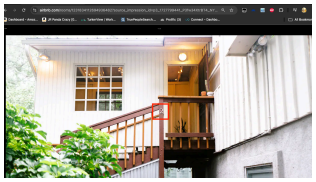

Unit number confirmation.

Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays
March, 2025

Zip Code Match

Owner Name Match

City Name Match

Listing Details

Listing URL	https://www.airbnb.com/rooms/1231834112694936482
Listing Status	Active
Host Compliance Listing ID	air1231834112694936482
Listing Title	Summer House - 1/1 Second Floor - Walk Everywhere
Property type	apartment
Room type	entire_home
Listing Info Last Captured	Mar 24, 2025
Screenshot Last Captured	Mar 09, 2025
Price	$116/night
Cleaning Fee	$

Information Provided on Listing

Contact Name	Jason
Latitude, Longitude	29.901050, -81.315350
Minimum Stay (# of Nights)	3
Max Sleeping Capacity (# of People)	2
Max Number of People per Bedroom	2.0
Number of Reviews	41
Last Documented Stay	03/2025

Listing Screenshot History

View Latest Listing Screenshot

January 2 | February 0 | March 2

6 Documented Stays
February, 2025

5 Documented Stays
January, 2025

8 Documented Stays
December, 2024

Courtesy Notice: Delivered
December 17th, 2024

Reminder Notice: Delivered
December 17th, 2024

Reminder Notice: Delivered
December 17th, 2024

Courtesy Notice: Sent
December 5th, 2024

Reminder Notice: Sent
December 5th, 2024

Reminder Notice: Sent
December 5th, 2024

8 Documented Stays
November, 2024

7 Documented Stays
October, 2024

Listing air1231834112694936482 Identified
October 4th, 2024

5 Documented Stays
September, 2024

Listing air1231834112694936482 First Activity
August 31st, 2024

Listing air1231834112694936482 First Crawled
August 31st, 2024

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2068710020
Location Address	WEEDEN ST Saint Augustine 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	111/21-22 WOODWARD PLACE LOT 2 *The Description above is not to be used on legal documents.
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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Woodward William T,Rebekah B Et AL 50% Woodward Rebekah B 50% Woodward William Terrence 50%
Mailing Address	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
MEMORANDUM

TO: **Code Enforcement Special Magistrate**

DATE: **May 6, 2025**

SUBJECT: **Case Number: CE 2025-0309**

RESPONDENT: **William and Rebekah Woodward**

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

Parcel Number 206871 0020

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

BACKGROUND INFORMATION:

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

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

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

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

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

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

Curtis Boles

Curtis Boles
Code Enforcement Officer

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

CODE ENFORCEMENT DIVISION

May 6, 2025

IN THE MATTER OF: Name: William and Rebekah Woodward

Address: 2425 University Blvd. West

Case #: CE 2025-0309

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Chapter 25, Section 25-56 Tree Removal and Replacement

SITE OF VIOLATION: Lot ID 206871 0020 / 59A Weeden Street

LEGAL DESCRIPTION: Dumas Tract with part City St Aug (622) 111/21-22 Woodward Place Lot 2

Parcel ID: 206871-0020

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

Four Trees were removed without a permit.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **(0) days** of the receipt of this Notice, or a fine of **$250.00 per day** may be imposed by the Special Magistrate. The violation may be corrected via:

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

It is our goal to enforce the codes and ordinances of the city and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter

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

Curtis Boles

Curtis Boles
Code Enforcement Officer
City of Saint Augustine

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

Certified Mail Number: 9489 0090 0027 6577 5059 99, 9489 0090 0027 6577 5060 02, 9489 0090 0027 6577 5060 19, 9489 0090 0027 6577 5060 26, 9489 0090 0027 6577 5060 33, 9489 0090 0027 6577 5060 40

cc: David Birchim, City Manager

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

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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

April 11, 2025

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

Address: 59 WEEDEN ST, Saint Augustine, 32084

Case #: CE2025-0309

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION:	59 WEEDEN ST, Saint Augustine, 32084
LEGAL DESCRIPTION:	DUMAS TRACT WITH PART CITY ST AUG (622) 111/21-22 WOODWARD PLACE LOT 2
PARCEL NUMBER:	20687100020

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **May 7, 2025,** at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Four trees were removed without a permit.

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

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

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

Curtis Boles

Curtis Boles
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5050 50, 9489 0090 0027 6577 5050 67, 9489 0090 0027 6577 5050 74, 9489 0090 0027 6577 5050 81, 9489 0090 0027 6577 5050 98, 9489 0090 0027 6577 5050 04,

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Nov 16, 2024 at 3:53:42 PM
CE INSP J.TOMASELLI


