



CITY OF  
**ST. AUGUSTINE**<sup>™</sup>  
EST. 1565

**CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT**  
**WEDNESDAY, JANUARY 7, 2026 - 9:00 AM**  
**ALCAZAR ROOM**

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1. Swearing in of Staff
2. Approval of Minutes
  - a) December 3, 2025 Minutes
  
3. General Public Comments for Items Not on the Agenda
4. Modifications to the Agenda
5. New Violation Hearing
  - a) CE2025-0505  
Ktn Property Management  
LLC  
120 Arrendondo Ave  
Ch. 19 Sec. 19-4-  
Certain growth and conditions prohibited.
  
  - b) CE2025-0581  
Corbitt, Carol Lee  
14 Myrtle Ave  
Ch. 19 Sec. 19-3-  
Unlawful conditions.

c) CE2025-0583  
Day, Rachel  
Day, Walker Lee  
114 Spartina Ave  
Ch. 25 Sec. 25-56-  
Tree removal and replacement.

d) CE2025-0591  
Prevatt, Rosa Jane Et AL  
Peterson, R L  
Peterson, David  
Rohrer, Gloria Jean Peterson,  
Dee Ann Harvey, Lori  
Peterson, Lee  
Peterson, Todd  
Peterson-Golde, Amy  
Enos, Shawna  
30 S. Leonardi St  
Ch. 19 Sec. 19-3-  
Unlawful conditions.

e) CE2025-0594  
Roots Construction Group LLC  
6 Blanche Ln  
Ch. 19 Sec. 19-3-  
Unlawful conditions.

6. Fine Assignment Hearing

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

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

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

7. Fine Reduction Hearing

8. Lien Hearing

9. Compliance Hearing

a) CE2024-0219  
Ray, Rima  
135 Menendez Rd  
Ch. 8 Sec. 8-608-  
Permits required.

10. Previously Heard Cases Update

a) CE2023-0296 & CE2024-0600  
Prevatt, Rosa Jane Et AL  
Peterson, R L  
Peterson, David  
Rohrer, Gloria Jean  
Peterson, Dee Ann  
Harvey, Lori  
Peterson, Lee  
Peterson, Todd  
Petereson-Golde, Amy  
Enos, Shawna  
30 S. Leonardi St.  
Abatement

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, December 3, 2025

The Special Magistrate met Wednesday, December 3, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Garret Olsen, and the following were present:

**1. Swearing in of Staff:**

Also Present: Garret Olsen, Special Magistrate  
Isabelle Lopez, City Attorney  
Richard Schauland, Building Official  
Barry Fox, Code Enforcement Manager  
Curtis Boles, Code Enforcement Inspector  
James Tomaselli, Code Enforcement Inspector  
Morganne Lanni, Code Enforcement Inspector  
Emily Howington, Recording Secretary

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**2. MODIFICATION TO THE AGENDA**

City staff requested to add 9b CE2025-0456 , respondent Barry Pits Living Trust, 17 Salt Run Ct, Ch. 25-56 because they were in compliance early. The item was added.

**3. APPROVAL OF MINUTES**

**Previous meeting minutes are approved.**

**4. General Public Comments (3 minutes per individual)**

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

**5. NEW VIOLATION HEARING**

**5.A. CE2025-0365**  
**Rte Smart & Construction LLC**  
**28 Rollins Ave**  
**Ch. 8 Sec. 8-608-**  
**Permits required.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8

Sec. 8-608-Permits required. He said the notice of violation, notice of hearing was served and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information. On June 9th permits were applied for but payment was not received. Mr. Olsen asked if permit was still open, Mr. Tomaselli confirmed it was, and because an LLC owned the property cannot get an owner builder permit, so a contractor has to complete the work and pay for the permit.

Mr. Olsen asked if a respondent was present, however, there was none.

**ORDER**

**Mr. Olsen issued an Order Finding in Violation, and allowing a compliance deadline of December 15, the fine was set to \$250 per day if still in violation.**

**5.B. CE2025-0443**  
**Richardson, Keith**  
**22 DeSoto PI**  
**Ch. 8 Sec. 8-608-**  
**Permits required.**

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

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information. Mr. Tomaselli stated he spoke to respondent but no further action to compliance was taken.

Respondent Keith Richardsons, 22 DeSoto Place, was present and stated the trellis was on property for 25 years, when shed taken down the trellis was rotted and raised by 10 inches. Mr. Richardsons stated he did not think city should required a permit for the repair of an existing trellis.

Mr. Garret asked city staff's position, Mr. Fox stated that it is a fence, and it violates the height. While the previous one did not receive a violation for the height, the new fence needs to meet the requirement.

Mr. Olsen stated he agreed with the city that this was a fence part of a larger structure. Barry fox stated that the ordinance may not address trellis specifically, but it does apply to hedges as well as fences. Discussion continued regarding what is required by the planning and zoning dept. Mr. Fox stated it would still be applicable to the height requirement. Mr. Fox stated he wanted to give compliance time until February.

**ORDER**  
**Mr. Olsen issued an Order Finding in Violation, given until February 2, 2026, to come into compliance or a fine of up to \$250 per day would be issued.**

**6. FINE ASSIGNMENT HEARING**

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation Ch. 8 Sec. 8-608- Permits required. He said relayed the history of the case and the previous orders.

On August 6 the Special Magistrate issued fine beginning May 17, 2025, and on September 12, 2025, came into compliance the fine accrued to \$29,500 for the days out of compliance. Mr. Olsen asked if in compliance now, Mr. Fox confirmed the case came into compliance on September 12, 2025.

Mr. Olsen asked if any respondents were present, Susanne Sellars, and Jeffery Sellers 91 Kings Ferry Way were present.

Mr. Olsen asked if she understood the nature of the fine. Jeffery Olsen spoke about meetings with historic preservation staff.

Further discussion continued about the construction process and the application process for the building permits. Mr. Olsen and Mr. Fox spoke to the respondent about the possibility of a fine reduction hearing in the future.

**ORDER**  
**Mr. Olsen issued Order Imposing a Fine in the amount of \$29,500 for the 118 days out of compliance, the respondents have 30 days to pay the fine or request a reduction.**

## 7. FINE REDUCTION HEARING

(NONE)

## 8. LIEN HEARING

### 8.A. CE2024-0394

**Wolkoff William J Trust, Wolkoff William, J T  
186 Pelican Reef  
Ch. 25 Sec. 25-56-  
Tree removal and replacement.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 25 Sec. 25-56- Tree removal and replacement. He said relayed the history of the case and the previous orders.

City staff requested to have the conditions of order changed to a flat fine, due to the nature of replanting trees in particular season. City staff requested a lien in the amount of \$4,500.

Mr. Olsen asked if any respondents were present, however there were none.

#### ORDER

**Mr. Olsen issued Order Imposing a Lien in the amount of \$4,500.**

### 8.b) CE2025-0396

**Gunther, Jeffery  
18 Locust Ave  
Ch. 28 Sec. 28-146-  
Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-146- Registration. He said relayed the history of the case and the previous orders.

City staff requested a lien in the amount of \$7,500.

Mr. Olsen asked if any respondents were present, Attorney Mr. Shear spoke on behalf of the respondent. Mr. Shear stated

the respondent had a stated issue was on receiving the certified mail because the secondary address in Virginia is shared with other businesses. Stated the respondent was requesting reduction of the fine or wave of the fine based on circumstances.

Mr. Olsen asked for clarification that it was not that city had incorrect address but there was an issue on the receiving end. Mr. Fox confirmed that the city had the correct addresses.

Mr. Olsen asked about the reduction process in regards to a lien. Isabelle Lopez stated it is a two-step process, the respondent is required to request the recommendation of reduction of lien by the Special Magistrate which would be brought before City Commission.

Mr. Fox suggested the case be tabled to allow the change for a fine reduction request.

