



City Of

STAUGUSTINE

----EST. 1565----

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

WEDNESDAY, APRIL 1, 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
 - a) CE2025-0490
Downing Sheila M
Downing Mariah L
8 Magnolia Ave
Ch. 8 Sec. 8-608-
Permits required.
 - b) CE2025-0498
Lopez, Kenneth
3 Nesmith Ave
Ch. 8 Sec. 8-608-
Permits required.
 6. Fine Assignment Hearing
 - a) CE2024-0441
Jensen Annie Et AL
Holland, Brandy
78 Sanford St
Ch. 8 Sec. 8-608-
Permits required.
 - b) CE2025-0223
20/20 Commercial Holdings
Washington LLC
142 Washington St
Ch. 28 Sec. 28-146-
Registration.

7. Fine Reduction Hearing
 - a) None

8. Abatement Hearing
 - a) CE2025-0581
Corbitt, Carol
14 Myrtle Ave
Ch. 19 Sec. 19-3-
Unlawful conditions.

9. Lien Hearing
 - a) None

10. Compliance Hearing
 - a) CE2025-0443
Richardson Keith
22 DeSoto Pl
Ch. 8 Sec. 8-608-
Permits required.

 - b) CE2025-0585
Day Rachel
Day Walker Lee
114 Spartina Ave
Ch. 25 Sec. 25-56-
Tree removal and replacement.

 - c) CE2026-0208
Bishop Of The Diocese St Aug
101 San Marco Ave
Ch. 17 Sec. 17-72-
Engaging in business without a
receipt; failure to comply.

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

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

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

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1909600000
Location Address 8 MAGNOLIA AVE
 SAINT AUGUSTINE 32084-0000
Neighborhood Williams Addition (597)
Tax Description* WILLIAMS ADDN CITY LOT 7 BLK B OR1444/202 & 4591/156(Q/C)
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Williams Addition
Sec/Twp/Rng 7-7-30
District City of St Augustine (District 452)
Millage Rate 19.5552
Acreage 0.310
Homestead Y

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



Owner Information

Owner Name Downing Sheila M 100%
 Downing Mariah L 0%
Mailing Address 8 MAGNOLIA AVE
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

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

Sec. 8-608. - Permit required.

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 26, 2026

SUBJECT: Case Number: CE2025-0490

RESPONDENT: Sheila M Downing
Mariah L Downing

LOCATION: 8 Magnolia Ave Augustine Fl. 32084

PARCEL NUMBER: 1909600000

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

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 27 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2025-0490**, concerns the property located at **8 Magnolia Avenue**, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, **SHEILA M DOWNING & MARIAH L DOWNING**, and it is reflected as such on the agenda for today's meeting. On **October 16, 2025**, I observed what appeared to be a newly installed fence on the property identified above, as it had been recently installed, replacing the old fence which had been discarded within the city ROW, resulting in case number CE2025-0491-resolved on 11-15-25, after a conversation with the Respondent.

I conducted a search of the city database City Works to determine if any permits have been issued at the property for construction related work and determined no applications have been filed for the newly installed fence. I prepared and left two Notice of Violations in the form of a yellow doorknocker with my business card at the residence notifying the Respondent of the outstanding violations.

On **November 15, 2025**, I made telephone contact with the Respondent. During my conversation with the Respondent she stated, "no permit was required for the fence as she was just replacing the old one in the same spot with new and she had verified it with the city." It was explained to the Respondent, a permit was required within the city limit; however, no permit was required in the county, and maybe that's where the confusion lies. The Permit process was explained in detail along with where on the city's webpage to apply for the permit.

On **November 18, 2025**, I received a text from the Respondent advising she had applied for the

fence permit. Inspector verified BP2025-1924 was initiated by the Respondent and She was told she would receive an email for payment and once payment was received, a request for inspection would be forward to the Department and the case would be closed.

On **December 5, 2025**, I sent a text to the Respondent requesting completion of the insufficient permit, which to date Respondent has failed to do.

On **December 17, 2025**, I sent the Notice of Violation to Respondent followed by the Notice of Hearing on **March 19, 2026**, and determined the NOV was Delivered to Respondent on December 20, 2025. A delivery attempt for the NOH was made on March 23, 2026, and a notice was left as the authorized recipient was not available at the time of delivery, according to the USPS tracking site.

On **March 20, 2026**, I posted the property with a copy of the NOH.

On **December 17, 2025**, it was determined Respondent had failed to comply with agreement by completing the permit process and paying for the permit. Subsequently, A Notice of Violation was initiated and sent to Respondent via Certified Mail.

Upon receiving no response or activity on the permit, I issued an Official Notice of Hearing to **Sheila M Downing & Mariah L Downing**, on **March 19, 2026**. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for working without required permits.