Nov 16, 2024 at 3:53:44 PM
CE INSP J TOMASELLI


Nov 16, 2024 at 3:55:47 PM
CE-INSP J.TOMASELLI
COLORADO

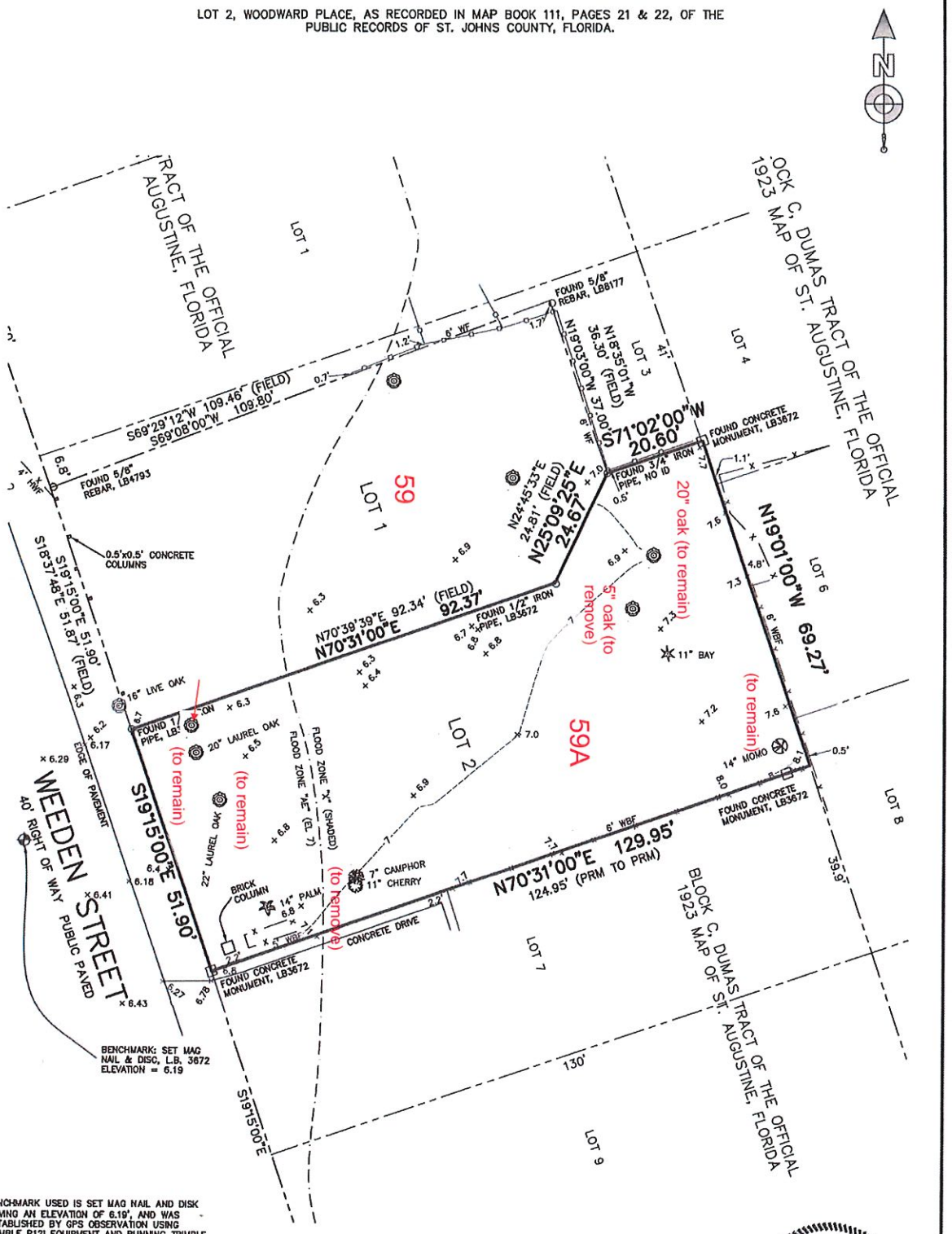

Nov 16, 2024 at 3:54:27 PM
CE INSP J.TOMASELLI


Nov 15, 2024 at 4:02:06 PM
CB DISP J TOMASELLI


Nov 16, 2024 at 3:54:36 PM
CE INSP J.TOMASELLI

MAP SHOWING SURVEY OF

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



BENCHMARK USED IS SET MAG NAIL AND DISK HAVING AN ELEVATION OF 6.19', AND WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12I EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.

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

ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
(CALC)	CALCULATED
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ARF	ALUMINUM RAIL FENCE
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PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
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GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
2. BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WEEDEN STREET, BEING SOUTH 19°15'00" EAST, AS PER OFFICIAL RECORDS BOOK 237, PAGE 256.
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CERTIFIED TO:
MCKILLOP LAW FIRM

JASON D. BOATWRIGHT
7292
STATE OF FLORIDA
Professional Surveyor and Mapper

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

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

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

DATE: AUGUST 6, 2024
SHEET 1 OF 1

L:\D\Shared_2024 Project Folder\2024-0915 (Weeden Street)\2024-0915.dwg

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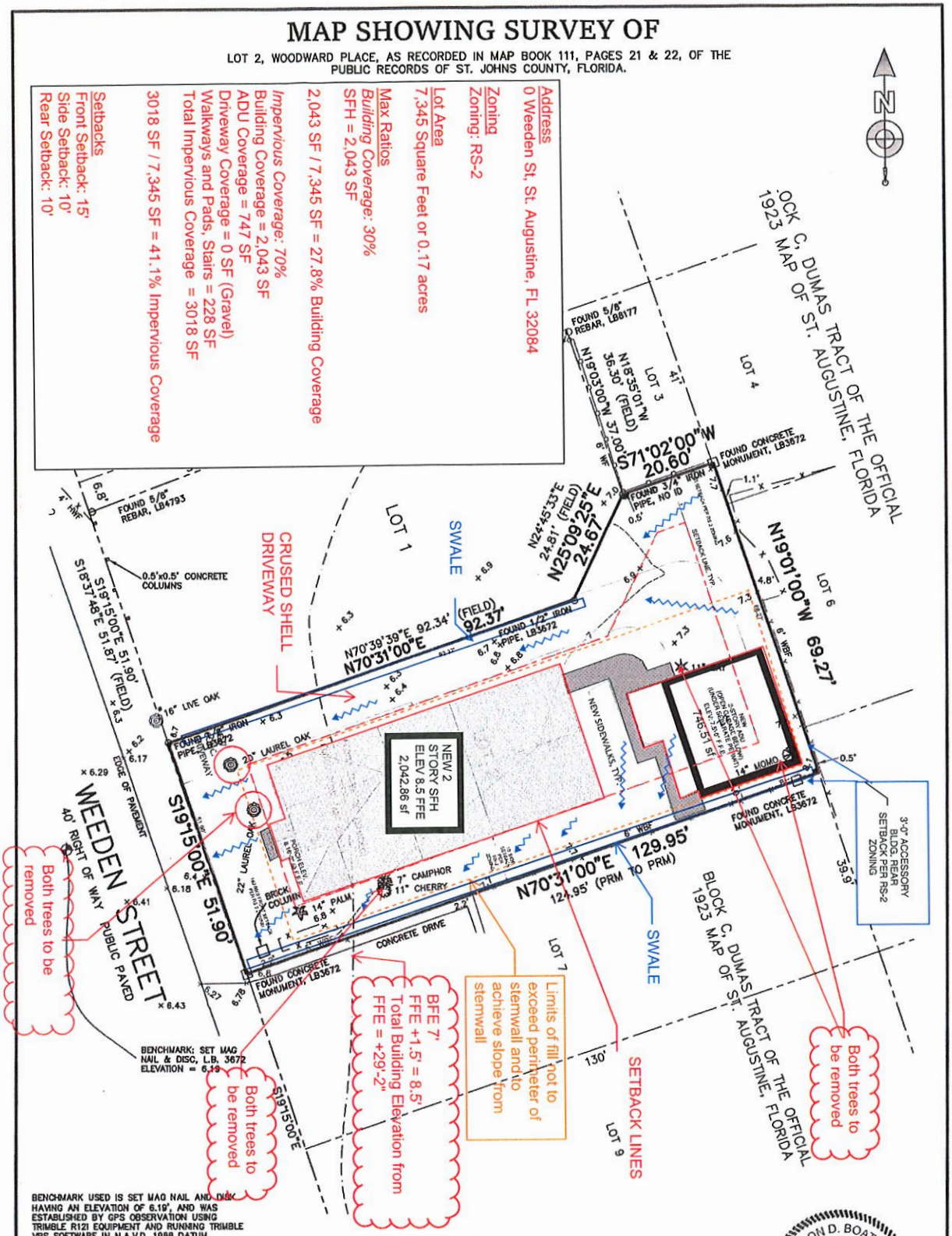