#### ORDER

**Mr. Olsen tabled the item for the February 4, 2026, meeting.**

### 8.c) CE2025-0232

**Beale, Jason  
10 Sanchez Ave  
Ch. 28 Sec. 28-146-  
Registration**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-146- Registration. He said relayed the history of the case and the previous orders.

City staff requested a lien in the amount of 5,250. Mr. Olsen asked if any respondents were present, however there were none.

#### ORDER

**Mr. Olsen issued Order Imposing a Lien in the amount of \$5,250.**

**9. COMPLIANCE HEARING**

**9.A. CE2025-0483  
Kalil Land LLC  
95 Chapin St  
Ch. 25 Sec. 25-56-  
Tree removal and replacement.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 25 Sec. 25-56- Tree removal and replacement. He said relayed the history of the case and the previous orders.

The order stated for the removal of 2 dahoon holly and 3 oak trees the fine was set to \$300 per tree for 5 trees for a total fine of \$1,500.

The fine was paid in full; the property is in compliance.

**ORDER  
Mr. Olsen issued Order Closing Case for Compliance.**

**9.B. CE2025-0456  
Pitts Barry Living Trust  
Pitts, John Paul  
17 Salt Run St.  
Ch. 25 Sec. 25-56-  
Tree removal and replacement**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 25 Sec. 25-56- Tree removal and replacement. He said relayed the history of the case and the previous orders.

The fines have been paid in full. The respondent verbally consented to bringing the case to court without notice so the matter could be closed. The respondent sent city staff an email acknowledging waiving the official notification requirement.

**ORDER  
Mr. Olsen issued Order Closing Case for Compliance.**

**10. PREVIOUSLY HEARD CASES UPDATE**

**11. ITEMS BY CITY ATTORNEY**

**12. OTHER BUSINESS**

(None)

**13. ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:01 A.M.

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Garret Olsen, Special Magistrate

### 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	2170900000
Location Address	120 ARREDONDO AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (0800) (589.02)
Tax Description*	3-98 DAVIS SHORES LOTS 41 THRU 44 BLK 21 OR5761/1187 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.220
Homestead	N

[Skip to main content](#)

## St. Johns County, FL

### Owner Information

Owner Name	<a href="#">Ktn Property Management LLC</a> 100%
Mailing Address	49 ST CROIX ISLAND DR SAINT AUGUSTINE, FL 32092-0000



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

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

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

**CITY OF ST. AUGUSTINE  
MEMORANDUM**

**TO: Code Enforcement, Adjustments & Appeals Special  
Magistrate**

**DATE: November 10, 2025**

**SUBJECT: Case Number: CE 2025-0505**

**RESPONDENT: Ktn Property Management LLC**

**LOCATION: 120 Arredondo Avenue, Saint Augustine, FL 32092**

**Parcel Number 217090 0000**

**VIOLATION: City Code, Chapter 19, Section 19-4 Certain growth and  
conditions prohibited**

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**BACKGROUND INFORMATION:**

My name is Curtis Boles, and I have been sworn in. I am a Code Enforcement Officer for the City of St. Augustine, in this capacity for approximately 22 years. This case, number CE 2025-0505 , concerns the property located at 120 Arredondo 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 Ktn Property Management LLC (hereinafter referred to as Respondent) and it is reflected as such on the agenda for today's meeting.

On September 2, 2025, and November 5, 2025, I received information about this property regarding the grass being overgrown to front and back yard. Upon inspection, I observed house was vacant with front and backyard very overgrown. On November 14, 2025, an Official Notice of Violation was mailed via certified mail to the Respondents. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 19, Section 19-4, for the cutting of the overgrown grass.

On or about October 28, 2025, I received a phone call from Eileen Colvin who lives within the neighborhood at 200 Alcazar Street. The complainant stated the house was for sale several months ago and later the For Sale sign was removed.

I have not established contact with the respondent. I feel the respondent does understand the violation due to the official notice being mailed out by certified mail. On September 12, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. On November 10, 2025, I reinspected the property and photographed the overgrown property. On November 24, 2025, a Notice of Hearing was issued, which was

delivered to the Respondent via certified mail, posted at the City Clerk's Office, and posted at the address of the violation.

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

A handwritten signature in cursive script that reads "Curtis Boles". The signature is written in black ink and is positioned above a horizontal line.

Curtis Boles  
Code Enforcement Officer

Sep 12, 2025 at 12:38:50 PM  
CE INSP C.Boles



Sep 12, 2025 at 12:38:55 PM  
CE INSP C.Boles



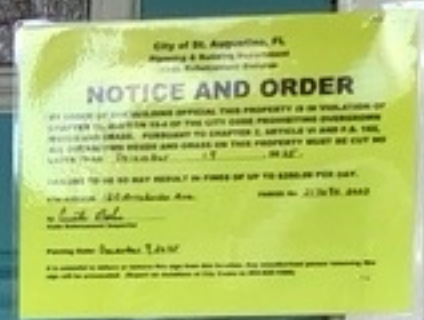
Nov 10, 2025 at 10:37:25 AM  
CE NSP C.Boles



Nov 10, 2025 at 10:37:41 AM  
CE INSP\_C Boles



Dec 9, 2025 at 10:41:03 AM  
CE INSP C.Boles



Dec 9, 2025 at 10:41:33 AM  
CE INSP C.Boles



120



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

## CODE ENFORCEMENT DIVISION

**November 10, 2025**

IN THE MATTER OF: Name: Ktn Property Management LLC

Address: 49 ST Croix Island Drive  
Saint Augustine, FL 32092

Case #: CE 2025-0505

HEREBY KNOWN AS RESPONDENT(S)

### OFFICIAL NOTICE OF VIOLATION

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

Chapter 19, Section 19-4 Certain growth and conditions prohibited.

SITE OF VIOLATION: 120 Arredondo Avenue

LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 41 THRU 44 BLK OR 5761 /  
1187

Parcel ID: 217090 0000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on September 2, 2025 and November 5, 2025, which revealed the following violations:

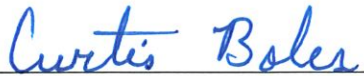
#### **Grass overgrown front and back yard.**

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 **\$250.00 per day** may be imposed by the Special Magistrate. The violation may be corrected via:

**Cut overgrown grass and hedges then call for a final inspection and 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.

Notice of Violation  
CE 2025-0505



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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 6675 2532 28, 9489 0090 0027 6675 2532 35

cc: David Birchim, City Manager  
CEAAB File

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



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

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

December 17, 2025

IN THE MATTER OF: Owner(s): Ktn Property Management LLC  
Address: 120 ARREDONDO AVE, Saint Augustine, FL, 32080  
Case #: CE2025-0505

**HEREBY KNOWN AS RESPONDENT(S)**

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

**Code Section: Chapter 19, Section 19-4 Certain growth and conditions prohibited.**

**SITE OF VIOLATION:** 120 ARREDONDO AVE, Saint Augustine, FL, 32080  
**LEGAL DESCRIPTION:** 3-98 DAVIS SHORES LOTS 41 THRU 44 BLK OR 5761/  
1187  
**PARCEL NUMBER:** 17090 0000

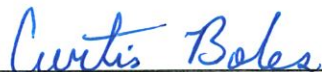
The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **January 7, 2026, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

**Grass overgrown in the front and back yard.**

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

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

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



**Curtis Boles**

Code Enforcement Inspector

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

Certified Mail Number: **9489 0090 0027 6675 2524 81, 9489 0090 0027 6675 2524 98**

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

KTN Property Management LLC
120 Arredondo Ave
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-

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 December 17, 2025, I received a copy of the attached Notice of Hearing for the hearing dated 17, 2025. December 7, 2026. January

PRIMARY SERVICE:

- 3. That on December 17, 2026, I

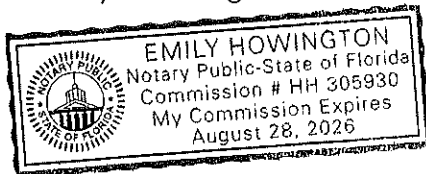
Mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

- 4. That on 20 1 Hand delivered said Notice to at

SECONDARY SERVICE:

- 5. That on December 9, 2025, I Posted said Notice on the property located at 120 Arredondo Ave, St. Augustine, FL 32092.
6. That on 20 1 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 5 DAY OF

[Signature]

January, 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 1909400000  
 Location Address 14 MYRTLE AVE  
 SAINT AUGUSTINE 32084-0000  
 Neighborhood Williams Addition (597)  
 Tax Description\* WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22  
 \*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 19.5552  
 Acreage 0.150  
 Homestead Y

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



## Owner Information

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

## Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$8,407
Homestead		\$25,000

## Sec. 19-3. - Unlawful conditions.

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

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

**CITY OF ST. AUGUSTINE  
MEMORANDUM**

**TO: Code Enforcement Special Magistrate**

**DATE: January 2, 2026**

**SUBJECT: Case Number: CE2025- 0581**

**RESPONDENT: Corbitt Carol Lee**

**LOCATION: 14 Myrtle Avenue, Saint Augustine, FL 32084;**

**Parcel Number 1909400000**

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

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**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 CE2025-0581, concerns the property located at 14 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 owner is Carol Lee Corbitt, and it is reflected as such on the agenda for today's meeting.

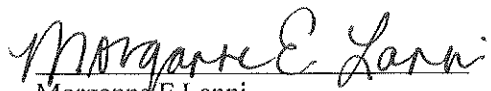
On November 10, 2025, I observed this property was littered with junk and debris, spilling out from the porch and covering the front yard and driveway. As I knew this was a repeat violation, I took photos documenting the state of the property and later went on to open a Code Enforcement case. This property has had a total of eighteen (18) Code Enforcement cases for the same issue, dating back to the year 2000; it is for this reason I am familiar with the property. Most recently, this property was found to be in violation on February 14, 2023. Since then, our office has opened and closed two additional cases before bringing the current case, case number CE2025-0581 to the Special Magistrate.

We received a formal complaint for this property on December 9, 2025 from a Mrs. Rebecca Celia, at 16 Myrtle Avenue; she cited the same issues I had observed on November 10<sup>th</sup>. I issued an Official Notice of Violation on December 10, 2025. Because this was a repeat violation, I issued an Official Notice of Hearing simultaneously. Both notices were sent via certified mail and posted to the property December 17<sup>th</sup>, 2025.

I photographed the property on November 10, 2025 and December 17, 2025. These photos accurately

depict what I observed on that day and have not been altered in any way. I have not established recent contact with the Respondent. I feel the respondent does understand the violation. As of January 2, 2026, no progress has been on this property for clean-up.

This concludes my presentation pending any questions you may have.



Morganne E Lanni  
Code Enforcement Officer







Dec 17, 2025 at 2:58:22 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

December 10, 2025

IN THE MATTER OF:   Owner(s):   Corbitt Carol Lee  
                          Agent(s):   N/A  
                          Address:   14 MYRTLE AVE, Saint Augustine, FL, 32084  
                          Case #:    CE2025-0581

HEREBY KNOWN AS RESPONDENT(S)

### OFFICIAL NOTICE OF VIOLATION

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

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

**SITE OF VIOLATION:**                   14 MYRTLE AVE, Saint Augustine, FL, 32084  
**LEGAL DESCRIPTION:**                WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22  
**PARCEL NUMBER:**                    1909400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on December 09, 2025 which revealed the following violations:

**Loose debris scattered throughout property.**

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 **30 Days** of the receipt of this Notice, or a fine of **up to \$500.00 per day** may be imposed by the Special Magistrate. The violation may be corrected via:

**Appear before the City of St. Augustine 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.

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 5006 059

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 5006 59



CITY OF  
**ST AUGUSTINE.**  
EST. 1685

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**

December 10, 2025

IN THE MATTER OF:   Owner(s):   Corbitt Carol Lee  
                                  Agent(s):   N/A  
                                  Address:   14 MYRTLE AVE, Saint Augustine, FL, 32084  
                                  Case #:    CE2025-0581

**HEREBY KNOWN AS RESPONDENT(S)**

**RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida**  
**Code Section: Chapter 19, Section 3, Unlawful conditions.**

**SITE OF VIOLATION:**                   14 MYRTLE AVE, Saint Augustine, FL, 32084  
**LEGAL DESCRIPTION:**                WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22  
**PARCEL NUMBER:**                    1909400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, January 7, 2026, 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:

**Loose debris scattered throughout property.**

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

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

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



Morganne E Lanni

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5006 059

cc: David Birchim, City Manager

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

**AFFIDAVIT OF SERVICE**

STATE OF FLORIDA  
COUNTY OF ST. JOHNS  
CITY OF ST. AUGUSTINE  
CORBITT, CAROL LEE  
14 MYRTLE AVE  
ST. AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-1181

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 December, 10, 2025,  
I received a copy of the attached Notice of Hearing for the hearing dated January, 7, 2026.

**PRIMARY SERVICE:**

- 3. That on December, 10, 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 December 17, 2025,  
I posted said Notice on the property located at  
14 Myrtle Ave, St. Augustine, FL 32084.
- 6. That on \_\_\_\_\_, 20\_\_\_\_,  
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,  
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF January, 2026.

[Signature]

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



### Apply for Exemptions

Apply for Exemptions

### Homestead Compliance

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

Homestead Compliance

### 2024 TRIM Notice

2024 TRIM Notice (PDF)

### Summary

Parcel ID	1585721103
Location Address	SPARTINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	49/55-59 PELICAN REEF IV LOT 3 BLK 11 OR5064/958 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef IV
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.630
Homestead	N

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



## St. Johns County, FL

### Owner Information

Owner Name	Day Rachel,Walker Lee 100% Day Walker Lee 100%
Mailing Address	5901 RIO ROYALLE RD SAINT AUGUSTINE, FL 32080-0000

### 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: December 31, 2025**

**SUBJECT: Case Number: CE2025-0583**

**RESPONDENT: RACHEL DAY  
WALKER LEE DAY**

**LOCATION: 114 Spartina Avenue Saint Augustine Fl 32080**

**Parcel Number 1120100000**

**VIOLATION: City Code, Chapter 25, Sec. 56- Tree Removal and Replacement**

---

**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 24 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2025-0583**, concerns the property located at **114 Spartina 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, **RACHEL DAY and WALKER LEE DAY**, and it is reflected as such on the agenda for today's meeting.

On **December 09, 2025**, I received a complaint from Jack Lassen, ARB member of the Pelican Reef, the community in which the property is located, advising an unknown number of trees had been removed from the vacant lot, believed to be Southern Red Cedar trees, by the Respondent, located on the property identified above without prior ARB permissions or required permits. I went to the site and observed 22 stumps which were verified as the following trees which were removed from the property and confirmed by the Respondent; 1) 14" Dahoon Holly, 2) 13" Dahoon Holly, 3) 11" Dahoon Holly, 4) 16" Cabbage Palm, 5) 12" Red Cedar, 6) 16" Cabbage Palm, 7) 5" Red Cedar, 8) 10" oak, 9) 8" Red Cedar 10) 7" Red Cedar, 11) 3" Red Cedar, 12) 2" Red Cedar, 13) 19" Red Cedar, 14) 6" Oak, 15) 9" Red Cedar, 16) 8" Red Cedar, 17) 23" Red Cedar, 18) 11.5" Red Cedar, 19) 6" Red Cedar, 20) 13" Red Cedar, 21) 17" Red Cedar, 22) 4" Red Cedar, upon my findings, a NOTICE OF VIOLATION and NOTICE OF HEARING were initiated and sent to the Respondents along with a detailed email outlining the violation, stating, 15 Southern Red Cedars, and 3 Dahoon Hollies are not eligible for after the fact permits; However, the two oak trees, 6" and 10" DBH are at a cost of \$300, and the Two Cabbage Palms for \$800.00, due to size.

