



CITY OF

STAUGUSTINE™

---EST. 1565---

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

WEDNESDAY, MARCH 4, 2026- 9:00 AM

ALCAZAR ROOM

-
1. Swearing in of Staff
 2. Approval of Minutes
 3. General Public Comments for Items Not on the Agenda
 4. Modifications to the Agenda
 5. New Violation Hearing
 6. Fine Assignment Hearing
 - a) CE2026-0365
RTC Smart & Construction LLC
28 Rollins Ave
Ch. 8 Sec. 8-608-
Permits required.
 7. Fine Reduction Hearing
 - a) CE2025-0303
Beale, Jason A
55 Abbott St
Ch. 28 Sec. 28-146-
Registration.
 8. Lien Hearing
 - a) CE2025-0333
Legacy Portfolio Holdings LLC
9 Venancio St
Ch. 28 Sec. 28-146-
Registration.

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

9. Compliance Hearing

- a) CE2024-0387
Pantling, Jamie
81 Coquina Ave
Ch.8, Sec. 8-608-
Permits required.

- b) CE2024-0394
Wolkoff William J Trust,
Wolkoff William J
186 Pelican Reef Dr
Ch 25 Sec 25-56-
Tree removal and replacement.

- c) CE2024-0576
Rer Pro Invest LLC
80 Anderson St
Ch. 8 Sec. 8-457. –Unlawful continuance.

10. Previously Heard Cases Update

11. City Attorney Items

12. Other Business

13. Adjournment

Notices: In accordance with Florida Statute 286.0105: ""If any person decides to appeal any decision made by the Code Enforcement, Adjustments and Appeals Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service. Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading market.

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	1206900000
Location Address	28 ROLLINS AVE SAINT AUGUSTINE 32084-0000
Neighborhood	King-Madore West Old Dixie (2500)
Tax Description*	8-83 ROLLINS SUB LOT 14 BLK 1 OR6092/1721 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Rollins Subdivision-Second Amended
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.160
Homestead	N

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Owner Information

Owner Name	Rtc Smart & Construction LLC 100%
Mailing Address	13720 SW 21 TER MIAMI, FL 33175-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$179,367.00
Extra Features Value	\$0.00
Total Land Value	\$105,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$284,367.00
Total Deferred	\$0.00
Assessed Value	\$284,367.00
Total Exemptions	
Taxable Value	\$284,367.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

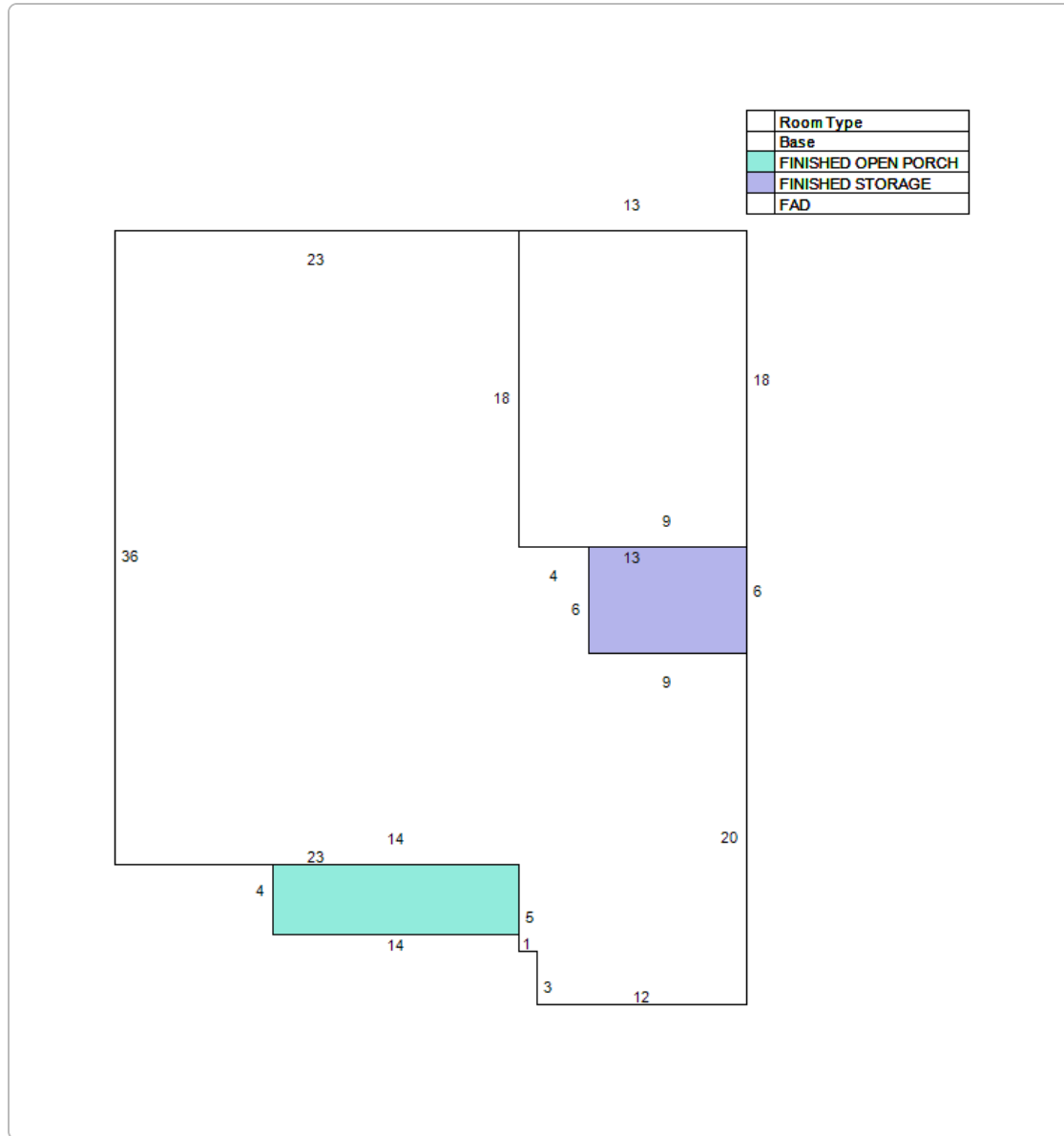
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$167,965	\$0	\$93,000	\$0
2024	\$180,809	\$0	\$93,000	\$0
2023	\$148,928	\$0	\$57,500	\$0
2022	\$116,938	\$0	\$47,600	\$0
2021	\$86,798	\$0	\$28,500	\$0
2020	\$92,791	\$0	\$26,500	\$0
2019	\$77,331	\$0	\$26,500	\$0
2018	\$72,234	\$0	\$23,400	\$0
2017	\$57,990	\$311	\$23,400	\$0
2016	\$53,701	\$343	\$19,500	\$0
2015	\$54,612	\$374	\$16,200	\$0

Building Information

Building	1	Roof Cover	Roll Composite
Building Value	\$179,367	Roof Structure	Gable Hip
Year Built	1959	Interior Flooring	Pine Wood
Actual Area	1453	Interior Wall	Drywall
Conditioned Area	1343	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block	Baths	1

Description	Square Footage
BASE AREA	1109
ADDITION	234
FINISHED STORAGE/UTILITY	54
FINISHED OPEN PORCH	56
Total SqFt	1453

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	105	60	FF	\$105,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/4/2025	1/31/2025	\$209,000.00	WARRANTY DEED	6092	1721	U	I	KG BUYS HOUSES	RTC SMART & CONSTRUCTION LLC
1/29/2025	1/24/2025	\$125,000.00	WARRANTY DEED	6090	588	U	I	MORGAN JOYCE WATERS	KG BUYS HOUSES
1/29/2025	8/1/2023	\$0.00	DEATH CERTIFICATE	6090	587	U	I	GREEN GEORGIA M(DEC'D)	GREEN GEORGIA M(DEC'D)
4/28/2006	4/28/2006	\$92,000.00	LIFE ESTATE	2693	425	U	I	GREEN GEORGIA MAE	GREEN GEORGIA MAE
4/18/2006	3/28/2006	\$0.00	QUIT CLAIM DEED	2685	130	U	I	MARION JAMES	GREEN GEORGIA MAE
6/6/2003	5/29/2003	\$0.00	WARRANTY DEED	1967	1580	U	I	GREEN GEORGIA MAE	JAMES MARION
6/6/2003	4/11/2003	\$0.00	QUIT CLAIM DEED	1967	1581	U	I	CARTER COREY D (HIS REM INT)	GREEN GEORGIA M
7/19/1996	7/19/1996	\$0.00	LIFE ESTATE	1184	1464	U	I	GREEN GEORGIA M ET AL	GREEN GEORGIA M
6/16/1992	5/15/1992	\$100.00	LIFE ESTATE	945	677	U	I	GREEN GEORGIA M	GREEN GEORGIA M

No data available for the following modules: Exemption Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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[Last Data Upload: 2/20/2026, 3:48:49 AM](#)

Contact Us



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.

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


Morganne Lanni
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6675 2510 64

9489 0090 0027 6675 2510 71

cc: David Birchim, City Manager

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

AFFIDAVIT OF NON-COMPLIANCE

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

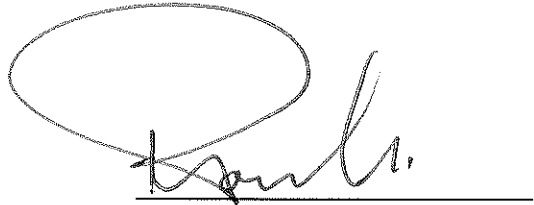
RTC SMART & CONSTRUCTION LLC
TORRES FALCON
LOUDES DE SANCHEZ-ESQ

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0365

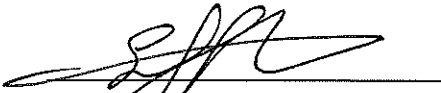
I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated DECEMBER 3, 2025, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s), Sec. 8-608 PERMITS REQUIRED as of FEBRUARY 24, 2026.

FURTHER, Affiant saith not.

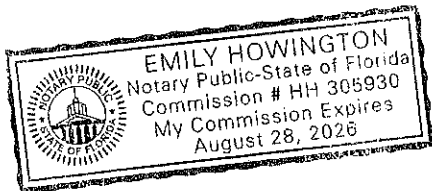


Code Enforcement Inspector
James Tomaselli

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF February, 2026.



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





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0365

IN THE MATTER OF:

RTC SMART & CONSTRUCTION LLC
EDUARDO TORRES FALCON
28 ROLLINS AVE, SAINT AUGUSTINE, FL, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: **28 ROLLINS AVE, SAINT AUGUSTINE, FL, 32084**

LEGAL DESCRIPTION: **8-83 ROLLINS SUB LOT 14 BLK 1 OR6092/1721**

PARCEL NUMBER: **1206900000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON DECEMBER 3, 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 December 3, 2025, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on June 03, 2025:

Respondent performed interior and exterior work without renovation permits

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

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

4. On November 15, 2025, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On November 15, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for December 3, 2025.

6. On December 3, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

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

AND

- a. You are in Compliance, at the time of this hearing.
- b. No fine will be assigned and the case will be closed.
- c. Other: see below

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

- a. You have 10 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues; to Dec. 15 (Monday) for compliance.
- b. You were in violation for _____ days, found to be compliant at this time, and the fine is set at \$_____.