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SYMBOL LEGEND

FIRE HYDRANT, LIGHT POLE, GAS VALVE, WATER VALVE, CLEAN OUT, UTILITY POLE, GUY ANCHOR, BOLLARD, WATER METER, GAS RISER, CABLE RISER, ELECTRIC BOX, SIGN, TRANSFORMER, MANHOLE

ABBREVIATION LEGEND

BFP	BACK-FLOW PREVENTER
(CALC)	CALCULATED
(FIELD)	FIELD MEASUREMENT
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CLF	CHAIN LINK FENCE
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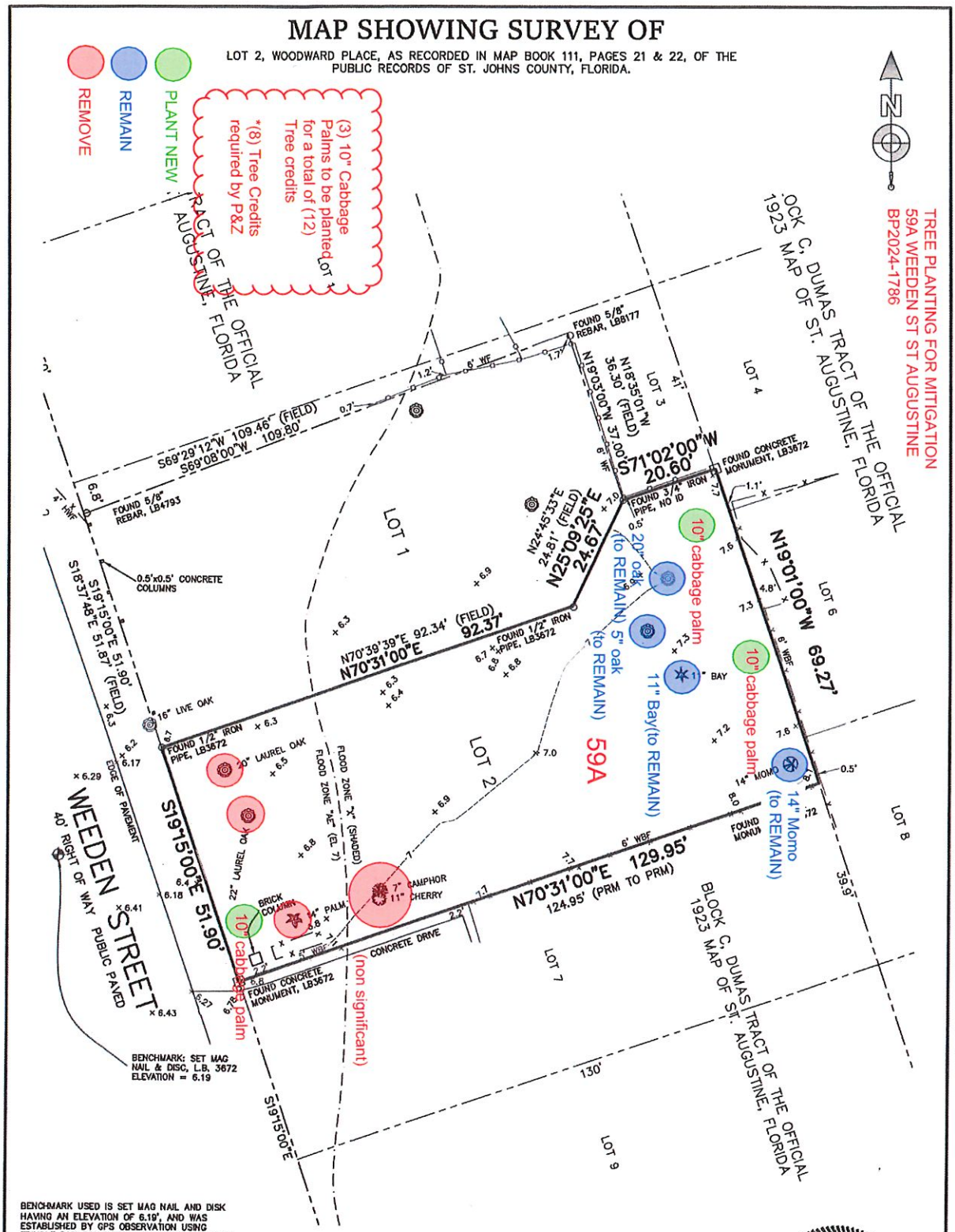
TREE PLANTING FOR MITIGATION
59A WEEDEN ST ST AUGUSTINE
BP2024-1786