I issued an Official NOTICE OF VIOLATION and NOTICE OF HEARING to **RACHEL DAY**

**and WALKER LEE DAY** on December 16, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 25, Sec.56- Tree Removal and Replacement**, for the irreputable and irreversible harm which was a result of Respondents Actions.

The Notice of Violation and Notice of Hearing were sent to the Respondent via certified mail, and a TRACKING UNAVAILABLE was uploaded to USPS Tracking on December 31, 2025.

I have established contact with the Respondent and discussed the violation in detail, and I feel they understand the violation. To date, the Respondents have not applied for nor obtained the available pre-discussed permits.

On December 9, 2025, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way. Because the violation constitutes the irreputable and irreversible harm, a Notice of Hearing was issued on December 16, 2025, which was delivered to the Respondents via certified mail, the USPS Tracking Site, stated TRACKING UNAVAILABLE, and posted at the City of Saint Augustine Clerks Office, additionally, Copies of the NOTICE of VIOLATION and NOTICE of HEARING were posted to the property and emailed to the Respondents at a earlier provided valid email address.

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



---

James Tomaselli  
Code Enforcement Officer



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

## CODE ENFORCEMENT DIVISION

**December 16, 2025**

IN THE MATTER OF: Name: **RACHAEL DAY  
WALKER LEE DAY**

Address: 5901 RIO ROYALE ROAD  
SAINT AUGUSTINE, FL 32080

Case #: **CE2025-0583**

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 25, Sec. 56 – Tree Removal and Replacement**

SITE OF VIOLATION: 114 Spartina Ave St Augustine Fl 32080

LEGAL DESCRIPTION: 49/55-59 PELICAN REEF IV LOT 3 BLK 11 OR5064/958

PARCEL NUMBER: 1585721103

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **December 9, 2025** which revealed the following violations:

**The following trees had been removed without any permits or permissions, 1) 14" Dahoon Holly, 2) 13" Dahoon Holly, 3) 11" Dahoon Holly, 4) 16" Cabbage Palm, 5) 12" Red Cedar, 6) 16" Cabbage Palm, 7) 5" Red Cedar, 8) 10" Oak, 9) 8" Red Cedar, 10) 7" Red Cedar, 11) 3" Red Cedar, 12) 2" Red Cedar, 13) 19" Red Cedar, 14) 6" Oak, 15) 9" Red Cedar, 16) 8" Red Cedar, 17) 23" Red Cedar, 18) 11.5" Red Cedar, 19) 6" Red Cedar, 20) 13" Red Cedar, 21) 17" Red Cedar, 22) 4" Red Cedar**

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, **IMMEDIATELY** of the receipt of this Notice, or a fine of **up to \$5000 per tree** may be imposed by the Magistrate.

Notice of Violation  
CE2025-0583

The violation may be corrected via:

**APPEARANCE BEFORE THE MAGISTERATE AND OBTAINING THE PROPER  
AFTER THE FACT PERMITS FOR OAKS AND PALMS AS DISCUSSED**

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  
904 669 0665

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

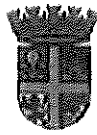
**Certified Mail Number: 9489 0090 0027 6575 2527 71, 9489 0090 0027 6575 2527 88**

9489 0090 0027 6675 2527 71

9489 0090 0027 6675 2527 88

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.



EST. 1565  
ST AUGUSTINE  
EST. 1565

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

**CODE ENFORCEMENT DIVISION**

**OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING**

December 16, 2025

**IN THE MATTER OF: Owner(s): RACHAEL DAY  
WALKER LEE DAY**

**Address: 5901 RIO ROYALE ROAD  
SAINT AUGUSTINE FLORIDA 32080**

**Case #: CE2025-0583**

**HEREBY KNOWN AS RESPONDENT(S)**

**RE: VIOLATION OF SECTION(S):**

**Code of Law and Ordinances of St. Augustine, Florida Chapter (25), Section (56)**

**SITE OF VIOLATION: 114 Spartina Ave., Saint Augustine FL 32080**

**LEGAL DESCRIPTION: 49/55-59 PELICAN REEF IV LOT 3 BLK 11 OR5064/958**

**PARCEL NUMBER: 1585721103**

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

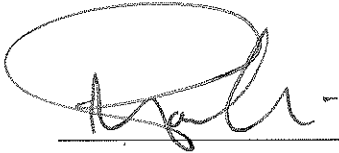
**Chapter 25, Sec. 56 – Tree Removal and Replacement.**

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 6575 2527 71, 9489 0090 0027 6575 2527 88**

cc:David Birchim, City Manager

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

## AFFIDAVIT OF SERVICE

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

**RACHEL DAY**  
**WALKER LEE DAY**

**5901 RIO ROYALLE ROAD SAINT AUGUSTINE FLORIDA 32080**

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0583**

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **DECEMBER 16, 2025**,  
I received a copy of the attached Notice of Hearing for the hearing dated **JANUARY 7, 2025**.

### PRIMARY SERVICE:

3. That on **DECEMBER 16, 2025**,  
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.  
**9489 0090 0027 6575 2527 71, 9489 0090 0027 6575 2527 88**

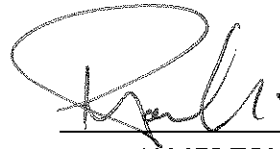
4. That on \_\_\_\_\_  
I hand delivered said Notice to \_\_\_\_\_.

### SECONDARY SERVICE:

5. That on, **DECEMBER 31, 2025**,  
I posted said Notice on the property located at  
**114 SPARTINA AVENUE SAINT AUGUSTINE FLORIDA 32080**.

6. That on **DECEMBER 31, 2025,**

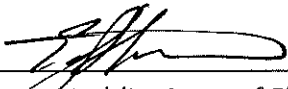
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.



JAMES TOMASELLI  
Code Enforcement Inspector

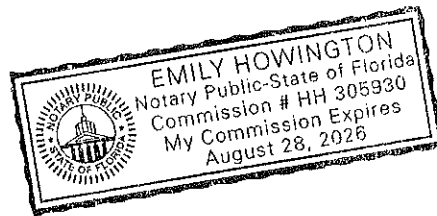
FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF January, 2026.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Homestead Compliance

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

Homestead Compliance

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

**Parcel ID** 1202800000  
**Location** 30 S LEONARDI ST  
**Address** SAINT AUGUSTINE 32084-0000  
**Neighborhood** Bravo Park (684)  
**Tax Description\*** HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR167/238 & 4576/1056(L/A) & 4685/15(H/R)  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** Single Family (0100)  
**Subdivision** Hernandez Subdivision  
**Sec/Twp/Rng** 41-7-29  
**District** City of St Augustine (District 452)  
**Millage Rate** 19.5552  
**Acreage** 0.110  
**Homestead** N

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



## Owner Information

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

## Sec. 19-3. - Unlawful conditions.

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

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

**CITY OF ST. AUGUSTINE  
MEMORANDUM**

**TO: Code Enforcement Special Magistrate**

**DATE: January 2, 2026**

**SUBJECT: Case Number: CE2025- 0591**

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

**LOCATION:   30 S Leonardi St, Saint Augustine, FL 32084;  
              Parcel Number 1202800000**

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

---

**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 CE2025-0591, concerns the property located at 30 S Leonardi St, 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 Prevatt Rosa Jane, Peterson R L, Peterson David, Rohrer Gloria Jean, Peterson Dee Ann, Harvey Lori, Peterson Lee, Peterson Todd, Petereson-Golde Amy, and Enos Shawna, and it is reflected as such on the agenda for today's meeting.