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

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

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


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

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

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

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

DONE AND ORDERED THIS DECEMBER 3, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Garrett Olson


, 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, Garrett Olsen, 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 December, A.D., 25.





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

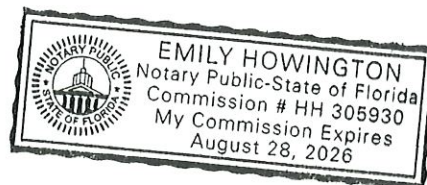
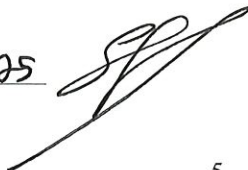
Rtc Smart & Construction LLC, TORRES FALCON, EDUARDO, 13720 SW 21 TER, MIAMI, FL 33175

9489 0090 0027 6675 2529 24

Rtc Smart & Construction LLC, 28 ROLLINS AVE, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2529 31

on this 4 day of December, 25



Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

[Skip to main content](#)

Homestead Compliance

St. Johns County, FL

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	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](#)



Owner Information

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

Map



Valuation Information

Assessed Year	2026
Building Value	\$732,088.00
Extra Features Value	\$494.00
Total Land Value	\$348,192.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,080,774.00
Total Deferred	\$0.00
Assessed Value	\$1,080,774.00
Total Exemptions	
Taxable Value	\$1,080,774.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$708,683	\$564	\$348,192	\$0
2024	\$663,784	\$635	\$348,192	\$0
2023	\$671,447	\$706	\$318,060	\$0
2022	\$497,014	\$1,988	\$284,580	\$0
2021	\$331,374	\$2,169	\$251,100	\$0
2020	\$338,720	\$2,349	\$284,580	\$0
2019	\$311,609	\$2,530	\$284,580	\$0
2018	\$306,198	\$2,711	\$284,580	\$0
2017	\$299,963	\$3,261	\$227,664	\$0
2016	\$304,017	\$3,493	\$207,576	\$0
2015	\$257,564	\$3,727	\$165,726	\$0

Building Information

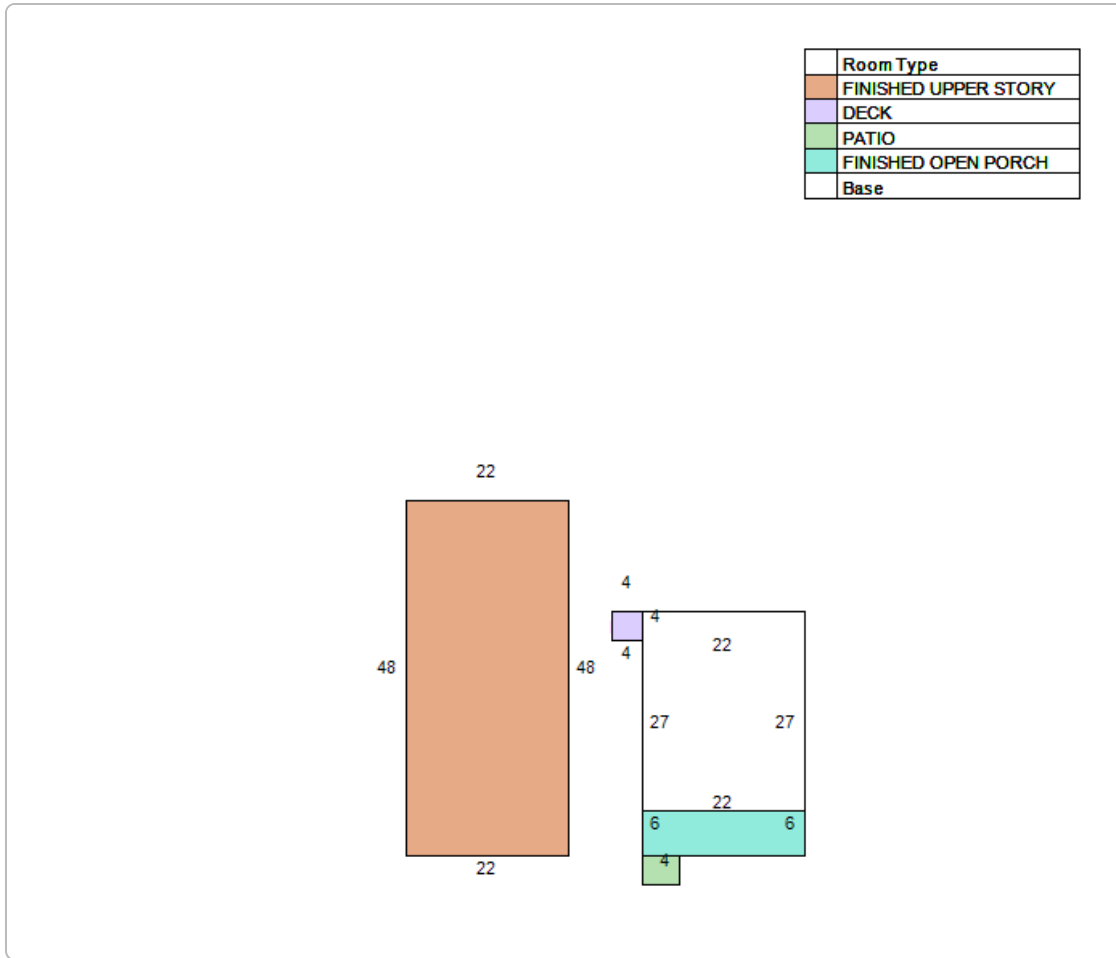
Building	1	Roof Cover	Metal
Building Value	\$435,004	Roof Structure	Gable Hip
Year Built	1900	Interior Flooring	Ceramic Tile, Pine Wood
Actual Area	1818	Interior Wall	Drywall
Conditioned Area	1650	Heating Type	Air Duct
Use	Duplex	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Wood Shingle	Baths	2

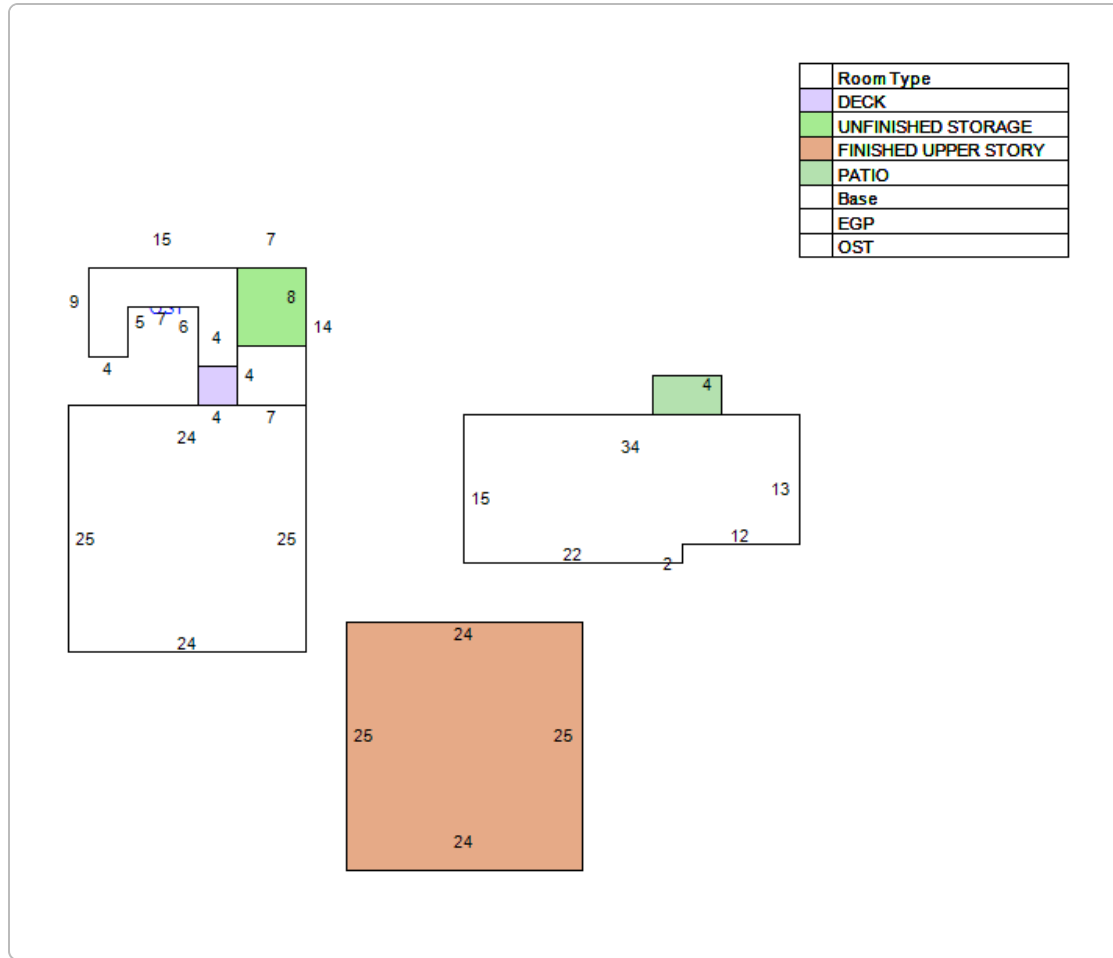
Description	Square Footage
BASE AREA	594
FINISHED OPEN PORCH	132
PATIO/SLAB	20
FINISHED DECK	16
FINISHED UPPER STORY	1056
Total SqFt	1818

Building	2	Roof Cover	Composite Shingle
Building Value	\$297,084	Roof Structure	Gable Hip
Year Built	1950	Interior Flooring	Carpet, Ceramic Tile
Actual Area	1988	Interior Wall	Drywall
Conditioned Area	1686	Heating Type	Air Duct
Use	Duplex	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Concrete Block, Wood	Baths	3

Description	Square Footage
OUTSIDE STAIRS	104
UNFINISHED ENCLOSED PORCH	98
BASE AREA	600
BASE AREA	486
PATIO/SLAB	28
FINISHED UPPER STORY	600
UNFINISHED STORAGE/UTILITY	56
FINISHED DECK	16
Total SqFt	1988

Sketch Information





Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		494

Land Information

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

Sale Information

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

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

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 Last Data Upload: 2/20/2026, 3:48:49 AM

Contact Us



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 REDUCTION**

February 20, 2026

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 Reduction Hearing** regarding your case on March 4, 2025, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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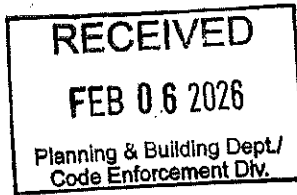
Morganne Lanni
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6675 2510 40

cc: David Birchim, City Manager 9489 0090 0027 6675 2510 57

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

CE 2025-0303

Application Fee \$100.00
Receipt No. 3330565

BDAC No. _____
Meeting Date 3/4/26
Deadline Date _____

PLEASE PRINT OR TYPE

1. ACTION REQUESTED:

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

2. NAME OF APPLICANT Jason Beale Daytime Telephone 904-295-5108

Address 25 Oak street City St. Augustine State FL Zip 32084

3. NAME OF PROPERTY OWNER Jason Beale Telephone 904-295-5108

Address 25 Oak street City St. Augustine State FL Zip 32084

4. PROJECT STREET ADDRESS 15 Locust street

5. TYPE OF CONSTRUCTION Existing _____ Proposed _____

6. BUILDING USE Existing _____ Proposed _____

7. REASON FOR ACTION REQUESTED:

Justification: requesting reduction of \$50,000 fine.