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SYMBOL LEGEND

FIRE HYDRANT; LIGHT POLE; GV GAS VALVE; WV WATER VALVE; CLEAN OUT; UTILITY POLE; GUY ANCHOR; BOLLARD; WM WATER METER; GR GAS RISER; CR CABLE RISER; ELB ELECTRIC BOX; SIGN; TRANSFORMER; MANHOLE

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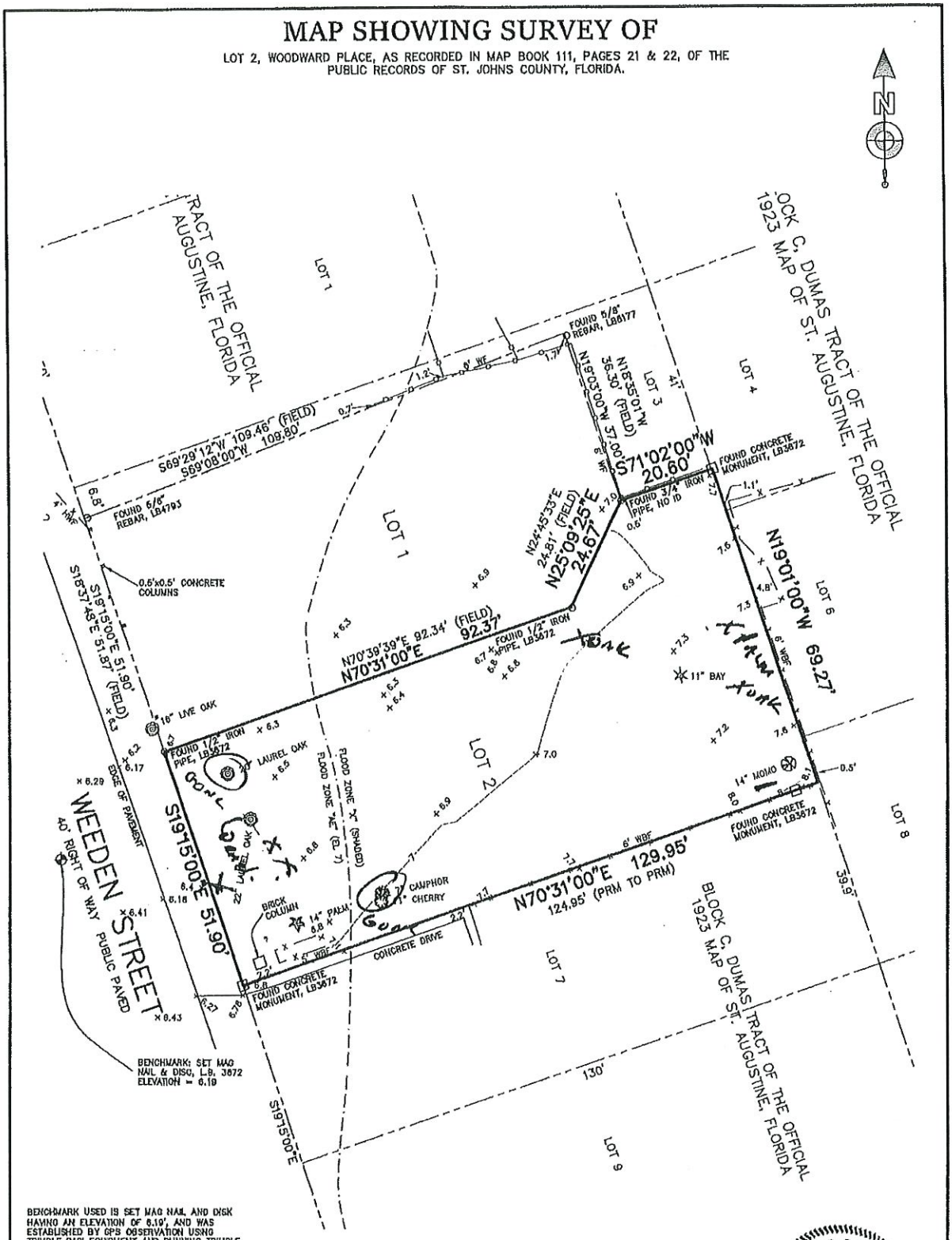

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SYMBOL LEGEND		ABBREVIATION LEGEND	
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WV	WATER VALVE	ARF	ALUMINUM RAIL FENCE
CO	CLEAN OUT	CLF	CHAIN LINK FENCE
UP	UTILITY POLE	VF	VINYL FENCE
GA	GUY ANCHOR	WF	WOOD FENCE
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CERTIFIED TO:
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JASON D. BOATWRIGHT
7202
STATE OF FLORIDA
Professional Surveyor and Mapper

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DATE: AUGUST 6, 2024
SHEET 1 OF 1

L:\D\Shared_2024 Project Folder\2024-0915 (Weeden Street)\2024-0915.dwg

Add Flood Info
1 Palm not Listed on Survey.

AFFIDAVIT OF SECONDARY SERVICE

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

William&Rebekah Woodward

59 Weeden Street-206871002

Saint Augustine, FL 32084

Respondent

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

I, Curtis Boles, being duly sworn and deposed say:

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on April 11, 2025, I received a copy of the attached Notice of Hearing for the hearing dated May 7, 2025.
3. That on April 25, 2025, I
   ☑ Posted said Notice on the property located at
   59 Weeden Street - Lot Number 206871 0020.
4. That on April 25, 2025, I
   ☑ Posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.

FURTHER, Affiant saith not.