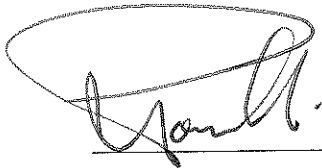
The Notice of Violation was sent to the Respondent via certified mail, and the **NOTICE of VIOLATION WAS DELIVERED** and uploaded to USPS Tracking on **December 20, 2025**. The **Notice of Hearing** was sent on **March 19, 2026**, and attempted deliver on March 23, 2026, with a Notice being left by USPS. Additionally, the Notice of Hearing was sent via Regular Mail and not returned to date.

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

On **October 16, 2025**, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. Because compliance was not achieved, a **Notice of Hearing** was issued on **March 19, 2026**, to the Respondents via certified mail and Regular Mail, with a Notice left, according to the USPS Tracking Site on .

On **March 19, 2026**, Copies of the **NOTICE of VIOLATION** and **NOTICE of HEARING** were posted to the property and at the City of Saint Augustine Clerks' Office.

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



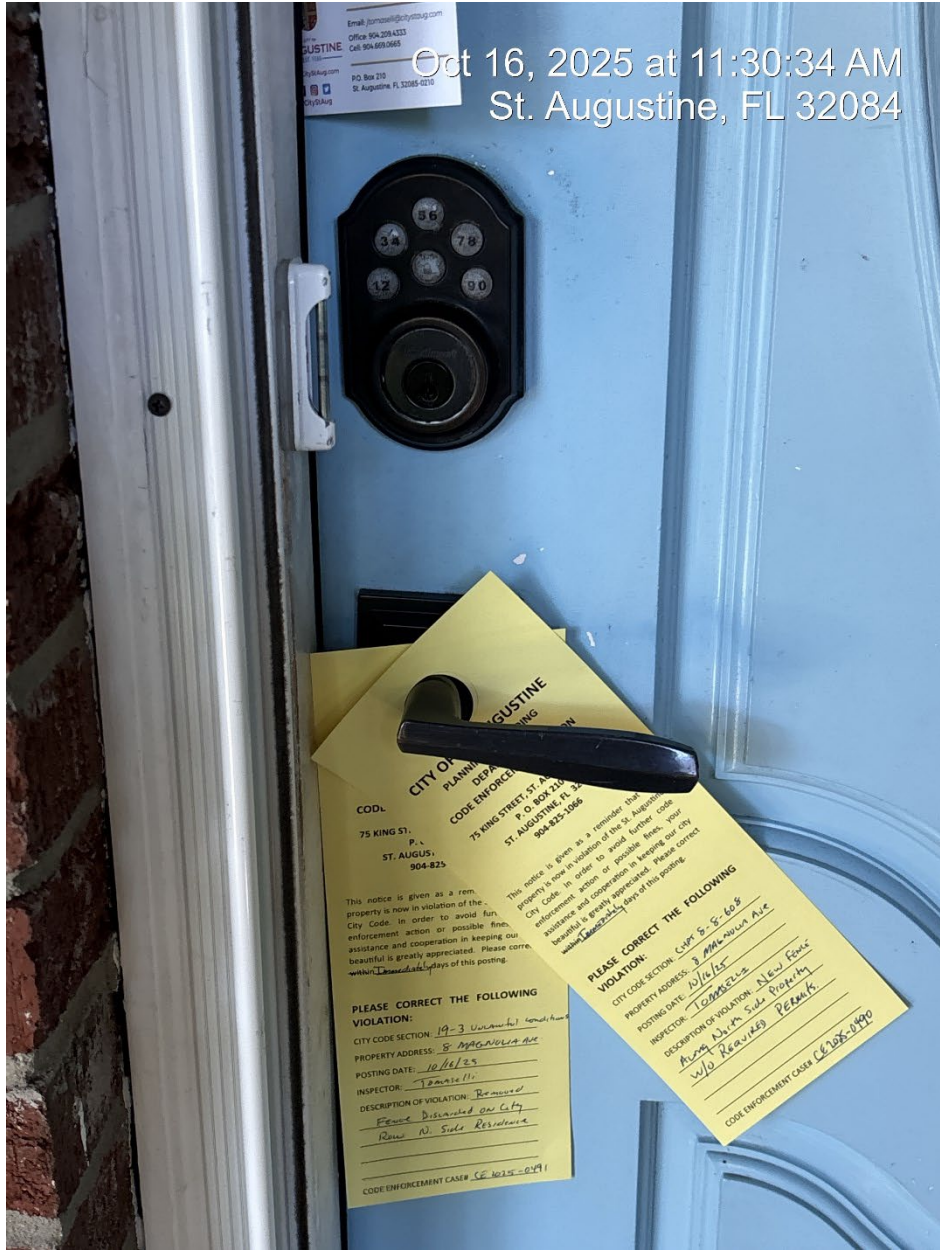
James Tomaselli
Code Enforcement Officer



DISCARDED OLD FENCE IN CITY ROW



NEWLY INSTALLED FENCE ALONG NORTH PROPERTY LINE



NOV LEFT AT DOOR WITH BUSINESS CARD

AFFIDAVIT OF SERVICE

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

SHEILA M DOWNING
MARIAH L DOWNING

8 MAGNOLIA AVE SAINT AUGUSTINE FL. 32084

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0490**

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **MARCH 26, 2026**,

I received a copy of the attached Notice of Hearing for the hearing dated **APRIL 1, 2026**

II **PRIMARY SERVICE:**

3. That on **MARCH 19, 2026**,

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

9489 0090 0027 6675 2498 70, 9489 0090 0027 6675 2498 87

4. That on _____

I hand delivered said Notice to _____.