Hardship: I had someone running my ~~business~~ STAs and I thought it was good & then I had a medical breakdown & lost my job & had to get long term help. I have been trying to get everything back in order now.

AGREEMENT: In filing this application, I understand that it becomes a part of the Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge. Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where authorized agent signs in lieu of either property owner or applicant. Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

[Signature]
SIGNATURE OF APPLICANT 2-6-26
DATE

[Signature]
SIGNATURE OF PROPERTY OWNER 2-6-26
DATE

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 02/06/26 CUSTOMER#:
TIME: 15:34:11
CLERK: 1596pcou

RECPT#: 3330565 PREV BAL: 100.00
TP/YR: P/2026 AMT PAID: 100.00
BILL: 3330565 ADJSTMNT: .00
EFF DT: 02/06/26 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

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

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

PAID BY: 15 Locust APP to app
PAYMENT METH: CREDIT CARD
PAYMENT REF: 8392

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

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

PLANNING AND BUILDING

Date: 02/06/2026 03:32:20 PM

CREDIT CARD SALE

MASTERCARD
CARD NUMBER: *****8392 K

TOTAL AMOUNT: \$100.00

APPROVAL CD: 103021
RECORD #: 000
CLERK ID: SClayton
CUST CODE: 15LocustAPP

Customer Copy



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 JANUARY 7, 2026, 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 January 7, 2026, 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 "O rder Finding Violation" which allowed the respondent (15) days from the date of the Order to correct the violation by registering the short term rental 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 December 19, 2025, the Planning and B uilding Department sent the respondent, via certified mail, an "O fficial Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for January 7, 2026.

6. On January 7, 2026, 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 Jan. 7, 2026 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: _____

\$ 50,000.00 total, to be paid within 30 days.

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

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

DONE AND ORDERED THIS 7TH OF JANUARY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

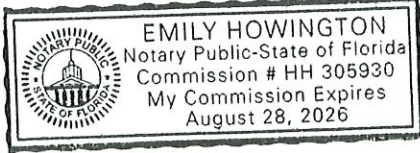


Gretchen RL Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST.

JOHNSI HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gretchen RL 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 7 day of January, A.D., 2026.



[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.


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 2519 ~~81~~

Beale Jason A, 55 ABBOTT ST, SAINT AUGUSTINE 32084, 9489 0090 0027 6675 2519 ~~81~~

on this 7 day of 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

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](#)

No Image Available

Owner Information

Owner Name [Legacy Portfolio Holdings LLC](#) 100%
 Mailing Address 3635 MONTANA AVE
 BILLINGS, MT 59101-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$724,627.00
Extra Features Value	\$25,667.00
Total Land Value	\$294,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,044,294.00
Total Deferred	\$0.00
Assessed Value	\$1,044,294.00
Total Exemptions	
Taxable Value	\$1,044,294.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$676,753	\$26,829	\$294,000	\$0
2024	\$653,745	\$27,989	\$294,000	\$0
2023	\$438,669	\$23,122	\$269,500	\$0
2022	\$367,617	\$13,748	\$263,424	\$0
2021	\$176,986	\$14,451	\$156,800	\$0
2020	\$136,635	\$15,154	\$117,600	\$0
2019	\$122,909	\$15,856	\$117,600	\$0
2018	\$90,987	\$17,134	\$83,300	\$0
2017	\$94,913	\$12,538	\$63,504	\$0
2016	\$98,887	\$12,538	\$63,504	\$0
2015	\$103,409	\$12,538	\$63,504	\$0

Building Information

Building	1	Roof Cover	Cement Fiber Shingle
Building Value	\$175,599	Roof Structure	Gable Hip
Year Built	1925	Interior Flooring	Carpet, Hardwood
Actual Area	960	Interior Wall	Drywall
Conditioned Area	708	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Wood Shingle	Baths	1

Description	Square Footage
BASE AREA	708
FINISHED SCREEN PORCH	60
FINISHED SCREEN PORCH	192

Description	Square Footage
Total SqFt	960

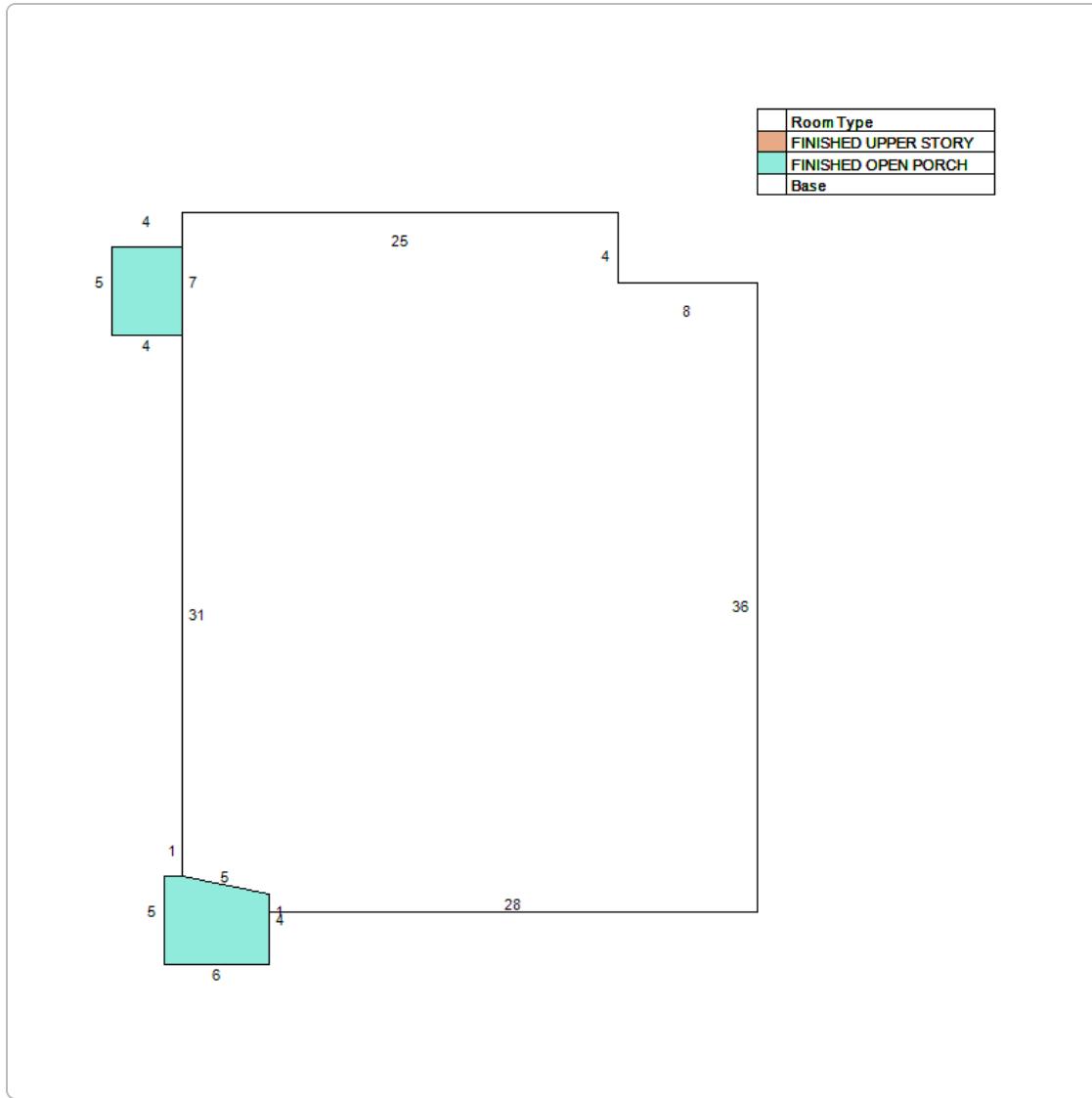
Building	2	Roof Cover	Composite Shingle
Building Value	\$348,421	Roof Structure	Gable Hip
Year Built	1925	Interior Flooring	Hardwood, Wood Laminate
Actual Area	1970	Interior Wall	Drywall
Conditioned Area	1922	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	1
Exterior Wall	Concrete Block	Baths	1.5

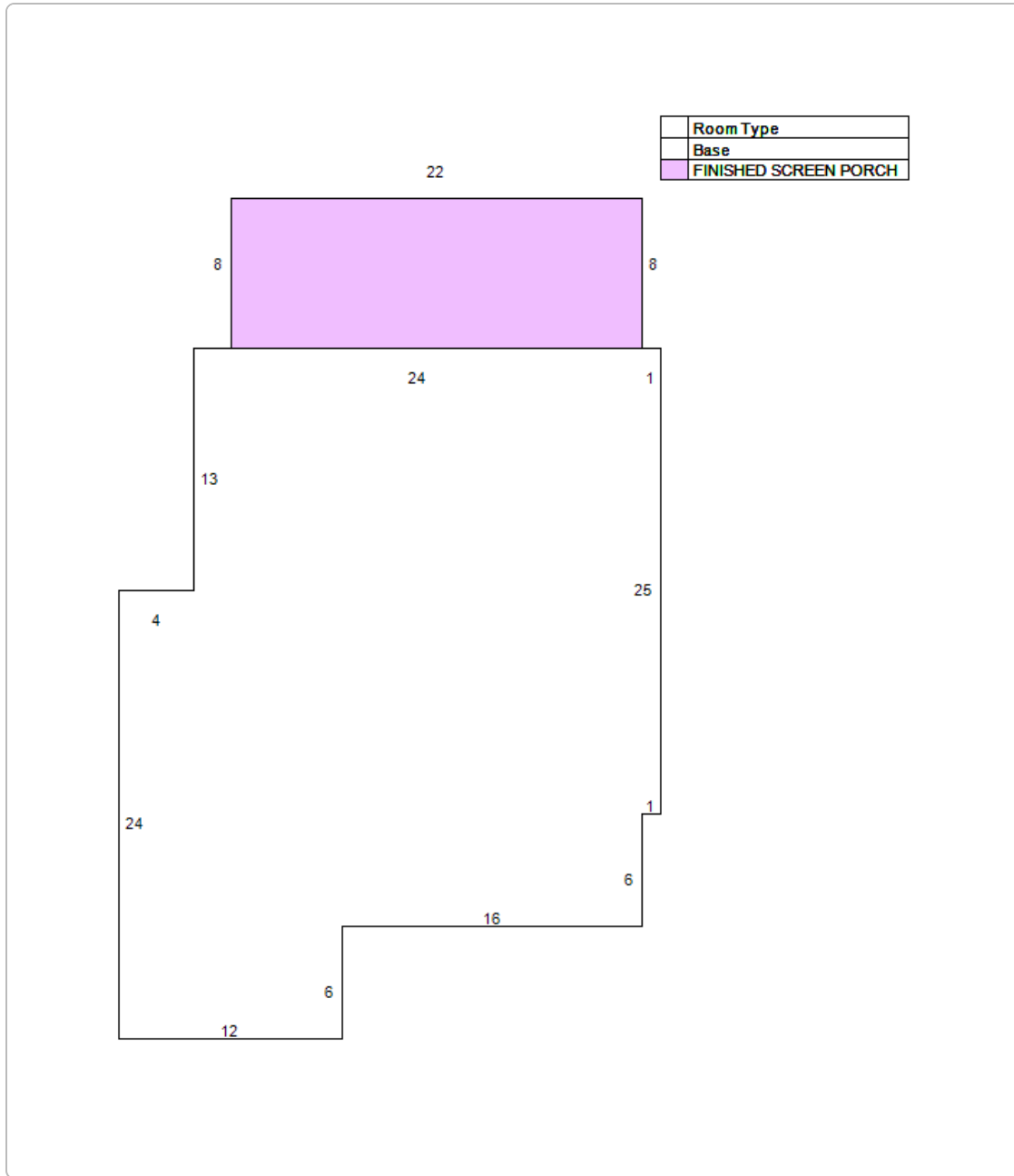
Description	Square Footage
BASE AREA	1281
FINISHED OPEN PORCH	20
FINISHED OPEN PORCH	28
FINISHED UPPER STORY	641
Total SqFt	1970