Curtis Boles
Code Enforcement Inspector

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

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

Map



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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING FOR FINE ASSIGNMENT

April 14, 2025

IN THE MATTER OF:

Owner(s):	Ms. Patel Savita1 Corp Inc
Agent(s):	N/A
Address:	20 DESOTO PL, Saint Augustine, FL, 32084
Case #:	CE2024-0616

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:	20 DESOTO PL, Saint Augustine, FL, 32084
LEGAL DESCRIPTION:	CITY OF ST AUGUSTINE BLK 46-J LOT 6 & E PT LOT 5 - 68FT ON DESOTO PL OR5066/451
PARCEL NUMBER:	2032100060

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **May 7, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5050 29, 9489 0090 0027 6577 5050 36, 9489 0090 0027 6577 5050 43

cc: David Birchim, City Manager

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AFFIDAVIT OF COMPLIANCE

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

Gene Zentko
Indigo Partners LLC
Kevin Finn
Scott Nahmias

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0616**

I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **November 6, 2024**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 as of **March 21, 2025.**

FURTHER, Affiant saith not.

Jame Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires:
August 28, 2026

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2024-0616

IN THE MATTER OF:

Ms. Patel
Savita1 Corp Inc

20 DESOTO PL, 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:	**20 DESOTO PL, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION:	**CITY OF ST AUGUSTINE BLK 46-J LOT 6 & E PT LOT 5 - 68FT ON DESOTO PL OR5066/451**
PARCEL NUMBER:	**2032100060**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **APRIL 2, 2025,** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on April 2, 2025, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on December 27, 2024:

Interior remodel of milti-family building to include plumbing and electrical without permits.

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

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

4. On March 06, 2025, the Planning and B uilding Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.

5. On March 16, 2025, the Planning and B uilding Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for April 2, 2025.

6. **O n April 2, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ✓ In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

a. _____ You are in Compliance, at the time of this hearing.

b. _____ No fine will be assigned and the case will be closed.

c. _____ Other: _____

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

a. ✓ You have 3 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 $~~250.00~~ correction Will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on May 7, 2025 at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

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

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

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gretchen R. H. Vose who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

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

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 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

Savita1 Corp Inc , 87 CEDAR ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6577 5064 77

Savita1 Corp Inc , 20 DESOTO PL, SAINT AUGUSTINE 32084,

9489 0090 0027 6577 5064 84

Savita1 Corp Inc, PATEL, SEJAL, 107 Glorieta Dr, St Augustine, FL 32095

9489 0090 0027 6577 5064 91

on this 3 day of April, 25

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

Map



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

CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING FOR FINE ASSIGNMENT

April 11, 2025

IN THE MATTER OF: Owner(s): Hansson Trust

Address: 66 MASTERS DR, Saint Augustine, FL, 32084

Case #: CE2025-0202

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: 66 MASTERS DR, Saint Augustine, FL, 32084

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

PARCEL NUMBER: 108800000

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 **May 7, 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 heard by 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 E. Fox

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5053 71, 9489 0090 0027 6577 5053 88, 9489 0090 0027 6577 5053 95, 9489 0090 0027 6577 5054 01

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

HANSSON TRUST
LANCE CALLEN

Respondent

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

I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated APRIL 2, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s), Sec. 8-608 PERMITS REQUIRED as of APRIL 5, 2025.

FURTHER, Affiant saith not.

Code Enforcement Inspector
James Tomaselli

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF May, 2025.

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

NOTARY PUBLIC STATE OF FLORIDA
MICHELLE HOWINGTON
Commission # HH 308930
My Commission Expires
August 28, 2026

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0202

IN THE MATTER OF:

Hansson Trust

66 MASTERS DR, 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:	**66 MASTERS DR, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION:	**RAVENSWOOD SUB LOTS 1 THRU 10 & S28FT OF LOT 11 BLOCK 33 OR3200/744 36 UNITS**
PARCEL NUMBER:	**108800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **APRIL 2, 2025,** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on April 2, 2025, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on January 03, 2025:

A new window was installed and interior renovation performed without permits.

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

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

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

5. On March 16, 2025, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for April 2, 2025.

6. **On April 2, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ✓ In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

a. _____ You are in Compliance, at the time of this hearing.

b. _____ No fine will be assigned and the case will be closed.

c. _____ Other: _____

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

a. ✓ You have 3 days to become compliant or a fine of up to $250 will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

a. _____ A fine of up to $_____ Will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on May 7, 2025 at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

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

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

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gretchen R. H. Vose Esq, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

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

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 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

Hansson Trust, Callen Lance C, PO BOX 4080, ST AUGUSTINE, FL 32085

9489 0090 0027 6577 5064 08

Hansson Trust, Cullen Kriston Robinson, PO BOX 4080, ST AUGUSTINE, FL 32085

9489 0090 0027 6577 5064 15

Hansson Trust, Callen Lance C, 66 Masters Dr, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5064 22

Hansson Trust, Cullen Kriston Robinson, 66 Masters Dr, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5064 39

on this 3 day of April, 25

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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



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

April 11, 2025

IN THE MATTER OF: Owner(s): Williamson Laura Marie,Michael Dale
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 **Fine Assignment Hearing** regarding your case on **May 7, 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 heard by 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 E. Fox

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5053 57, 9489 0090 0027 6577 5053 64

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0272

IN THE MATTER OF:

Williamson Laura Marie,Michael Dale
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, Section 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 **APRIL 2, 2025,** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on April 2, 2025, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on 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 Section 28-146. - Registration.