On February 5, 2025, this property was found in violation of Chapter 19, Section 3- unlawful conditions. The violation remained after the finding, and a lien was placed on the property June 4, 2025. After the lien hearing, I began receiving emails from concerned neighbors on July 17, 2025, citing the same issues and updating our office on the status of the individuals residing at the property. I inspected the property again on December 19<sup>th</sup>, 2025, and opened a repeat violation case. I observed the property in the same condition

as it was when the lien was applied in June 2025; the property littered with tree debris and machinery, and the same log splitting business being performed. I issued an Official Notice of Violation and Notice of Hearing on December 19, 2025. The notices were sent to the Respondent(s) via certified mail, as well as posted to the front door of the property on December 19, 2025.

I photographed the property on December 19, 2025. These photos accurately depict the conditions outlined in emails I received from concerned neighbors, as well as the inspection I completed that day. These photos have not been altered in any way.

I have not established contact with the Respondent. Because I have not established contact with the respondent, I cannot confirm if the respondent(s) understand the violation. Currently, no changes have been made to the condition of the property.

This concludes my presentation pending any questions you may have.

  
Morganne E Lanni  
Code Enforcement Officer

Dec 19, 2025 at 9:47:45 AM  
CE INSP M.LANNI



Dec 19, 2025 at 9:47:51 AM  
CE INSP M.LANNI



Dec 19, 2025 at 9:47:56 AM  
CE INSP M.LANNI



Dec 19, 2025 at 2:57:06 PM  
CE INSP M.LANNI





*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 5006 28  
9489 0090 0027 6577 5006 04  
9489 0090 0027 6577 5005 98  
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9489 0090 0027 6577 5005 74  
9489 0090 0027 6577 5005 67  
9489 0090 0027 6577 5005 50  
9489 0090 0027 6577 5005 43  
9489 0090 0027 6577 5005 36  
9489 0090 0027 6577 5005 29

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 5006 28  
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9489 0090 0027 6577 5005 98  
9489 0090 0027 6577 5005 81  
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9489 0090 0027 6577 5005 29

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MAILED IN  
SAME ENVELOPE



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

---

Morganne E Lanni  
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6577 5006 28  
9489 0090 0027 6577 5006 04  
9489 0090 0027 6577 5005 98  
9489 0090 0027 6577 5005 81  
9489 0090 0027 6577 5005 74  
9489 0090 0027 6577 5005 67  
9489 0090 0027 6577 5005 50  
9489 0090 0027 6577 5005 43  
9489 0090 0027 6577 5005 36  
9489 0090 0027 6577 5005 29

cc: David Birchim, City Manager

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

**AFFIDAVIT OF SERVICE**

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

PREVATT, ROSA JANE ET AL; PETERSON R.L.; PETERSON DAVID; ROHRER GLORIA JEAN;  
PETERSON DEE ANN; HARVEY, LORI; PETERSON, LEG; PETERSON TODD; PETERSON-GOLDE ANNY;  
ENOS, SHAWNA.

30 S LEONARDI ST  
ST. AUGUSTINE, FL 32084  
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025-0591

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 December, 19, 2025,  
I received a copy of the attached Notice of Hearing for the hearing dated January, 7, 2026.

**PRIMARY SERVICE:**

- 3. That on December 19, 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:**

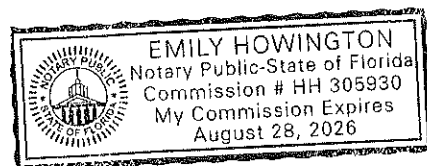
- 5. That on December 19, 2025,  
I posted said Notice on the property located at  
30 S Leonard St, St. Augustine, FL 32084.
- 6. That on \_\_\_\_\_, 20\_\_\_\_,  
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,  
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF January, 2026.

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



### Apply for Exemptions

Apply for Exemptions

### Homestead Compliance

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

Homestead Compliance

### 2024 TRIM Notice

2024 TRIM Notice (PDF)

### Summary

Parcel ID	1120100000
Location Address	6 BLANCHE LN SAINT AUGUSTINE 32084-0000
Neighborhood	Dancy Tract (SF) (487)
Tax Description*	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)
<small>Skip to main content</small>	<b>*The Description above is not to be used on legal documents.</b>
Property Use Code	Vacant Residential (0000)
Subdivision	Altavilla Subdivision
Section/Rng	42-126
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.150
Homestead	N

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



St. Johns County, FL

### Owner Information

Owner Name	<a href="#">Roots Construction Group LLC</a> 100%
Mailing Address	505 WILSON RD HASTINGS, FL 32145-0000

### Map



Sec. 19-3. - Unlawful conditions.

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

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

**CITY OF ST. AUGUSTINE  
MEMORANDUM**

**TO: Code Enforcement Special Magistrate**

**DATE: December 31, 2025**

**SUBJECT: Case Number: CE2025-0592**

**RESPONDENT: JOSEPH J LARGAY JR  
ROOTS CONSTRUCTION GROUP LLC**

**LOCATION: 6 Blanche Lane Augustine FL 32084**

**Parcel Number 1120100000**

**VIOLATION: City Code, Chapter 19, Sec. 3- Unlawful Conditions**

---

**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 24 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2025-0592**, concerns the property located at **6 Blanche Lane**, 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, **Joseph J Largay Jr., Roots Construction Group LLC.**, and it is reflected as such on the agenda for today's meeting.

On **December 19, 2025**, I observed large amounts of construction debris, miscellaneous objects, an unregistered vehicle and a mini house on a trailer, which appears to be occupied by the Respondent, located at the property identified above. I conducted a search of the city database City works and determined there is a prior identical case, **CE2023-0208**, which resulting is an **Order Imposing a Lien of \$50,000.00 on March 5, 2025, with the Order signed on June 4, 2025**; upon my findings, a NOTICE OF VIOLATION and NOTICE OF HEARING were initiated.

I issued an Official NOTICE OF VIOLATION and NOTICE OF HEARING to **JOSEPH J LARGAY JR AND ROOTS CONSTRUCTION GROUP LLC** on December 19, 2025. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 19, Sec. 3- Unlawful Conditions**, for the current conditions of the property and collection of junk and debris.

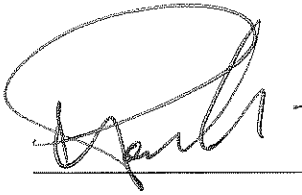
The Notice of Violation and Notice of Hearing were sent to the Respondent via certified mail, and a NOTICE LEFT was uploaded to USPS Tracking on December 24, 2025.

I have NOT established contact with the Respondent despite my attempts; however I feel he

understands the violation as this is a repeat occurrence at this property, with a history of other properties owned by the Respondent.

On December 19, 2025, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. Because compliance was not achieved and Respondent is a repeat violator, a Notice of Hearing was issued on December 19, 2025, which was delivered to the Respondents via certified mail, the USPS Tracking Site, stated NOTICE LEFT, and posted at the City of Saint Augustine Clerks Office, additionally, Copies of the NOTICE of VIOLATION and NOTICE of HEARING were posted to the property.