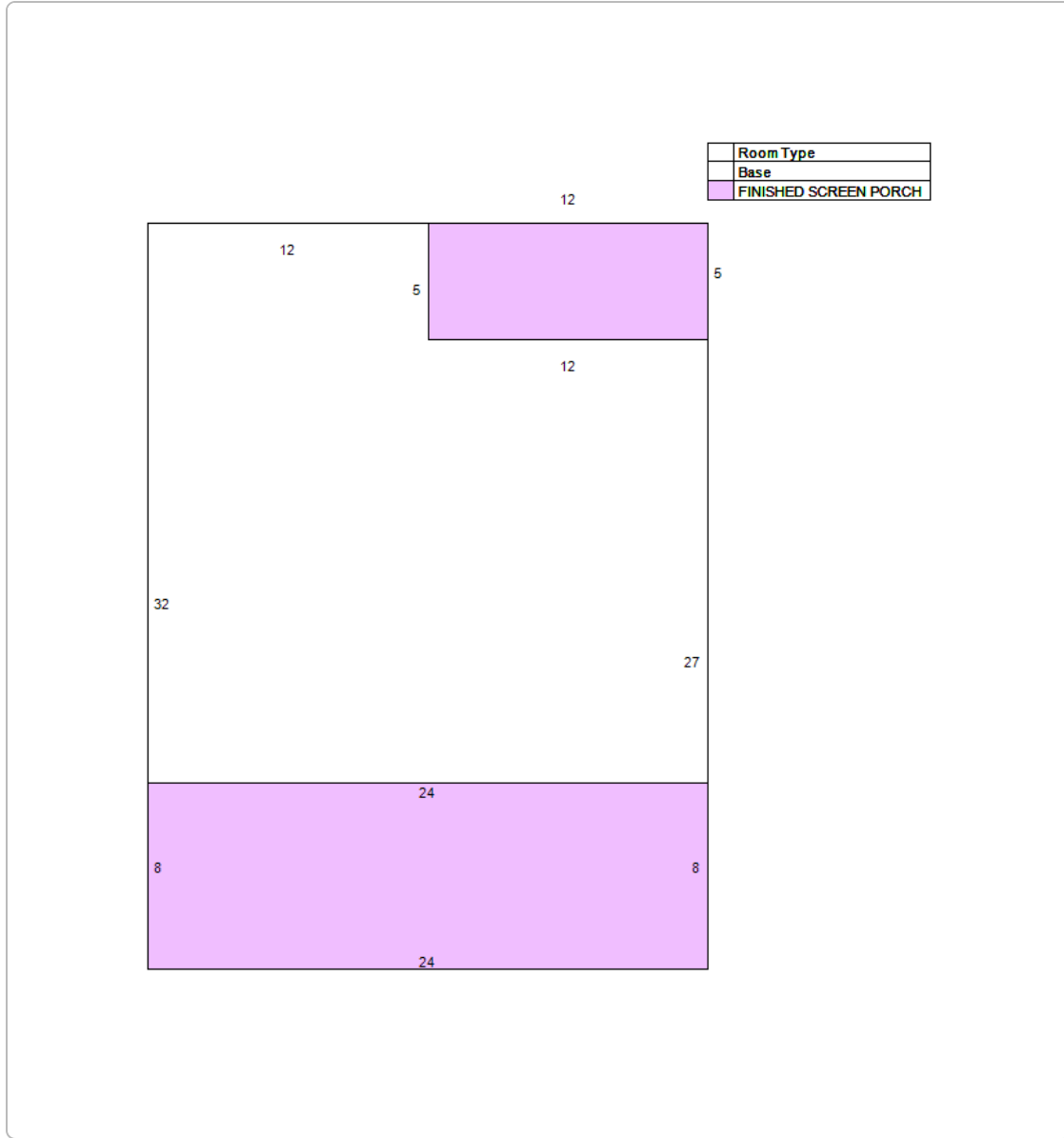
Building	3	Roof Cover	Composite Shingle
Building Value	\$200,607	Roof Structure	Gable Hip
Year Built	1925	Interior Flooring	Hardwood, Wood Laminate
Actual Area	1089	Interior Wall	Drywall
Conditioned Area	913	Heating Type	Forced Air
Use	Single Family Residence	Air Conditioning	None
Style	01	Bedrooms	2
Exterior Wall	Cement Fiber	Baths	1

Description	Square Footage
BASE AREA	913
FINISHED SCREEN PORCH	176
Total SqFt	1089

Sketch Information







Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		5796
Garage - Average (Mix)		9975
Garage - Average (Mix)		6804
Pavilion - Good (Mix)		1492
Pavilion - Good (Mix)		995
Masonry Wall (Mix)		605

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	50	120	50	EF	\$147,000
Multi-Family (Less than 10 Units)	50	120	50	EF	\$147,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/8/2025	12/20/2024	\$100.00	QUIT CLAIM DEED	6128	359	U	I	STREAM HOLDINGS LLC	LEGACY PORTFOLIO HOLDINGS LLC
4/18/2023	4/10/2023	\$1,346,500.00	WARRANTY DEED	5741	1207	Q	I	PKMH HOLDINGS LLC	STREAM HOLDINGS LLC
1/13/2022	1/7/2022	\$100.00	WARRANTY DEED	5469	904	U	I	HONEY AND VINEGAR LLC	PKMH HOLDINGS LLC
6/8/2021	5/27/2021	\$685,000.00	WARRANTY DEED	5286	1814	Q	I	P & J FINANCIAL ENTERPRISES LLC	HONEY AND VINEGAR LLC
10/4/2013	8/16/2013	\$100.00	WARRANTY DEED	3799	350	U	I	KALV PAUL D	P & J FINANCIAL ENTERPRISES LLC
10/4/2013	8/16/2013	\$100.00	WARRANTY DEED	3799	348	U	I	KALV GEORGE PAUL TRUST	KALV PAUL D
10/4/2013	3/7/2013	\$0.00	DEATH CERTIFICATE	3799	345	U	I	KALV GEORGE PAUL (DECD 3/7/13)	KALV GEORGE PAUL TRUST
	9/25/2009	\$100.00	WARRANTY DEED	3247	1540	U	I	KALV GEORGE PAUL	KALV GEORGE PAUL TRUST

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 2/20/2026, 3:48:49 AM

Contact Us



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 IMPOSING A LIEN**

February 20, 2026

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 **Imposing A Lien Hearing** regarding your case on March 4, 2026, **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.


Morganne Lanni
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6675 2511 70

cc: David Birchim, City Manager 9489 0090 0027 6675 2511 87

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0333

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 JANUARY 7, 2026, 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 January 7, 2026, 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 registering the short term rental 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 December 18, 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 January 7, 2026.

6. On January 7, 2026, 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 Jan. 7, 2026 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: _____

*47,250.00 total,
to be paid within
30 days.*

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

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

DONE AND ORDERED THIS 7TH OF JANUARY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Gretchen KL Vase

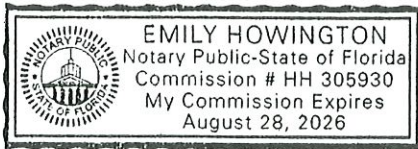
, Special Magistrate

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, Gretch RL Jose, 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 7 day of January, A.D., 2026.



[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.

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

Legacy Portfolio Holdings LLC, 3635 MONTANA AVE, BILLINGS, MT 59101,

9489 0090 0027 6675 2519 41

Legacy Portfolio Holdings LLC, 9 VENANCIO ST, SAINT AUGUSTINE, FL 32084,

9489 0090 0027 6675 2519 58

on this 7 day of January, 2026



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

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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)
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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](#)

No Image Available

Owner Information

Owner Name [Legacy Portfolio Holdings LLC](#) 100%
 Mailing Address 3635 MONTANA AVE
 BILLINGS, MT 59101-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$724,627.00
Extra Features Value	\$25,667.00
Total Land Value	\$294,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,044,294.00
Total Deferred	\$0.00
Assessed Value	\$1,044,294.00
Total Exemptions	
Taxable Value	\$1,044,294.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$676,753	\$26,829	\$294,000	\$0
2024	\$653,745	\$27,989	\$294,000	\$0
2023	\$438,669	\$23,122	\$269,500	\$0
2022	\$367,617	\$13,748	\$263,424	\$0
2021	\$176,986	\$14,451	\$156,800	\$0
2020	\$136,635	\$15,154	\$117,600	\$0
2019	\$122,909	\$15,856	\$117,600	\$0
2018	\$90,987	\$17,134	\$83,300	\$0
2017	\$94,913	\$12,538	\$63,504	\$0
2016	\$98,887	\$12,538	\$63,504	\$0
2015	\$103,409	\$12,538	\$63,504	\$0

Building Information

Building	1	Roof Cover	Cement Fiber Shingle
Building Value	\$175,599	Roof Structure	Gable Hip
Year Built	1925	Interior Flooring	Carpet, Hardwood
Actual Area	960	Interior Wall	Drywall
Conditioned Area	708	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Wood Shingle	Baths	1

Description	Square Footage
BASE AREA	708
FINISHED SCREEN PORCH	60
FINISHED SCREEN PORCH	192