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

5. On March 17, 2025, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for April 2, 2025.

6. **On April 2, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ✓ In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

a. _____ You are in Compliance, at the time of this hearing.

b. _____ No fine will be assigned and the case will be closed.

c. _____ Other: _____

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

a. ✓ You have 3 days to become compliant or a fine of up to $250 will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

a. _____ A fine of up to $_____ Will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on May 7, 2025 at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

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

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

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gretchen R. H. Vose Esq, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

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

ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 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

Williamson Laura Marie, 145 WASHINGTON ST, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5062 86

Williamson Michael Dale, 145 WASHINGTON ST, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5062 93

on this 3 day of April, 25

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 5930
My Commission Expires
Augus: 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2226900000
Location Address	135 MENENDEZ RD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3/102 DAVIS SHORES S6FT OF LOT 17 & ALL LOTS 18 & 19 BLK 59 OR4757/851 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.270
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Ray Rima 100%
Mailing Address	3434 BLANDING BLVD UNIT 224 JACKSONVILLE, FL 32210-5212

Map



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

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

April 11, 2025

IN THE MATTER OF: Owner(s): Ray Rima

Address: 135 Menendez Rd, Saint Augustine, Florida, 32080

Case #: CE2024-0219

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:	135 Menendez Rd, Saint Augustine, Florida, 32080
LEGAL DESCRIPTION:	3/102 DAVIS SHORES S6FT OF LOT 17 & ALL LOTS 19 & 19BLK 59 OR4757/851
PARCEL NUMBER:	2226900000

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 **May 7, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5053 33, 9489 0090 0027 6577 5053 40

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
CITY OF ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2024-0219

IN THE MATTER OF:

Rima Ray
135 Menendez Rd
St. Augustine, FL 32080
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
City Code, Chapter 19, Section 19-3, - Unlawful conditions.

VIOLATION SITE: **135 Menendez , St. Augustine, FL 32084**

LEGAL DESCRIPTION: **3/102 Davis Shores S6FT OF LOT 17 & ALL LOTS 19 & 19BLK 59 OR4757/851**

PARCEL NUMBER: 2226900000

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JULY 3, 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 July 3, 2024, in accordance with Chapter 162 F.S.

The respondent and/or representative X was / ____was not present.

2. During a routine code enforcement inspection of the property, staff observed the following code violations on January 8, 2024:

Property owner had remodeled the residence away from its original footprint without providing the propel' documentation or obtaining the proper permits in violation of Chapte1· 8-608, which states, "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 permit therefor from the planning and building department, and upon the payment of such reasonable fees adopted by the city."

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

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

4. On **March 12, 2024**, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent **thirty (30)** days from the date of the Order to correct the violation by having an after the fact permit for the work done after which if compliance is not met a fine of up to $250 per day will be issued for each day the property is out of compliance.

5. On June 14, 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 July 3, 2024.

6. **On July 3, 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. __X__ 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 _____ ____, 2024.

10 days to 250 then

b. _____ The violation remains as of _____ ___, 2024 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: Additional 10 days for compliance then $250 / day fine

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 STATUES. YOUR CONTINUED

135 Menendez
CEAAB Case No. CE2023-0219

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 **3RD DAY OF JULY, 2024**. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

Becky Vose

Becky 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, Becky 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 3 day of July, A.D., 2024.

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.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to Rina Ray,
135 Menendez Rd, St. Augustine, FL 32084,
3434 Blanding Blvd, Unit 324, Jacksonville, FL [redacted] 32210
on this 3 day of July, 2024.

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

Signature

Certified mail #
9489 0090 0027 6577 5168 03
9489 0090 0027 6577 3 516810

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

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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

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

April 11, 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-BLK 13 DB262/52 & OR3083/1329(S/A) & OR3464/148
PARCEL NUMBER:	1046500000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing A Lien Hearing** regarding your case on **May 7, 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 heard by 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 E. Fox

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5051 97, 9489 0090 0027 6577 5052 03, 9489 0090 0027 6577 5052 10, 9489 0090 0027 6577 5052 27, 9489 0090 0027 6577 5052 34, 9489 0090 0027 6577 5052 41, 9489 0090 0027 6577 5052 58, 9489 0090 0027 6577 5052 65, 9489 0090 0027 6577 5052 72, 9489 0090 0027 6577 5052 89, 9489 0090 0027 6577 5052 96, 9489 0090 0027 6577 5053 02, 9489 0090 0027 6577 5053 19, 9489 0090 0027 6577 5053 26

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: CE2024-0337
IN THE MATTER OF:

Shanks Mary Joe Living Trust Etal,
Kingwood Essie Estelle
Jones James Arthur
Jones Wayne Alexander
Reese Jimmy Lee Paul
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 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 OCOBER 2, 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 October 2, 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 April 13, 2024:

The residence was determined to be vacant and unsecured with junk and debris strewn about property.

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

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

4. On August 07, 2024, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent ten **(10)** days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance was not met a fine of up to $250 per day may be issued for each day out of compliance.

5. On September 17, 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 .

6. **On October 2, 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 August 17, 2024 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 STATUES. 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 OCTOBER 2024. 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 02 day of OCTOBER, A.D., 2024.

MORGANNE E. LANNI
Notary Public-State of Florida
Commission # HH 460077
My Commission Expires
March 20, 2026

Morganne E. Lanni
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, Emily Howington, 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,, Shanks, Mary J, Kingwood Essie Estelle, 100 Fred Waters Way, St. Augustine, FL 32084, 9489 0090 0027 6577 5139 94

Fryar, Charlie Mae, 100 Fred Waters Way, St. Augustine, FL 32084, 9489 0090 0027 6577 5140 07

Jones, James Arthur, 100 Fred Water Way, St. Augustine, Fl 32084, 9489 0090 0027 6577 5140 14

Jones, Wayne Alexander, 100 Fred Waters Way, St. Augustine, Fl 32084, 9489 0090 0027 6577 5140 21

Jones, Wayne Arthur, 100 Fred Waters Way, St. Augustine, Fl 32084, 9489 0090 0027 6577 5140 38

Reese, Jimmy Lee Paul, 100 Fred Waters Way, St. Augustine, FL 32084, 9489 0090 0027 6577 5140 45

Blount, Rhonda Lavone, 100 Fred Waters Way, St. Augustine, FL 32084, 9489 0090 0027 6577 5140 52