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

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

James Tomaselli  
Code Enforcement Officer

Dec 19, 2025 at 04:42 PM  
St. Augustine, FL 32084



Page 68 of 123

Dec 19, 2023 at 5:34:46 PM  
St. Augustine, FL 32084



Page 69 of 123

Oct 19, 2025 at 5:35:15 PM  
St. Augustine, FL 32084



Dec 19, 2025 at 5:35:49 PM  
St. Augustine, FL 32084



Dec 19, 2025 at 5:55:52 PM  
St. Augustine, FL 32084



Page 72 of 123

Dec 19, 2025 at 9:35:53 PM  
St. Augustine, FL 32084

Page 73 of 123



CITY OF  
ST. AUGUSTINE.  
EST. 1665

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

**CODE ENFORCEMENT DIVISION**

DECEMBER 19, 2025

IN THE MATTER OF: Owner(s): **ROOTS CONSTRUCTION GROUP LLC**

Agent(s): **JOSEPH J LARGAY JR**

Address: **505 WILSON ROAD, HASTINGS, FL, 32145**

Case #: **CE2025-0592**

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: Code Enforcement Violation – Chapter 19 Sec. 3 – Unlawful Conditions**

**SITE OF VIOLATION:** 6 Blanche Lane, Saint Augustine, FL, 32084

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

**PARCEL NUMBER:** 1120100000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **DECEMBER 19, 2025**, which revealed the following violations:

**UNLAWFUL CONDITIONS – PROPERTY OVERLOADED WITH CONSTRUCTION MATERIAL AND JUNK AND DEBRIS**

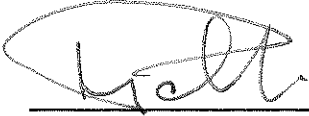
It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **Immediately** of the receipt of this Notice, or a fine of \$500.00 PER DAY may be imposed by the Special Magistrate. The violation may be corrected via:

**REMOVE ALL CONSTRCUTION MATERIALS, JUNK, DEBRIS, AND UNREGISTERED MOTOR VEHICLES FROM THE PROPERTY**

It is our goal to enforce the codes and ordinances of the City and to protect the health, safety and welfare of the citizens of St. Augustine and, accordingly, your cooperation regarding this matter is greatly appreciated. If you should have any questions concerning this matter, please contact the Code Enforcement Division at (904) 825-1066.

Notice of Violation

Case No. CE2025-0592



---

JAMES TOMASELLI

Code Enforcement Inspector  
904 669 0665

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

Certified Mail Number: Certified Mail: 9489 0090 0027 6675 2526 27, 9489 0090 0027 6675 2526 34

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 6675 2526 27

9489 0090 0027 6675 2526 34



1782  
**ST AUGUSTINE**  
EST 1785

**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**

**December 19, 2025**

**IN THE MATTER OF: Owner(s): ROOTS CONSTRUCTION GROUP LLC  
Agent: JOSEPH J LARGAY JR**

**Address: 505 WILSON ROAD, HASTINGS, FL, 32145  
Case #: CE2025-0592**

**HEREBY KNOWN AS RESPONDENT(S)**

**RE: VIOLATION OF SECTION(S):**

**Code of Law and Ordinances of St. Augustine, Florida Chapter (19), Section (3)**

**SITE OF VIOLATION: 6 Blanche Lane, Saint Augustine, FL, 32084**

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

**PARCEL NUMBER: 1120100000**

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

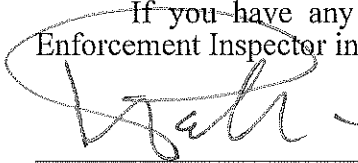
**Chapter 19, Section(s) 3- UNLAWFUL CONDITIONS.**

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 6675 2526 27, 9489 0090 0027 6675 2526 34

cc: David Birchim, City Manager

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

## AFFIDAVIT OF SERVICE

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

**JOSEPH J LARGAY JR**  
**ROOTS CONSTRUCTION GROUP LLC**

**505 WILSON ROAD HASTINGS FLORIDA 32145**

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0592**

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **DECEMBER 19, 2025**,  
I received a copy of the attached Notice of Hearing for the hearing dated **JANUARY 7, 2025**.

### PRIMARY SERVICE:

3. That on **DECEMBER 19, 2025**,  
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.  
**9489 0090 0027 6575 2526 27, 9489 0090 0027 6575 2526 34**

4. That on \_\_\_\_\_  
I hand delivered said Notice to \_\_\_\_\_.

### SECONDARY SERVICE:

5. That on, **DECEMBER 19, 2025**,  
I posted said Notice on the property located at  
**6 BLANCHE LANE SAINT AUGUSTINE FLORIDA 32084.**

6. That on **DECEMBER 31, 2025,**

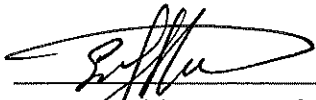
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.



JAMES TOMASELLI  
Code Enforcement Inspector

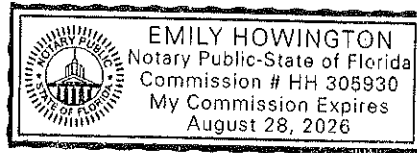
FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF January, 2026.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



### Apply for Exemptions

Apply for Exemptions

### Homestead Compliance

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

Homestead Compliance

### 2024 TRIM Notice

2024 TRIM Notice (PDF)

### Summary

Parcel ID	1952600000
Location Address	55 ABBOTT ST 15 LOCUST ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	CITY OF ST AUG ABBOTT TRACT W1/2 LOTS 1 & 2 BLK G OR5308/123 <i>*The Description above is not to be used on legal documents.</i>
Property Use 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	19.5552
Acreage	0.160
Homestead	N

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



[Skip to main content](#)

### Owner information

Owner Name [Beale Jason A](#) 100%  
 Mailing Address 25 OAK ST  
 SAINT AUGUSTINE, FL 32084-0000

# St. Johns County, FL

### 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  
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**

December 19, 2025

IN THE MATTER OF: Owner(s): Beale Jason A

Address: 55 ABBOTT ST, Saint Augustine, FL, 32084

Case #: CE2025-0303

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

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

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

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

**PARCEL NUMBER:** 1952600000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **January 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 6675 2524 29, 9489 0090 0027 6675 2524 36

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

BEALE, JASON A  
55 ABBOTT ST  
ST. AUGUSTINE, FL 32084

Respondent

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

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated May 7, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) ch. 28- Sec. 146 as of Jan. 5, 2026.

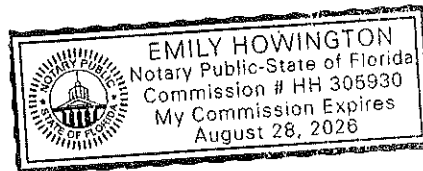
FURTHER, Affiant saith not.

Morganne E. Lanni  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF January, 2026.

[Signature]  
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE  
SPECIAL MAGISTRATE  
ST. AUGUSTINE, FLORIDA

**ORDER IMPOSING A FINE**

CASE NUMBER: CE2025-0303

IN THE MATTER OF:

Beale Jason A

**55 ABBOTT ST, Saint Augustine, FL, 32084**

**(Hereinafter referred to as Respondent)**

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

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

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

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

PARCEL NUMBER: **1952600000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JUNE 4, 2025 , AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on June 4, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative \_\_\_\_\_ was /  was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on March 27, 2025:

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

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

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

4. On May 07, 2025, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (15) days from the date of the Order to correct the violation by registering the short term rental, after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On May 19, 2025, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for June 4, 2025.