Description	Square Footage
Total SqFt	960

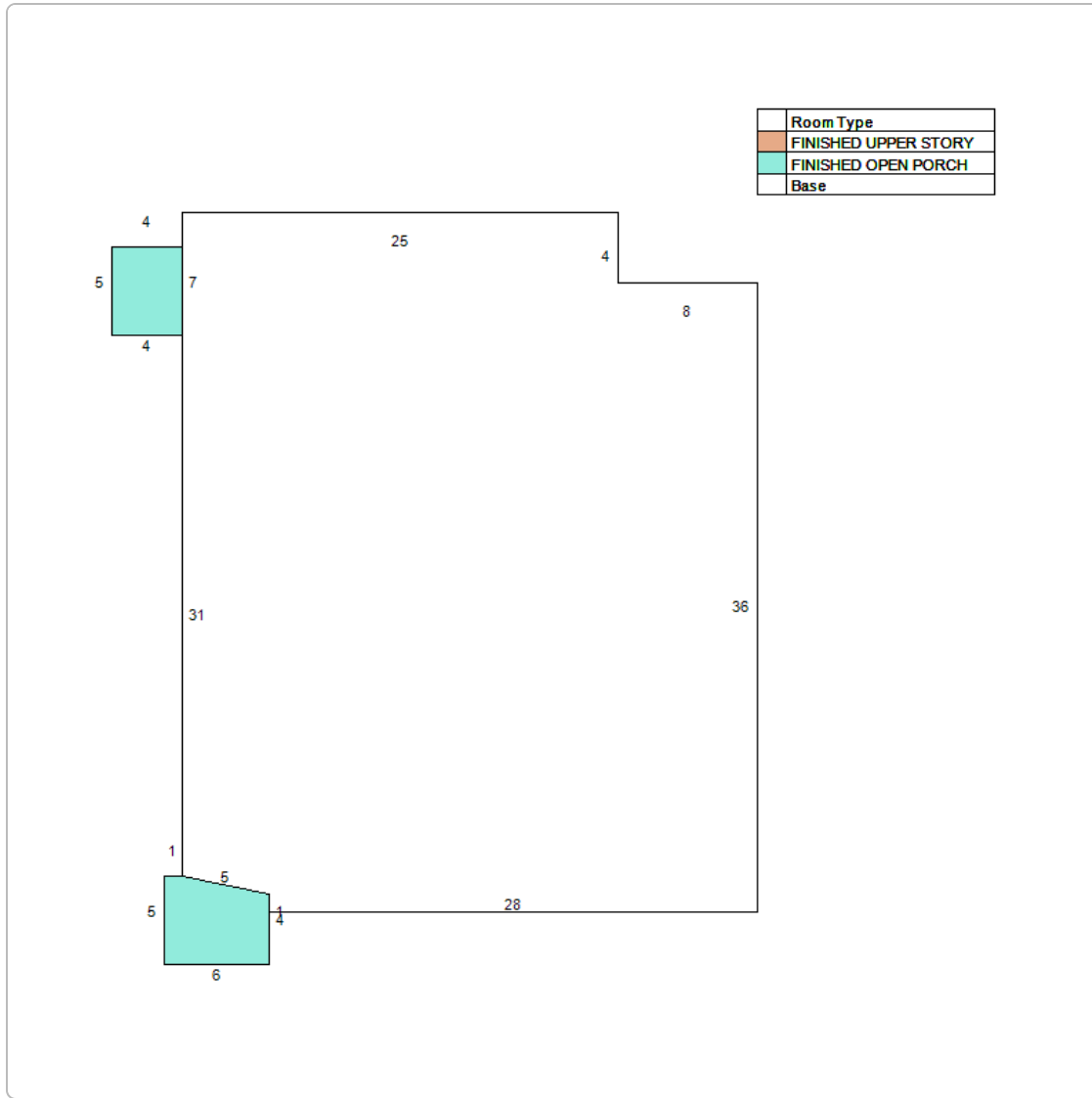
Building	2	Roof Cover	Composite Shingle
Building Value	\$348,421	Roof Structure	Gable Hip
Year Built	1925	Interior Flooring	Hardwood, Wood Laminate
Actual Area	1970	Interior Wall	Drywall
Conditioned Area	1922	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	1
Exterior Wall	Concrete Block	Baths	1.5

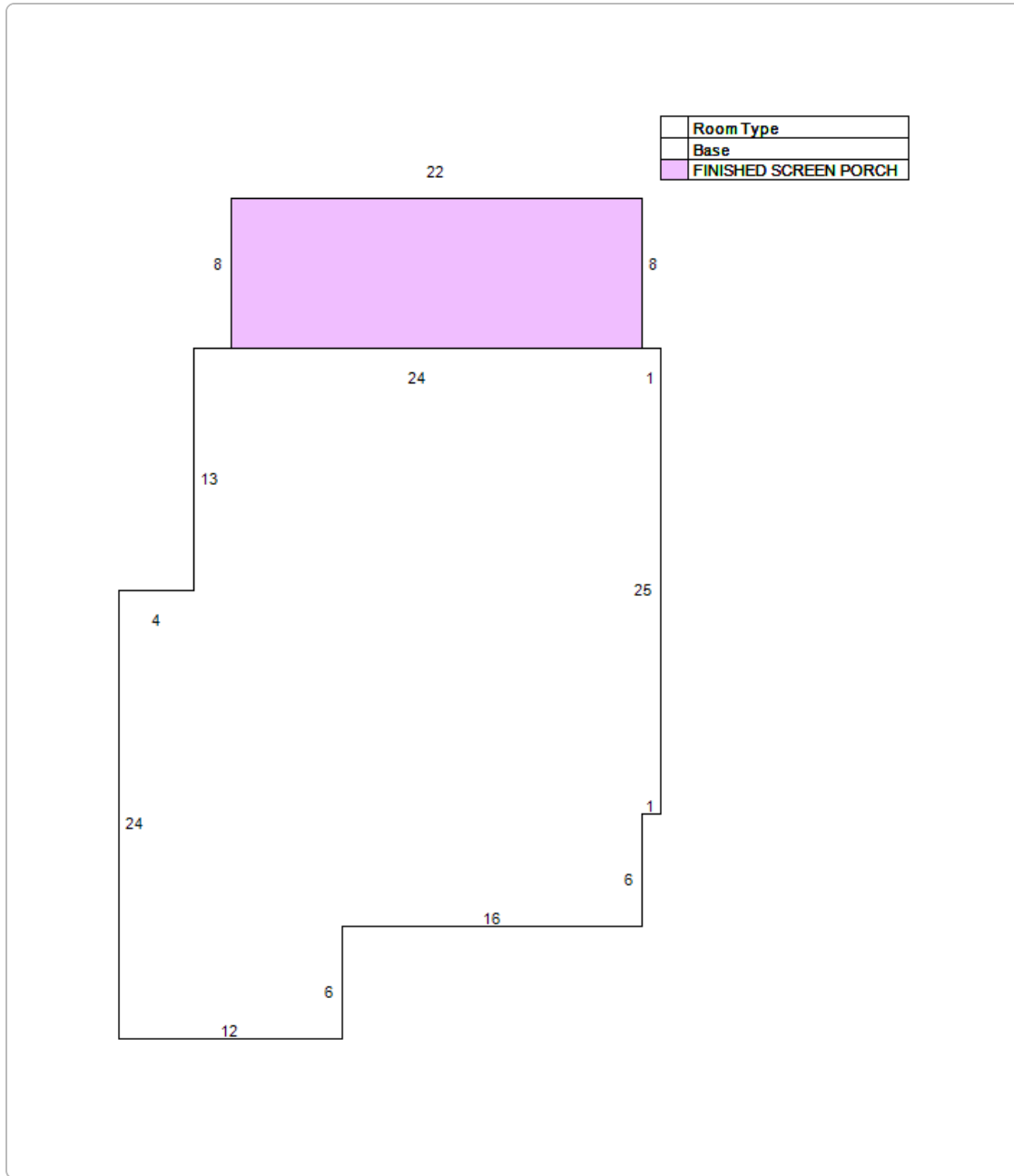
Description	Square Footage
BASE AREA	1281
FINISHED OPEN PORCH	20
FINISHED OPEN PORCH	28
FINISHED UPPER STORY	641
Total SqFt	1970

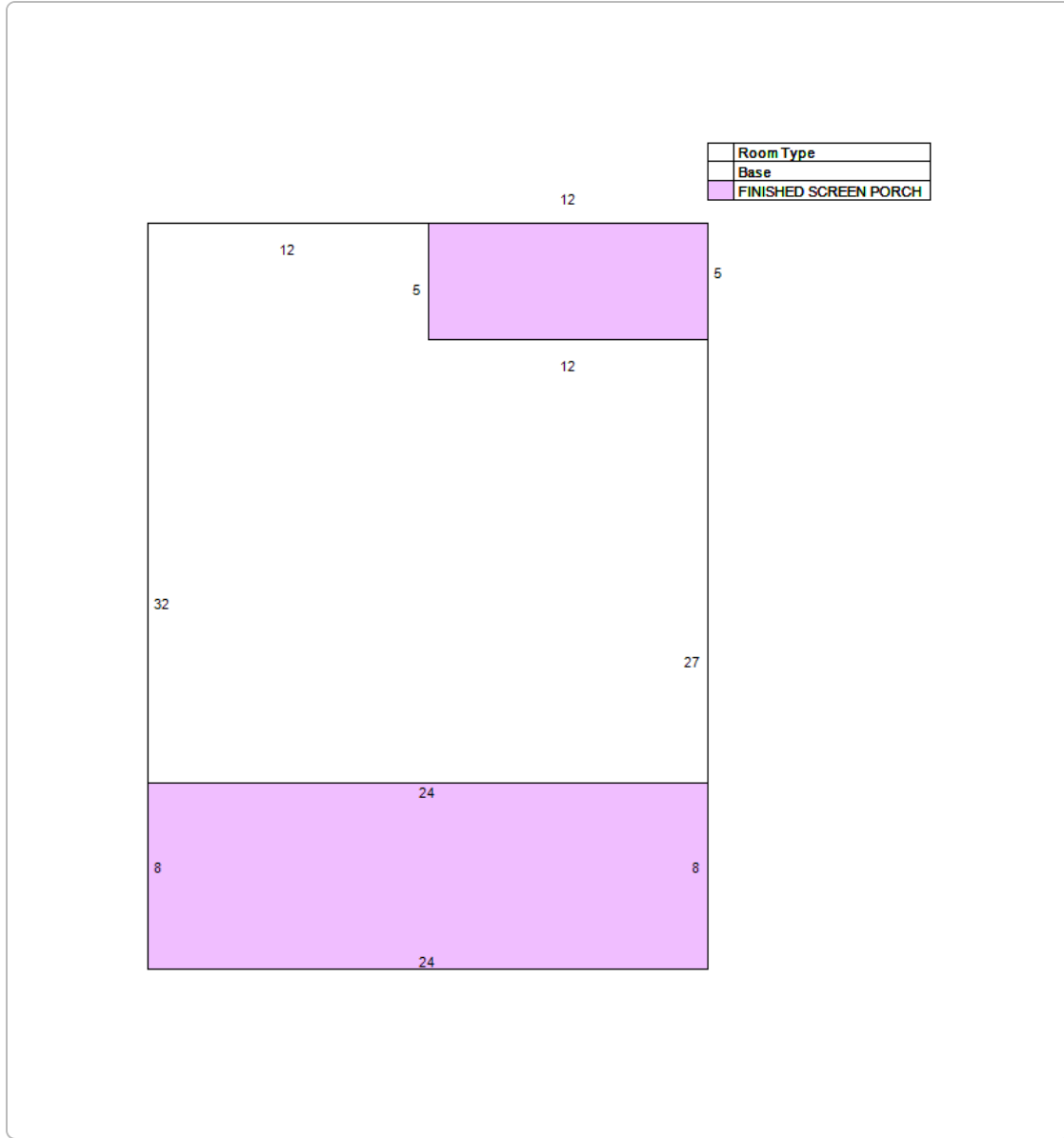
Building	3	Roof Cover	Composite Shingle
Building Value	\$200,607	Roof Structure	Gable Hip
Year Built	1925	Interior Flooring	Hardwood, Wood Laminate
Actual Area	1089	Interior Wall	Drywall
Conditioned Area	913	Heating Type	Forced Air
Use	Single Family Residence	Air Conditioning	None
Style	01	Bedrooms	2
Exterior Wall	Cement Fiber	Baths	1

Description	Square Footage
BASE AREA	913
FINISHED SCREEN PORCH	176
Total SqFt	1089