Kingwood, Essie Estelle, Shanks, Mary J, 140 Lumby Lane, Stockbridge GA 30281, 9489 0090 0027 6577 5140 69

Fryar, Charlie Mae, 140 Lumby Ln, Stockbridge, GA 30281, 9489 0090 0027 6577 5140 76

Jones James Arthur, 140 Lumby Ln, Stockbridge, GA 30281, 9489 0090 0027 6577 5140 83

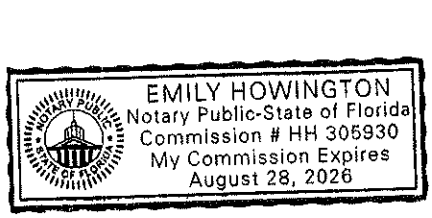
Jones Wayne Alexander, 140 Lumby Ln, Stockbridge, GA 30281, 9489 0090 0027 6577 5140 90

Jones, Wayne Arthur, 140 Lumby Ln, Stockbridge, GA 30281, 9489 0090 0027 6577 5141 06

Reese, Jimmy Lee Paul, 140 Lumby Ln, Stockbridge, GA 30281, 9489 0090 0027 6577 5141 13

Blount, Rhonda Lavone, 140 Lumby Ln, Stockbridge, Ga 30281, 9489 090 0027 6577 5141 20

on this 3 day of October, 2024



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	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/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	Y

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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

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

January 03, 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 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 **Imposing A Lien Hearing** regarding your case on **February 5th, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5111 05, 9489 0090 0027 6577 5111 12

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER 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 B uilding 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. **O n 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 proper & complete permit within 60 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 STATUES. 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
Commission # HH 217621
Expires May 19, 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

Jensen, Annie Et Al, 78 Sanford St, St Augustine, FL 32084, 9489 0090 0027 6577 5118 84

Holland, Brandy, 78 Sanford St, St Augustine, FL 32084, 9489 0090 0027 6577 5118 91

on this 9 day of December, 2024

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1585716100
Location Address	125 SPOONBILL POINT CT SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	25/87-91 PELICAN REEF LOT 10 BLK 6 OR5501/1642 &5703/1073(Q/C) & 5961/645(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.220
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

Owner Name	Indigo Partners LLC 100%
Mailing Address	105 INDIGO RUN PONTE VEDRA BEACH, FL 32082-0000

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

April 11, 2025

IN THE MATTER OF: Owner(s): Indigo Partners LLC
Sea Breeze Homes of The First Coast LLC
Scot Nahmias
Kevin Finn
Gene Zentko

Address: 125 SPOONBILL POINT CT, Saint Augustine, FL, 32080

Case #: CE2024-0393

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

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

SITE OF VIOLATION: 125 SPOONBILL POINT CT, Saint Augustine, FL, 32080

LEGAL DESCRIPTION: 25/87-91 PELICAN REEF LOT 10 BLK 6 OR5501/1642 & 5703/1073 (Q/C)

PARCEL NUMBER: 1585716100

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 **May 7, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5051 11, 9489 0090 0027 6577 5051 28

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

Gene Zentko
Indigo Partners LLC
Kevin Finn
Scott Nahmias

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0393**

I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **November 6, 2024**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 as of **March 21, 2025.**

FURTHER, Affiant saith not.

Jame Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF May, 2025.

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

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 20[illegible]

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

Public Records of St. Johns County, FL
Clerk number: 2025029953
BK: 6132 PG: 1802
4/17/2025 8:19 AM
Recording $18.50

ORDER RELEASING LIEN
CASE NO. CE2024-0393

IN THE MATTER OF: **INDIGO PARTNERS LLC**
125 SPOONBILL POINT COURT
ST. AUGUSTINE, FLORIDA 32080

VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
CITY CODE, CHAPTER 25, SECTION(S) 28 & 56, TREE REMOVAL AND REPLACEMENT.

LIEN FILED AGAINST: **INDIGO PARTNERS LLC**

VIOLATION SITE: **125 SPOONBILL POINT COURT, ST. AUGUSTINE, FLORIDA 32080**

LEGAL DESCRIPTION: **25/87-91 PELICAN REEF LOT 10 BLK 6 OR5501/1642 & 5703/1073(Q/C)**

PARCEL NUMBER: **158571-6100**

ORDER

THIS MATTER having come to be heard before the Code Enforcement, Adjustments and Appeals Board of the City of St. Augustine, and this Board having entered the following Order:

- **ORDER IMPOSING LIEN**
  - Dated November 6, 2024
  - Recorded in O.R. Book 6049, Page 697 on November 7, 2024

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

- **THE ABOVE REFERENCED LIEN HAS BEEN PAID IN FULL.**

THEREFORE, it is hereby ordered that the lien against the property, as established in the Order referenced herein, is hereby released.

IN WITNESS WHEREOF, this Order Releasing Lien has been duly signed and executed by the Lienor, this 14th day of April, 2025.

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

By: _____
Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

_____
Darlene Galambos, City Clerk

(SEAL)

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **NANCY SIKES-KLINE**, by means of [✓] physical presence or [ ] online notarization, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 14th day of April, 2025.

_____
Notary Public, State of Florida

(SEAL)
ELYSE WIEMANN
Commission # HH 217621
Expires May 19, 2025

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 03/21/25 CUSTOMER#:
TIME: 14:45:00
CLERK: 1596pcou

RECPT#:	3106297	PREV BAL:	500.00
TP/YR:	P/2025	AMT PAID:	500.00
BILL:	3106297	ADJSTMNT:	.00
EFF DT:	03/21/25	BAL DUE:	.00

Misc Cash Receipts

----------TOTALS----------

PRINCIPAL PAID:	500.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00
AMT TENDERED:	500.00
AMT APPLIED:	500.00
CHANGE:	.00