6. On June 4, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

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

**FINES PER VIOLATION**

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

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

- a.  You became compliant as of \_\_\_\_\_.
- b.  The violation remains as of May 23, 2025 and the fine is set to \$ 250 per day until compliance is met.
- c.  The violation remains for \_\_\_\_\_ days after the compliance period ended and the fine is set to \$ \_\_\_\_\_ per day for a total amount of \$ \_\_\_\_\_.
- d.  Other: \_\_\_\_\_

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

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

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

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

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

DONE AND ORDERED THIS 4<sup>TH</sup> OF JUNE, 2025, . In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



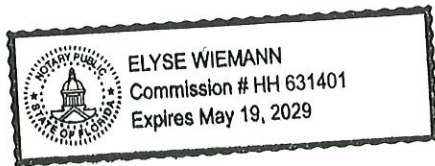
Stephanie Velo, Special Magistrate

City of St. Augustine

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 4th day of June, A.D., 2025



Elyse Wiemann  
Notary Public, State of Florida

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

BEFORE THE  
SPECIAL MAGISTRATE  
ST. AUGUSTINE, FLORIDA

**CERTIFICATE OF SERVICE**

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

\_\_\_\_\_

Beale Jason A, 25 OAK ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2572 33

\_\_\_\_\_

Beale Jason A, 55 ABBOTT ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2572 40

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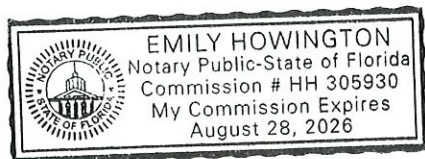
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

on this 5 day of June, 25  
*S. Mag*



# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Homestead Compliance

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

Homestead Compliance

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

Parcel ID	1560100000
Location Address	8 PACIFIC ST 10 PACIFIC ST 9 VENANCIO ST SAINT AUGUSTINE 32084-0000
Neighborhood	Sanchez & Jellison (698)
Tax Description*	1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Sanchez Land, Plat of Section 45 & 46 Tp
Sec/Twp/Rng	45-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.260
Homestead	N

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



## Owner Information

Owner Name	<a href="#">Legacy Portfolio Holdings LLC</a> 100%
Mailing Address	3635 MONTANA AVE BILLINGS, MT 59101-0000

## Sec. 28-146. - Registration.

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

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

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



CITY OF ST. AUGUSTINE  
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**

December 18, 2025

IN THE MATTER OF: Owner(s): Legacy Portfolio Holdings LLC

Address: 9 VENANCIO ST, Saint Augustine, FL, 32084

Case #: CE2025-0333

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

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

**SITE OF VIOLATION:** 9 VENANCIO ST, Saint Augustine, FL, 32084

**LEGAL DESCRIPTION:** 1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359

**PARCEL NUMBER:** 1560100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **January 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 6675 2524 43, 9489 0090 0027 6675 2524 50

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

LEGACY PORTFOLIO HOLDINGS LLC  
9 VENANCIO ST  
ST. AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0333

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated July 2, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28 Sec. 146 as of Jan. 5, 2026.

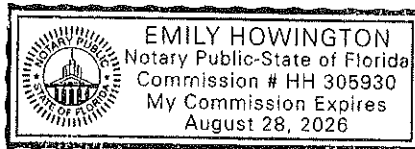
FURTHER, Affiant saith not.

Morganne E. Lanni  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF January, 2026.

[Signature]  
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE  
SPECIAL MAGISTRATE  
ST. AUGUSTINE, FLORIDA

**ORDER IMPOSING A FINE**

CASE NUMBER: CE2025-0333

IN THE MATTER OF:

Legacy Portfolio Holdings LLC  
**9 VENANCIO ST, Saint Augustine, FL, 32084**  
**(Hereinafter referred to as Respondent)**

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

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

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

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

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

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

The respondent and/or representative \_\_\_\_\_ was /  was not present

2. During a routine code enforcement inspection of the property, staff observed the following code violations on May 01, 2025:

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

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

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

4. On June 04, 2025, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (15) 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 June 23, 2025, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for July 2, 2025.

6. On July 2, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

- a.  In 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 \$ 250.00 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: 250 / per day / per day of violation

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

- e.  and the Fine is set at \$ 250 <sup>(250)</sup>.

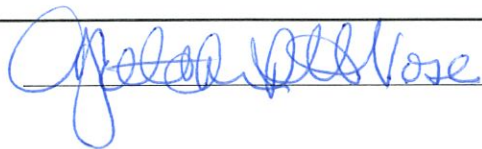
7. RESPONDENT IS HEREBY has thirty (30) days from the date of the order to pay the fine in full.

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

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

DONE AND ORDERED THIS . In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

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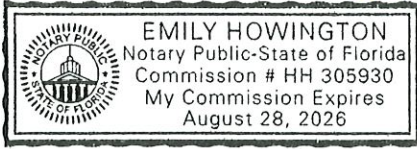
, Special Magistrate

City of St. Augustine

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 2 day of July, A.D., 25.



[Signature]  
Notary Public, State of Florida

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

# St. Johns County, FL

## Apply for Exemptions

Apply for Exemptions

## Homestead Compliance

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

Homestead Compliance

## Sales Questionnaire Form

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

Sales Questionnaire

## 2024 TRIM Notice

2024 TRIM Notice (PDF)

## Summary

Parcel ID	1560100000
Location Address	8 PACIFIC ST 10 PACIFIC ST 9 VENANCIO ST SAINT AUGUSTINE 32084-0000
Neighborhood	Sanchez & Jellison (698)
Tax Description*	1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4 OR6128/359 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Sanchez Land, Plat of Section 45 & 46 Tp
Sec/Twp/Rng	45-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.260
Homestead	N

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



## Owner Information

Owner Name	<a href="#">Legacy Portfolio Holdings LLC</a> 100%
Mailing Address	3635 MONTANA AVE BILLINGS, MT 59101-0000

## Sec. 28-146. - Registration.

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

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

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



CITY OF ST. AUGUSTINE  
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**

December 18, 2025

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

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

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

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

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on **January 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.

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

  
Barry Fox  
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6675 2524 67, 9489 0090 0027 6675 2524 74

cc: David Birchim, City Manager

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

**AFFIDAVIT OF NON-COMPLIANCE**

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

LEGACY PORTFOLIO HOLDINGS LLC  
8 PACIFIC ST  
ST. AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0352

I, Morganne E. Lanni have personally examined the property described in the Code Enforcement Order dated July 2, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Chap. 28 - Sec. 146 as of Jan. 5, 2026.

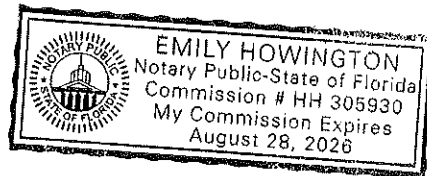
FURTHER, Affiant saith not.

Morganne E. Lanni  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF January, 2026.

[Signature]  
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE  
SPECIAL MAGISTRATE  
ST. AUGUSTINE, FLORIDA

**ORDER IMPOSING A FINE**

CASE NUMBER: CE2025-0352

IN THE MATTER OF:

Legacy Portfolio Holdings LLC  
**8 PACIFIC ST, Saint Augustine, FL, 32084**  
**(Hereinafter referred to as Respondent)**

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

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

VIOLATION SITE: **8 PACIFIC ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **1-110 SANCHEZ SUB WHITE CITY LOTS 4 & 5 BLK 4  
OR6128/359**

PARCEL NUMBER: **1560100000**

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

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

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

**The respondent and/or representative \_\_\_\_\_ was /  was not present**

2. During a routine code enforcement inspection of the property, staff observed the following code violations on May 05, 2025:

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

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

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

4. On June 04, 2025, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (15) 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 June 23, 2025, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for July 2, 2025.

6. On July 2, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

- a.  In 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 \$ 250.00 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: 250 / per day / per day of violation

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

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

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

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

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

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

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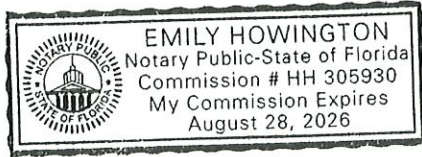


Special Magistrate  
City of St. Augustine

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 2 day of July, A.D., 25.



[Signature]  
Notary Public, State of Florida

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

### Apply for Exemptions

Apply for Exemptions

### Homestead Compliance

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

Homestead Compliance

### 2024 TRIM Notice

2024 TRIM Notice (PDF)

[Skip to main content](#)

### Summary

## St. Johns County, FL

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 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.270
Homestead	N

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



### Owner Information

Owner Name	Ray Rima 100%
Mailing Address	135 MENENDEZ RD SAINT AUGUSTINE, FL 32080

### Map



## Sec. 8-608. - Permit required.

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



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

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

December 22, 2025

IN THE MATTER OF:   Owner(s): Ray Rima  
                          Agent(s): N/A  
                          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 18 & 19 BLK 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 **Compliance Hearing** regarding your case on **January 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 6675 2524 05, 9489 0090 0027 6675 2524 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.