Sketch Information







Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		5796
Garage - Average (Mix)		9975
Garage - Average (Mix)		6804
Pavilion - Good (Mix)		1492
Pavilion - Good (Mix)		995
Masonry Wall (Mix)		605

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	50	120	50	EF	\$147,000
Multi-Family (Less than 10 Units)	50	120	50	EF	\$147,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/8/2025	12/20/2024	\$100.00	QUIT CLAIM DEED	6128	359	U	I	STREAM HOLDINGS LLC	LEGACY PORTFOLIO HOLDINGS LLC
4/18/2023	4/10/2023	\$1,346,500.00	WARRANTY DEED	5741	1207	Q	I	PKMH HOLDINGS LLC	STREAM HOLDINGS LLC
1/13/2022	1/7/2022	\$100.00	WARRANTY DEED	5469	904	U	I	HONEY AND VINEGAR LLC	PKMH HOLDINGS LLC
6/8/2021	5/27/2021	\$685,000.00	WARRANTY DEED	5286	1814	Q	I	P & J FINANCIAL ENTERPRISES LLC	HONEY AND VINEGAR LLC
10/4/2013	8/16/2013	\$100.00	WARRANTY DEED	3799	350	U	I	KALV PAUL D	P & J FINANCIAL ENTERPRISES LLC
10/4/2013	8/16/2013	\$100.00	WARRANTY DEED	3799	348	U	I	KALV GEORGE PAUL TRUST	KALV PAUL D
10/4/2013	3/7/2013	\$0.00	DEATH CERTIFICATE	3799	345	U	I	KALV GEORGE PAUL (DECD 3/7/13)	KALV GEORGE PAUL TRUST
	9/25/2009	\$100.00	WARRANTY DEED	3247	1540	U	I	KALV GEORGE PAUL	KALV GEORGE PAUL TRUST

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 2/20/2026, 3:48:49 AM

Contact Us



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 IMPOSING A LIEN**

February 20, 2026

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 **Imposing A Lien Hearing** regarding your case on March 4, 2026, **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.

Morganne E. Lanni
Morganne Lanni
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6675 2511 70

cc: David Birchlin, City Manager 9489 0090 0027 6675 2511 87

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0352

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 JANUARY 7, 2026, 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 January 7, 2026, 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 registering the short term rental 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 December 18, 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 January 7, 2026.

6. On January 7, 2026, 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 Jan. 7, 2026 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: _____

*47,250.00 total
to be paid within
30 days.*

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

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

DONE AND ORDERED THIS 7TH OF JANUARY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

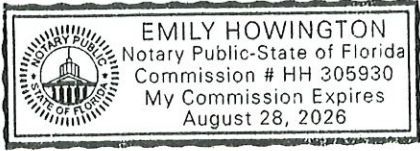


Gretchen KL Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Gretchen RL Vore, 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 7 day of January, A.D., 2020.



[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.

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

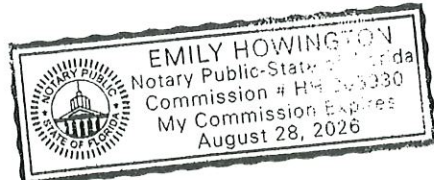
Legacy Portfolio Holdings LLC, 3635 MONTANA AVE, BILLINGS, MT 59101,

9489 0090 0027 6675 2519 27

Legacy Portfolio Holdings LLC, 8 PACIFIC ST, SAINT AUGUSTINE 32084

9489 0090 0027 6675 2519 34

on this 7 day of January, 2022 



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 2214100000
Location 81 COQUINA AVE
Address SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores (ICWFR) (590.05)
Tax Description* 3-101 DAVIS SHORES LOT 42 & N 8FT OF LOT 43 BLK 50 & RIP RGT & 8-71 LUWANNA SUB OF DAVIS SHORES S5FT OF LOT 6 & PT OF GL 1 LYING W'LY & ADJ OR 5120/1295(P/R) & 5120/1297
Property Use Code Single Family HX Demo Rebuilding per 193.155 (0199)
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 20-7-30
District City of St Augustine (District 452)
Millage Rate 19.5552
Acreage 0.270
Homestead Y

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

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

Owner Information

Owner Name [Pantling Jamie](#) 100%
Mailing Address 81 COQUINA AVE
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$26,411
Homestead		\$25,000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$27,318.00
Total Land Value	\$289,800.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$317,118.00
Total Deferred	\$49,966.00
Assessed Value	\$267,152.00
Total Exemptions	\$51,411.00
Taxable Value	\$215,741.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$27,318	\$276,000	\$0
2024	\$0	\$21,568	\$303,600	\$0
2023	\$5,896	\$21,568	\$276,000	\$0
2022	\$413,500	\$29,300	\$231,840	\$0
2021	\$278,257	\$29,300	\$207,000	\$0
2020	\$282,017	\$29,300	\$207,000	\$0
2019	\$259,251	\$23,742	\$215,280	\$0
2018	\$263,240	\$23,742	\$215,280	\$0
2017	\$271,216	\$23,690	\$215,280	\$0
2016	\$275,205	\$20,175	\$215,280	\$0
2015	\$227,921	\$20,175	\$215,280	\$0

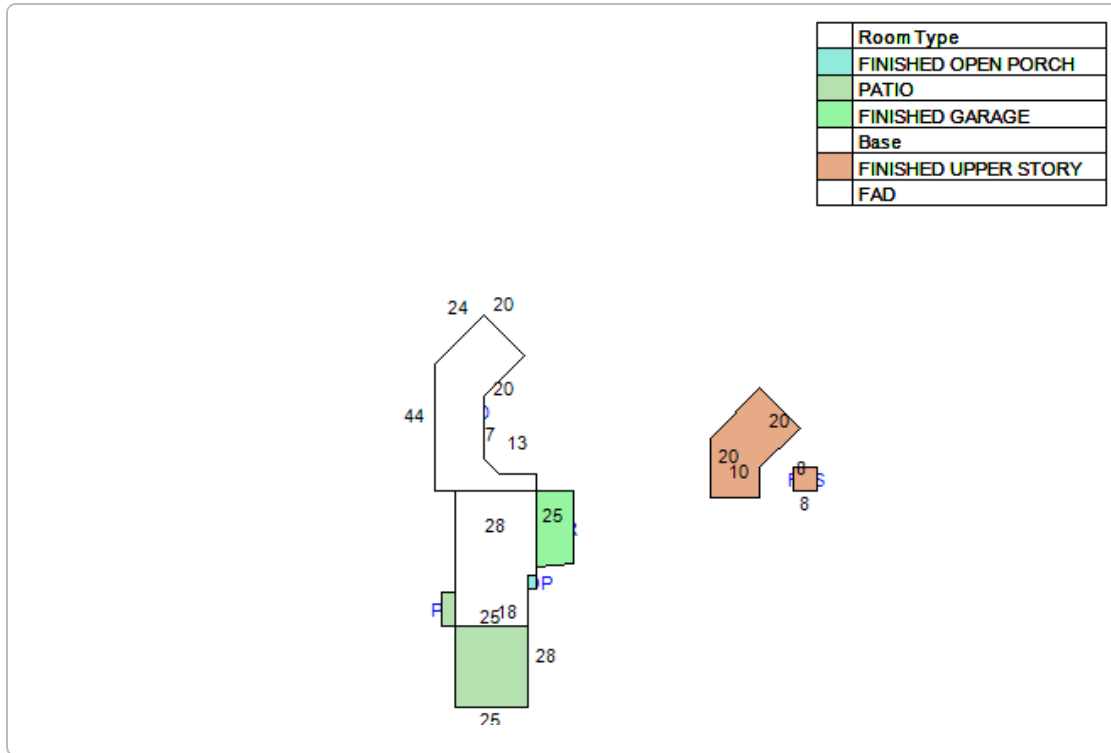
Building Information

Building	1	Roof Cover	Metal
Building Value	\$0	Roof Structure	Gable Hip
Year Built	1957	Interior Flooring	Carpet, Ceramic Tile, Hardwood
Actual Area	4595	Interior Wall	Drywall
Conditioned Area	3224	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Stucco	Baths	3.5

Description	Square Footage
ADDITION	1209
FINISHED UPPER STORY	689
BASE AREA	1262
FINISHED UPPER STORY	64
FINISHED GARAGE	332
PATIO/SLAB	700
FINISHED OPEN PORCH	15

Description	Square Footage
PATIO/SLAB	60
PATIO/SLAB	264
Total SqFt	4595

Sketch Information



Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		12248
Pool - Average (RES)		10350
Screen Enclosure - Average (Mix)		2898
Bulkhead - Average (Mix)		1822

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family HX Demo Rebuilding per 193.155	69	173	69	FF	\$289,800

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/9/2020	11/30/2020	\$525,000.00	WARRANTY DEED	5120	1297	U	I	WILLIAMS ALLISON FREES ET AL	PANTLING JAMIE
12/9/2020	11/24/2020	\$100.00	PERSONAL REP	5120	1295	U	I	FREES JACK C ESTATE	PANTLING JAMIE
6/7/2019	6/7/2019	\$0.00	LETTERS OF ADMN	4738	106	U	I	FREES JACK C (DECD)	FREES JACK C ESTATE
	6/11/1999	\$368,300.00	WARRANTY DEED	1417	314	Q	I	CHARLES MICHAEL J & SANDRA C	FREES JACK C
	8/20/1992	\$135,000.00	WARRANTY DEED	953	1684	Q	I	PATTISON MARION F	CHARLES MICHAEL J,SANDRA C
	8/20/1992	\$100.00	WARRANTY DEED	953	1683	U	I	PATTISON MARION F	PATTISON MARION F
	8/20/1992	\$100.00	QUIT CLAIM DEED	953	1682	U	I	PATTISON MARION F	PATTISON MARION F
	11/1/1990	\$0.00		876	1646	U	I		PATTISON MARION F
	3/1/1989	\$95,000.00		814	355	Q	I		
	2/1/1985	\$82,000.00		666	1787	Q	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/20/2026, 3:48:49 AM](#)

Contact Us



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**

February 20, 2026

IN THE MATTER OF: Owner(s): Jamie Pantling
Address: 81 COQUINA AVE, Saint Augustine, FL, 32080
Case #: CE2024-0387

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

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

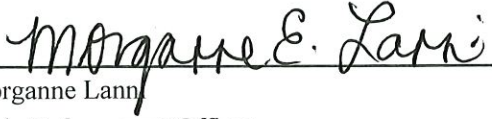
SITE OF VIOLATION: 81 COQUINA AVE, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 3-101 DAVIS SHORES LOT 42 & N 8FT OF LOT 43 BLK 50 & RIP RGT
& 8-71 LUWANNA SUB OF DAVIS SHORES S5FT OF LOT 6 & PT OF GL
ILYING W'LY & ADJ OR5120/1295(P/R) & 5120/1297
PARCEL NUMBER: 2214100000

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 MArch 4, 2026, **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.



Morganne Lanni
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6675 2511 63

cc: David Birchim, City Manager

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

AFFIDAVIT OF COMPLIANCE

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

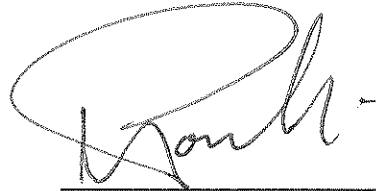
JAMIE PANTLING

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2024-0387**

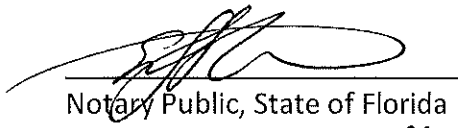
I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **November 5, 2025**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 as of **February 10, 2026**.