PAID BY: CE2024-0393 fine
PAYMENT METH: CREDIT CARD
PAYMENT REF: 2361

TOT PREV BAL DUE:	500.00
TOT BAL DUE NOW :	.00

VA

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

PLANNING AND BUILDING

Date: 03/21/2025 02:43:37 PM

CREDIT CARD SALE

VISA
CARD NUMBER: **********2361 K

TOTAL AMOUNT: $500.00

APPROVAL CD: 019063
RECORD #: 000
CLERK ID: SClayton
CUST CODE: CE2024-0393

Customer Copy

Public Records of St. Johns County, FL
Clerk number: 2024087472
BK: 6049 PG: 697
11/7/2024 2:53 PM
Recording $27.00

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A LIEN

CASE NUMBER: CE2024-0393

IN THE MATTER OF:

Indigo Partners LLC

125 SPOONBILL POINT CT, Saint Augustine, FL, 32080

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE:	**125 SPOONBILL POINT CT, Saint Augustine, FL, 32080**
LEGAL DESCRIPTION:	**25/87-91 PELICAN REEF LOT 10 BLK 6 OR5501/1642 & 5703/1073(Q/C)**
PARCEL NUMBER:	**1585716100**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON 6TH NOVEMBER, 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 November 6th, 2024, in accordance with Chapter 162 F.S.

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

2. THIS MATTER originally came before the Special Magistrate for public hearing on August 7, 2024, after due notice to the Respondent(s), at which time the Special Magistrate heard testimony under oath and received evidence. The Special Magistrate issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by a time certain, as more specifically set forth in that order. On August 7, 2024, the Special Magistrate issued an **"Order Finding Violation"** which set the amount at $500.00. **As of November 6, 2024, the fines had not been paid.**

3. B ased on the evidence and testimony presented at the November 6, 2024, hearing, the Special Magistrate finds that the required corrective action has not been taken as ordered which constitutes non-compliance with the City Code, Chapter 28, Section 28-90.

4. IT IS HEREBY ORDERED that the above described fine in the amount of $500.00 is hereby pending against the Respondent(s) for the violation that existed upon the previously described property, and that the fine would be imposed in the form of a lien.

THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

DONE AND ORDERED THIS 6TH OF NOVEMBER, 2024. 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 6th day of November, A.D., 2024

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026

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

Indigo Partners LLC, NAHMIAS, SCOT , 105 INDIGO RUN, PONTE VEDRA BEACH, FL 32082

9489 0090 0027 6577 5127 06

Indigo Partners LLC, 125 SPOONBILL POINT CT, SAINT AUGUSTINE, FL 32080

9489 0090 0027 6577 5127 13

on this 7th day of November, 2024





St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

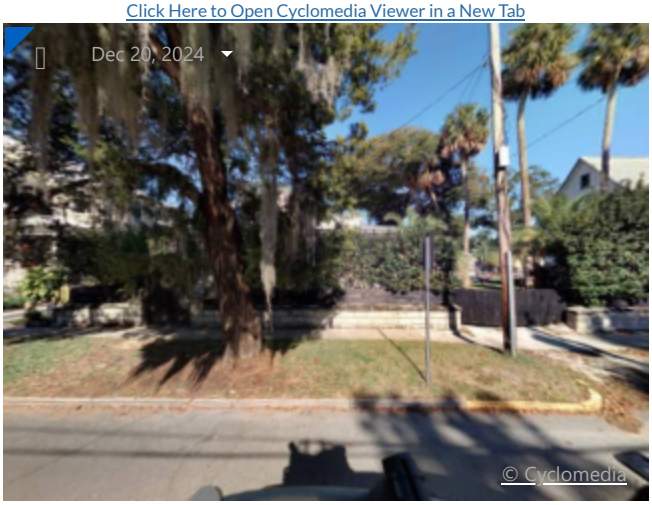
2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

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

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

April 11, 2025

IN THE MATTER OF: Owner(s): Van Dyke Jared Et AL
Van Dyke Joshua

Address: 26 ROHDE AVE, Saint Augustine, FL, 32084

Case #: CE2025-0271

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

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

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

The 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 **May 7, 2025, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6577 5051 35, 9489 0090 0027 6577 5051 42, 9489 0090 0027 6577 5051 59, 9489 0090 0027 6577 5051 66

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0271

IN THE MATTER OF:

Van Dyke Jared Et
AL Van Dyke Joshua

26 ROHDE AVE, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

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

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **APRIL 2, 2025,** AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on April 2, 2025, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on 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 Section 28-146. - Registration.

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

5. On March 17, 2025, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for April 2, 2025.

6. **On April 2, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:**

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

a. ✓ In Violation.

b. _____ A Repeat Violation.

c. _____ An Irreparable / Irreversible Violation.

AND

a. _____ You are in Compliance, at the time of this hearing.

b. _____ No fine will be assigned and the case will be closed.

c. _____ Other: _____

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

a. _____ You have 13 days to become compliant or a fine of up to $250 will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

a. _____ A fine of up to $_____ Will be imposed for each day the violation continues.

b. _____ You were in violation for _____ days, found to be compliant at this time, and the fine is set at $_____.

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

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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on May 7, 2025 at 9:00 A.M. in the Alcazar Room in City Hall. Your presence will not be necessary if this matter has been satisfactorily resolved and the code inspector has been duly notified and has acknowledged correction of the violation.

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

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

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

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gretchen R. H. Vose Esq,, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

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

Elyse Wiemann

Notary Public, State of Florida

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

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

Van Dyke Jared Et AL, 72 ASPINWALL PKWY, ST AUGUSTINE, FL 32095

9489 0090 0027 6577 5063 09

Van Dyke Joshua, 172 ASPINWALL PKWY, ST AUGUSTINE, FL 32095

9489 0090 0027 6577 5063 16

Van Dyke Jared Et AL, 26 Rohde, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5063 23

Van Dyke Joshua , 26 Rohde, ST AUGUSTINE, FL 32084

9489 0090 0027 6577 5063 30

on this 3 day of April, 25

EMILY HOWINGTON
Notary Public-State of Florida
Commission # HH 305930
My Commission Expires
August 28, 2026