**AFFIDAVIT OF COMPLIANCE**

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

Rina, Ray  
135 Merendez Rd  
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2024-0219

I, BARRY E. FOX, have personally examined the property described in the Code Enforcement Order dated July 3, 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) Ch. 19 Sec. 19-3 as of July 3, 2025.

FURTHER, Affiant saith not.

Barry Fox  
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF January, 2026.

[Signature]  
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE  
75 King Street

DATE: 07/03/25 CUSTOMER#:  
TIME: 11:25:52  
CLERK: 1596pcou

RECPT#: 3177601 PREV BAL: 31250.00  
TP/YR: P/2025 AMT PAID: 31250.00  
BILL: 3177601 ADJSTMNT: .00  
EFF DT: 07/03/25 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 31250.00  
INTEREST PAID: .00  
ADJUSTMENTS: .00  
DISC TAKEN: .00

AMT TENDERED: 31250.00  
AMT APPLIED: 31250.00  
CHANGE: .00

PAID BY: 135menendezcefine  
PAYMENT METH: CHECK  
PAYMENT REF: 2130

TOT PREV BAL DUE: 31250.00  
TOT BAL DUE NOW : .00  
VA

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 proper documentation or obtaining the proper permits in violation of Chapter 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.  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.
- 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

*10 days then \$250*

**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 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.

*Emily Howington*

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

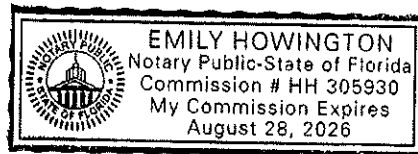
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S.

Mail to Rima Ray  
135 Menendez Rd, St. Augustine, FL 32084

3434 Blanding Blvd, Unit 224, Jacksonville, FL 32210

on this 3 day of July, 2024.

Signature Emily Howington



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** 1202800000  
**Location** 30 S LEONARDI ST  
**Address** SAINT AUGUSTINE 32084-0000  
**Neighborhood** Bravo Park (684)  
**Tax Description\*** HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR167/238 & 4576/1056(L/A) & 4685/15(H/R)  
*\*The Description above is not to be used on legal documents.*  
**Property Use Code** Single Family (0100)  
**Subdivision** Hernandez Subdivision  
**Sec/Twp/Rng** 41-7-29  
**District** City of St Augustine (District 452)  
**Millage Rate** 19.5552  
**Acreage** 0.110  
**Homestead** N

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



## Owner Information

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

## Sec. 19-3. - Unlawful conditions.

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

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

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

**ORDER  
IMPOSING LIEN  
CEAAB CASE NO. 2023-0296**

Public Records of St. Johns County, FL  
Clerk number: 2024022067  
BK: 5920 PG: 938  
3/25/2024 4:44 PM  
Recording \$18.50

IN THE MATTER OF:

**Rosa Jane Prevatt  
R. L. Peterson  
David Peterson  
Gloria Jean Peterson  
Dee Ann Peterson  
Lori Harvey  
Lee Peterson  
Todd Peterson  
Amy Peterson-Golde  
Shawna Enos  
30 S. Leonardi Street  
St. Augustine, FL 32084**  
(Hereinafter referred to as Respondent)

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

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

**ORDER**

THIS MATTER originally came before the Board for public hearing on **August 8, 2023**, after due notice to the Respondent(s), at which time the Board heard testimony under oath and received evidence. The Board issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by a time certain, as more specifically set forth in that order. On **August 8, 2023**, the Board issued an "**Order Finding Violation**" which allowed the Respondent **seven (7)** days to correct the violation by removing the debris. On **September 12, 2023**, the CEAAB issued an "**Order Imposing Fine**" which set the amount at \$250 per day for each day out of compliance beginning on August 16, 2023 during which the property would continue to accrue fines until compliance or the City fine threshold of **\$50,000.00** is met. **As of February 2024, the \$50,000.00 fine threshold was reached, and the property was still in violation and the fines had not been paid.**

Based on the evidence and testimony presented at the **March 12, 2024**, hearing, the Board 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.

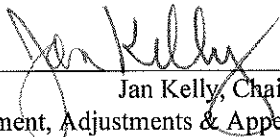
The Board's previous order set forth a running fine until the threshold was meter compliance achieved. The Board acknowledged that as of February 2024, the fine had reached the \$50,000.00 threshold and the property was not in compliance. On **March 12, 2024**, the Board ordered that the fine would be imposed in the form of a lien.

IT IS HEREBY ORDERED that the above described fine in the amount of \$50,000 is hereby pending against the Respondent(s) for the violation that existed upon the following described property, situated in St. Augustine, Florida, to wit:

Violation Site: 30 S. Leonardi Street, St. Augustine, FL 32084  
Legal Description: HERNANDEZ SUB LOT 7 & NS0FT OF LOT 8 82 X 54.6FT OR167/238 & 4576/1056 (L/A) & 4685/15(H/R)  
Parcel Number: 120280 0000

**THIS ORDER SHALL BE RECORDED IN THE OFFICIAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.**

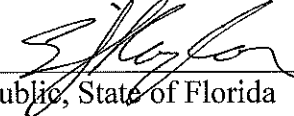
DONE AND ORDERED THIS 12TH DAY OF MARCH, 2024. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

  
\_\_\_\_\_  
Jan Kelly, Chairman  
Code Enforcement, Adjustments & Appeals Board

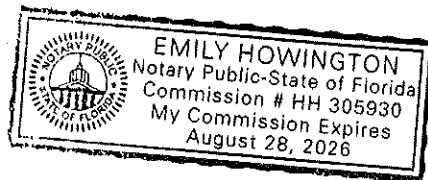
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 21 day of March, 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 Code Enforcement, Adjustments and Appeals Board, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment by the Sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for the enforcement purposes. After three (3) months from filing of any such liens which remain unpaid, the Code Enforcement, Adjustments and Appeals Board may authorize the local governing body attorney to foreclose on the lien.





BEFORE THE  
SPECIAL MAGISTRATE  
ST. AUGUSTINE, FLORIDA

**ORDER IMPOSING A LIEN**

CASE NUMBER: CE2024-0600

Public Records of St. Johns County, FL  
Clerk number: 2025045116  
BK: 6163 PG: 893  
6/9/2025 10:22 AM  
Recording \$27.00

IN THE MATTER OF:

Prevatt Rosa Jane Et AL  
Peterson R L  
Peterson David  
Rohrer Gloria Jean  
Peterson Dee Ann  
Harvey Lori  
Peterson Lee  
Peterson Todd

*Peterson* - ~~Peterson~~, Golde Amy  
Enos Shawna

**30 S LEONARDI ST, Saint Augustine, FL, 32084**

**(Hereinafter referred to as Respondent)**

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

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

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

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

PARCEL NUMBER: **1202800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JUNE 4, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on June 4, 2025, in accordance with Chapter 162 F.S.

The respondent and/or representative \_\_\_\_\_ was /  was not present

2. THIS MATTER originally came before the Special Magistrate for public hearing on February 5, 2025, 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 April 2, 2025, the Special Magistrate issued an "Order Imposing a Fine" which set the amount at \$50,000. **The 30 day period for payment has passed and the fines have not been paid.**

3. Based on the evidence and testimony presented at the June 4, 2025, 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 \$50,000.00 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 STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.**

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



Stephanie Vello

, Special Magistrate  
City of St. Augustine

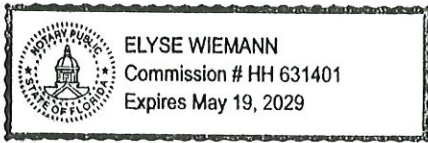
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 4th day of June, A.D., 2025

Elyse Wiemann

Notary Public, State of Florida



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