FURTHER, Affiant saith not.

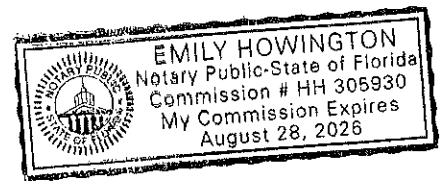


James Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF February, 2026.



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



CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, November 5, 2025

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

1. Swearing in of Staff:

Also Present: 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
Emily Howington, Recording Secretary

2. MODIFICATION TO THE AGENDA

There were none.

3. APPROVAL OF MINUTES

The Special Magistrate postponed the approval of the minutes.

4. General Public Comments (3 minutes per individual)

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

- There were none.

5. NEW VIOLATION HEARING

**5.A. CE2024-0387
Pantling, Jamie
81 Coquina 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. Mr. Fox 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 May 14, 2024, a shed was relocated from one side of the property to the other. The shed movement was unpermitted, a stop work order was initiated. Notice of Violation followed by Notice of Hearing were posted and sent via email. Respondent initiated PZB permitting process but fell short of requirements.

The Special Magistrate, Garrett Olsen, asked if the respondent was present. The respondent Jamie Pantling 81 Coquina ave was sworn in and stated PZB approval was obtained about where shed was relocated. Mr. Pantling stated issues with contractors, and was given an extension on the permit one week ago. Invoices and scope of work were submitted in the city permitting site. Mr. Pantling stated having survey issues, was left with a survey that didn't include the shed even though the shed was built before the house. Survey was redone in error.

Mr. Olsen asked respondent if contesting the violation, Mr. Pantling stated no, but he was asking for more time and consideration. Mr. Fox stated that at one time Mr. Pantling was attempting to rebuild his house after a hurricane, asked if we could table the case for 60 days to allow for more time to correct the permitting issue.

Isabelle Lopez, City attorney, stated that January 7, 2026, would be the Special Magistrate hearing in 60 days.

ORDER

No order was imposed, the case was tabled for the January 7, 2026, hearing.

**5.B. CE2025-0223
20/20 Commercial Holdings
Washington LLC
142 Washington St
Ch. 28 Sec. 28-90-
Administration records,
and appeals. (a)**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-90- Administration records, and appeals. (a) He said the notice of violation, notice of hearing was served and affidavits were on file.

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

Mrs. Lanni stated on January 8, 2025, received information from Candice Seymour, historic preservation officer, that windows were removed without prior HARB approval. Original wood windows had been destroyed and disposed of before the stop work order. This case was brought to Special Magistrate but was tabled due to HARB meeting. HARB gave orders on how the property could become compliant. On September 9th, Mrs. Lanni noticed the property was for sale and contacted Mrs. Seymour to see if the

HARB instructions had been done, Mrs. Seymour confirmed the conditions were not met.

Mr. Olsen, asked if the respondent was present. Shane Jackson, 142 Washington St. was present, Mr. Olsen asked if he disputed with the city's finding the case in violation. Mr. Jackson stated yes, and he bought the property as an investment and bought the property to add a balcony. Mr. Jackson stated he pulled demolition permit and obtained plumbing and electrical permit. Mr. Jackson stated he replaced 30 windows and most were inoperable or were not in, and previous owners had replaced windows with glass shutters. Mr. Jackson asked for relief on the 2 of the 3 judgements and applied for window replacement permit. Mr. Jackson said he applied to HARB for the balcony, and that the windows were brought up due to that inspection. Mr. Olsen asked for clarification and on the relief requested, and if it was in regards to HARB, only has the extent to either find the code case in violation or not. Mr. Olsen asked if respondent thought about how long the would take to rectify.

Mr. Jackson spoke more about the process of replacing the windows and the disrepair of the original windows, and was asked to remove windows but that it would take special order glass. He sent photos of replacement glass to city staff. Mr. Olsen asked how long he would need and asked staff to address the conditions of the HARB order, that one of the conditions was to retain windows that the respondent stated were not savable. Mr. Fox stated that the do not create HARB orders just enforce them, and the only reason brought to Special Magistrate is because the property was for sale and was asking to find in violation so that the HARB orders will be carried out if not by this respondent then by the next owner, and Code Enforcement's job is to just enforce the HARB code and ensure compliance is met.

Mr. Olsen asked how long house has been on the market, Mr. Jackson said 4 months.

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: 1585730130
 Location Address: PELICAN REEF DR
 SAINT AUGUSTINE 32080-0000
 Neighborhood: pelican reef (ICW) (628.42)
 Tax Description*: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12 OR5674/1635
 *The Description above is not to be used on legal documents.
 Property Use Code: Vacant Residential (0000)
 Subdivision: PELICAN REEF BLOCK 12 PHASE 6
 Sec/Twp/Rng: 20-7-30
 District: City of St Augustine (District 452)
 Millage Rate: 19.5552
 Acreage: 0.610
 Homestead: N

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



Owner Information

Owner Name: Wolkoff William J Trust D:05/07/14 100%
[Wolkoff William J Trustee](#) 0%
 Mailing Address: 390 A1A BEACH BLVD #12
 SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$1,350,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,350,000.00
Total Deferred	\$0.00
Assessed Value	\$1,350,000.00
Total Exemptions	
Taxable Value	\$1,350,000.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$0	\$0	\$1,350,000	\$0
2024	\$0	\$0	\$1,350,000	\$0
2023	\$0	\$0	\$1,350,000	\$0
2022	\$0	\$0	\$1,204,000	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$1,350,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/5/2022	12/5/2022	\$1,550,000.00	WARRANTY DEED	5674	1635	Q	V	WALLS KENNETH LUCAS	WOLKOFF WILLIAM J TRUST D:05/07/14
12/30/2021	12/23/2021	\$1,250,000.00	WARRANTY DEED	5457	1653	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	WALLS KENNETH LUCAS

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 2/20/2026, 3:48:49 AM

Contact Us



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

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

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

- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a preserved tree.
 - f. Impact upon the urban and natural environment, including:
 - Ground and surface water stabilization.
 - Water quality and aquifer recharge.
 - Ecological impacts.
 - Noise pollution.
 - Air movement.
 - Air quality.
 - Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (d) *Issuance of permit.* The planning and building division shall issue the removal permit unless, upon consideration of the criteria set forth above, the division finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2)

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

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

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

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

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

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



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

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

February 20, 2026

IN THE MATTER OF: Owner(s): Wolkoff William J Trust, Wolkoff William J Trustee

Address: 186 PELICAN REEF DR, Saint Augustine, FL, 32080
Case #: CE2024-0394

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

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

SITE OF VIOLATION: 186 PELICAN REEF DR, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FTOF
LOT 12 OR5674/1635
PARCEL NUMBER: 1585730130

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 March 4, 2026, 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.

Morganne E. Lanni
Morganne Lanni
Code Enforcement Officer

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

Certified Mail Number: 9489 0090 0027 6675 2511 49

9489 0090 0027 6675 2511 56

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.

This instrument was prepared under the supervision and direction of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085

Public Records of St. Johns County, FL
Clerk number: 2026012057
BK: 6304 PG: 935
2/12/2026 11:36 AM
Recording \$27.00

**SATISFACTION AND
RELEASE OF LIEN**

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF ST. AUGUSTINE, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 (hereinafter referred to as "Lienor"), in consideration of the covenants and agreements set forth hereinafter, hereby releases **WILLIAM J. WOLKOFF, TRUSTEE OF THE WILLIAM J. WOLKOFF TRUST DATED MAY 7, 2014**, whose address is 186 Pelican Reef Drive, St. Augustine, Florida 32080, his heirs, assigns or successors in title (hereinafter referred to as "Lienee"), from the "Order Imposing a Lien," executed by the Code Enforcement Special Magistrate and dated December 3, 2025, recorded at Official Records Book 6267, Page 1786, of the Public Records of St. Johns County, Florida, and relating to that certain lot, parcel or piece of land situated in the City of St. Augustine, St. Johns County, Florida, described in **Exhibit "A"** attached hereto and incorporated herein.

Lienor hereby releases said Lienee from any obligations created by or existing by virtue of said Lien, and such obligations related to said document have been fully performed and are therefore satisfied.


IN WITNESS WHEREOF, this Satisfaction and Release of Lien has been duly signed and executed by the Lienor, this 9th day of February, 2026.

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

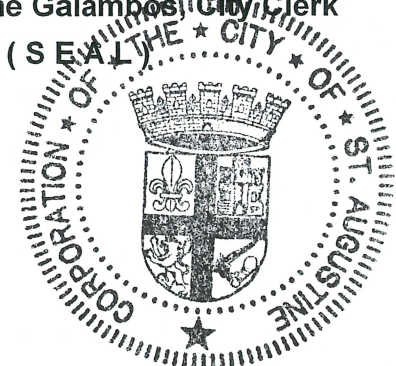
ATTEST:



Darlene Galambos, City Clerk

By: 

Nancy Sikes-Kline, Mayor-Commissioner



I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, by means of physical presence or online notarization, **Nancy Sikes-Kline**, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 9th day of February, 2026.

Elyse Wiemann
Notary Public, State of Florida



EXHIBIT "A"

LEGAL DESCRIPTION: 111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF
LOT 12 OR5674/1635

PARCEL ID NUMBER: 158573-0130

LOCATION ADDRESS: 186 PELICAN REEF DRIVE, ST. AUGUSTINE, FLORIDA 32080

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 01/21/26 CUSTOMER#:
TIME: 09:20:39
CLERK: 1596pcou

RECPT#: 3318507 PREV BAL: 4500.00
TP/YR: P/2026 AMT PAID: 4500.00
BILL: 3318507 ADJSTMNT: .00
EFF DT: 01/21/26 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 4500.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 4500.00
AMT APPLIED: 4500.00
CHANGE: .00

PAID BY: CE2024-0394 186 PeLi
PAYMENT METH: CHECK
PAYMENT REF: 2406

TOT PREV BAL DUE: 4500.00
TOT BAL DUE NOW : .00
VA



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A LIEN

CASE NUMBER: CE2024-0394

IN THE MATTER OF:

Wolkoff William J Trust,
Wolkoff, William J

186 PELICAN REEF DR, Saint Augustine, FL, 32080

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: **186 PELICAN REEF DR, Saint Augustine, FL, 32080**
LEGAL DESCRIPTION: **111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 13 & N 72.44 FT OF LOT 12 OR5674/1635**
PARCEL NUMBER: **1585730130**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON DECEMBER 3, 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 December 3, 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 , 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 October 1, 2025, the Special Magistrate issued an "Order Imposing a Fine" which set the amount at \$4,500. **As of December 3, 2025, the fines had not been paid.**

3. Based on the evidence and testimony presented at the December 3, 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 \$4,500.00 is hereby pending against the Respondent(s) for the violation that existed upon the previously described property, and that the fine would be imposed in the form of a lien.

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

DONE AND ORDERED THIS 3RD OF DECEMBER, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



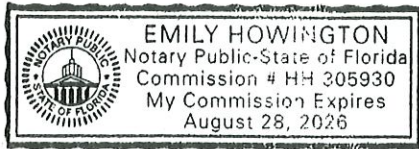
Garrett Oisen

, 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, Garrett Olsen, 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 December, 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.

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

Wolkoff William J Trust, Wolkoff William J, 390 A1A BEACH BLVD #12

SAINT AUGUSTINE, FL 32080, 9489 0090 0027 6675 2528 32

Wolkoff William J Trust, Wolkoff William J, PELICAN REEF DR, SAINT AUGUSTINE, FL 32080

9489 0090 0027 6675 2528 49

on this 4 day of December, 25 



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1249100000
 Location Address 80 ANDERSON ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Madore-Columbus Street (SF & MH) (2510)
 Tax Description* E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6
 OR6252/1757
 *The Description above is not to be used on legal documents.
 Property Use Single Family (0100)
 Code
 Subdivision Huertas Grant, East 1/2
 Sec/Twp/Rng 45-7-29
 District City of St Augustine (District 452)
 Millage Rate 19.5552
 Acreage 0.190
 Homestead Y

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



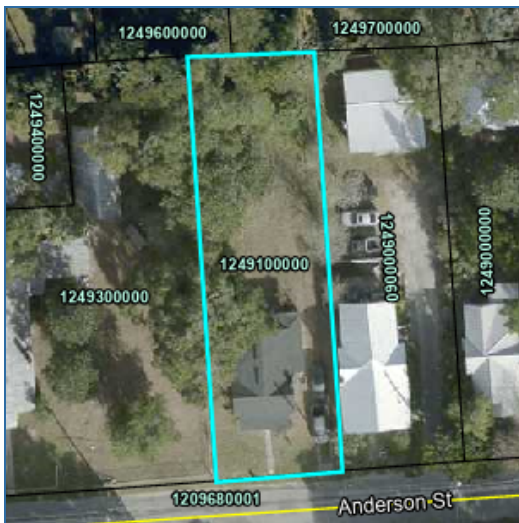
Owner Information

Owner Name Mcdonough Katherine A 100%
 Mailing Address 80 ANDERSON ST
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$26,411
Homestead		\$25,000

Map



Valuation Information

Assessed Year	2026
Building Value	\$106,847.00
Extra Features Value	\$0.00
Total Land Value	\$87,500.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$194,347.00
Total Deferred	\$0.00
Assessed Value	\$194,347.00
Total Exemptions	\$51,411.00
Taxable Value	\$142,936.00

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$48,672	\$0	\$77,500	\$0
2024	\$45,855	\$0	\$77,500	\$0
2023	\$54,427	\$0	\$63,825	\$0
2022	\$43,886	\$0	\$50,061	\$0
2021	\$27,414	\$0	\$29,138	\$0
2020	\$28,689	\$0	\$29,138	\$0
2019	\$25,794	\$0	\$28,860	\$0
2018	\$26,915	\$0	\$23,310	\$0
2017	\$24,979	\$440	\$17,760	\$0
2016	\$25,998	\$440	\$14,708	\$0
2015	\$22,963	\$440	\$11,239	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$106,847	Roof Structure	Gable Hip
Year Built	1935	Interior Flooring	Pine Wood
Actual Area	1032	Interior Wall	Drywall
Conditioned Area	799	Heating Type	Forced Air
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Wood	Baths	2

Description	Square Footage
FINISHED OPEN PORCH	125
ADDITION	55
BASE AREA	744
FINISHED OPEN PORCH	108
Total SqFt	1032

Sketch Information

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/6/2025	11/4/2025	\$185,600.00	WARRANTY DEED	6252	1757	Q	I	RER PRO INVEST LLC	MCDONOUGH KATHERINE A
7/19/2024	7/17/2024	\$127,500.00	WARRANTY DEED	5988	75	U	I	QUIGLEY JACOB B	RER PRO INVEST LLC
7/16/2024	7/16/2024	\$100.00	CORRECTIVE DEED	5985	1508	U	I	BEACH PEGGY M FAMILY TRUST	QUIGLEY JACOB B
5/11/2022	5/11/2022	\$100.00	WARRANTY DEED	5556	514	U	I	BEACH PEGGY M ***	QUIGLEY JACOB B
3/9/2011	3/7/2011	\$100.00	LIFE ESTATE	3416	1710	U	I	BEACH PEGGY MARIE FKA HOUSER	BEACH PEGGY M ***
	11/15/2010	\$23,000.00	PERSONAL REP	3376	1663	U	I	LAWHORN MARIE L ESTATE BY PERS REP	HOUSER PEGGY MARIE
	7/6/2010	\$0.00	LETTERS OF ADMN	3331	1079	U	I	LAWHORN MARIE L (DECD 5/28/10)	LAWHORN MARIE L ESTATE
	4/12/1994	\$0.00	DEATH CERTIFICATE	1048	143	U	I	BRADDOCK SPICER	LAWHORN MARIE L
	4/26/1976	\$100.00	QUIT CLAIM DEED	302	24	U	I	BRADDOCK SPICER	BRADDOCK SPICER

No data available for the following modules: Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 2/20/2026, 3:48:49 AM

Contact Us



Sec. 8-457. - Unlawful continuance.

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

(Ord. No. 17-08, § 3, 5-22-17)



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**

February 20, 2026

IN THE MATTER OF: Owner(s): Rer Pro Invest LLC
 Agent(s): ESTEVA RUANO, ROXANA
 Address: 80 ANDERSON ST, Saint Augustine, FL, 32084
 Case #: CE2024-0576

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

Code Section: Other Code Enforcement Violation, Sec. 8-457. - Unlawful continuance.

SITE OF VIOLATION: 80 ANDERSON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75
PARCEL NUMBER: 1249100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on March 4, 2026, **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.



Morganne Lanni
Code Enforcement Officer

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

Certified Mail Number:

9489 0090 0027 6675 2511 18

cc: David Birchim, City Manager

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

Public Records of St. Johns County, FL
Clerk number: 2026003232
BK: 6289 PG: 341
1/14/2026 12:46 PM
Recording \$18.50

ORDER RELEASING LIEN
CASE NO. CE2024-0576

IN THE MATTER OF: **RER PRO INVEST LLC**
 ATTN: ROXANA ESTEVA RUANO
 80 ANDERSON STREET
 ST. AUGUSTINE, FLORIDA 32084

VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
 CITY CODE, OTHER CODE ENFORCEMENT VIOLATION, SEC.
 8-457. – UNLAWFUL CONTINUANCE.

LIEN FILED AGAINST: **RER PRO INVEST LLC**

VIOLATION SITE: **80 ANDERSON STREET, ST. AUGUSTINE, FLORIDA 32084**

LEGAL DESCRIPTION: **E1/2 HUERTAS GRANT SUB BLK 12 W250FT OF LOT 6**
 OR5988/75

PARCEL NUMBER: **124910-0000**

.....
ORDER

THIS MATTER having come to be heard before the Code Enforcement Special Magistrate of the City of St. Augustine, and that Magistrate having entered the following Order:

➤ **ORDER IMPOSING A LIEN**

- Dated February 5, 2025
- Recorded in O.R. Book 6097, Page 466 on February 12, 2025

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

➤ **THE ABOVE REFERENCED LIEN HAS BEEN PAID IN FULL.**

THEREFORE, it is hereby ordered that the lien against the property, as established in the Order referenced herein, is hereby released.

.....

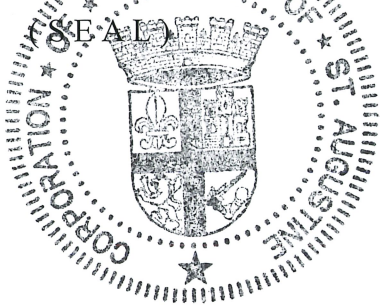
IN WITNESS WHEREOF, this Order Releasing Lien has been duly signed and executed by the Lienor, this 12th day of January, 2026.

**CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation**

By: [Signature]
Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

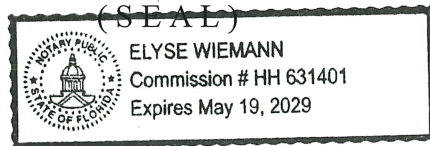
[Signature]
Darlene Galambos, City Clerk



I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **NANCY SIKES-KLINE**, by means of physical presence or online notarization, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 12th day of January, 2026.

[Signature]
Notary Public, State of Florida



PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 11/14/25 CUSTOMER#:
TIME: 12:10:02
CLERK: 1596pcou

RECPT#: 3272621 PREV BAL: 500.00
TP/YR: P/2026 AMT PAID: 500.00
BILL: 3272621 ADJSTMNT: .00
EFF DT: 11/14/25 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 500.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 500.00
AMT APPLIED: 500.00
CHANGE: .00

PAID BY: ce2024-0576 80 ander
PAYMENT METH: CHECK
PAYMENT REF: 521341

TOT PREV BAL DUE: 500.00
TOT BAL DUE NOW : .00
VA



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A LIEN

CASE NUMBER: CE2024-0576

IN THE MATTER OF:

Rer Pro Invest LLC
ESTEVA RUANO, ROXANA
80 ANDERSON ST, Saint Augustine, FL, 32084
(Hereinafter referred to as Respondent)

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

City Code, Other Code Enforcement Violation, Sec. 8-457. - Unlawful continuance.

VIOLATION SITE: **80 ANDERSON ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **E1/2 HUERTAS GRANT SUB BLK 12 W50FT OF LOT 6 OR5988/75**

PARCEL NUMBER: **1249100000**

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

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

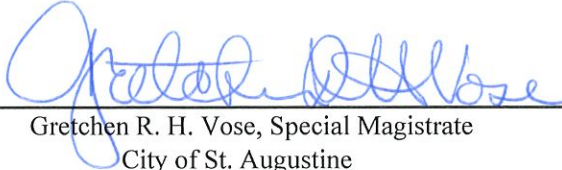
2. THIS MATTER originally came before the Special Magistrate for public hearing on December 4, 2024, after due notice to the Respondent(s), at which time the Special Magistrate heard testimony under oath and received evidence. The Special Magistrate issued findings of fact, conclusions of laws, and an oral order reduced to writing and furnished to the Respondent(s) to take corrective action by a time certain, as more specifically set forth in that order. On December 4, 2024, the Special Magistrate issued an "**Order Finding Violation**" which set a fine amount at \$500. **As of February 5, 2025, the fines had not been paid.**

3. Based on the evidence and testimony presented at the February 5, 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 \$500.00 is hereby pending against the Respondent(s) for the violation that existed upon the previously described property, and that the fine would be imposed in the form of a lien.

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

DONE AND ORDERED THIS 5TH OF FEBRUARY, 2025. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

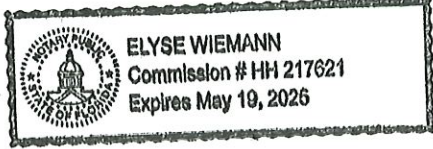


Gretchen R. H. Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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



Elyse Wiemann
Notary Public, State of Florida

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

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

Rer Pro Invest LLC, 12769 Agatite Rd, Jacksonville, FL 32258

9489 0090 0027 6577 5099 11

Esteva Ruano, Roxana, 7976 Ortega Bluff Pkway, Jacksonville, FL 32244

9489 0090 0027 6577 5099 28

Rer Pro Invest LLC, 80 Anderson St, St. Augustine, FL 32084

9489 0090 0027 6577 5099 35

Multiple horizontal lines for additional recipient information.

on this 12 day of February, 2025