SECONDARY SERVICE:

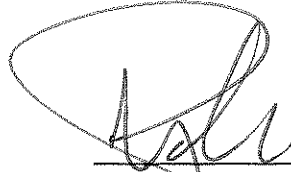
5. That on, **MARCH 20, 2026**,

I posted said Notice on the property located at

8 MAGNOLIA AVENUE SAINT AUGUSTINE FLORIDA 32084.

6. That on **MARCH 26, 2026,**

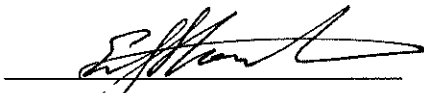
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St., St. Augustine, FL.



JAMES TOMASELLI
Code Enforcement Inspector

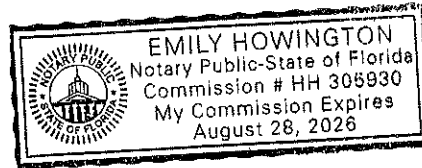
FURTHER, Affiant saith not.

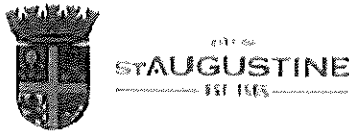
SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF March, 2026.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

March 19, 2026

**IN THE MATTER OF: Owner(s): SHEILA M DOWNING
MARIAH L DOWNING**

Address: 8 Magnolia Avenue Saint Augustine FL 32084

Case #: CE2025-0490

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

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

SITE OF VIOLATION: 8 Magnolia Avenue, Saint Augustine FL 32084

**DESCRIPTION: WILLIAMS ADDN CITY LOT 7 BLK B OR1444/202
&4591/156(Q/C)**

PARCEL NUMBER: 1909600000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, April 1, 2026, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

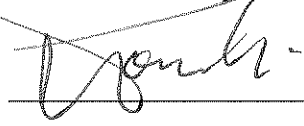
City Code, Chapter 8, Section 608, PERMITS REQUIRED

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, She will issue findings of

fact and may order corrective action and compliance by a specific date. Again, we believe it is important that you be present at the meeting to address the Special Magistrate. If the violation is corrected and then recurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the Special Magistrate.

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

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



JAMES TOMASELLI
Code Enforcement Inspector

City of St. Augustine
Planning & Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
904 669 0665

Certified Mail Number: **9489 0090 0027 6675 2498 70, 9489 0090 0027 6675 2498 87**

cc: David Birchim, City Manager

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

9489 0090 0027 6675 2498 70
9489 0090 0027 6675 2498 87



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

CODE ENFORCEMENT DIVISION

December 17, 2025

IN THE MATTER OF: Name: **SHEILA M. DOWNING
MARIAH L DOWNING**

Address: **8 MAGNOLIA AVENUE
SAINT AUGUSTINE FL 32084**

Case #: **CE2025-0490**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: City Code, Chapter 8, Section 8-608, Permits Required.

SITE OF VIOLATION: **8 Magnolia Ave Saint Augustine Fl 32084**

LEGAL DESCRIPTION: **WILLIAMS ADDN CITY LOT 7 BLK B OR1444/202
&4591/156(Q/C)**

PARCEL NUMBER: **1909600000**

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **OCTOBER 16, 2025** which revealed the following violations:

**RESPONDENT INSTALLED A NEW FENCE WITHOUT REQUIRED
PERMITS AND APPROVALS**

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, **IMMEDIATELY** of the receipt of this Notice, or a fine of up to **\$250.00 per day** may be imposed by the Magistrate. The above action may be corrected by:

OBTAINING THE PROPER PERMITS AND APPROVALS

Notice of Violation
CE2025-0488

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



J. TOMASELLI
Code Enforcement Officer
904 669 0665

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

**Certified Mail Number: 9489 0090 0027 6575 2526 03, 9489 0090 0027 6575
2526 10**

cc: John P. Regan, City Manager
CEAAB File

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

9489 0090 0027 6675 2526 03

9489 0090 0027 6675 2526 10

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	1077600000
Location	3 NESMITH AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Lopes Subdivision (482)
Tax Description*	6-16 LOPES SUB OF BLK 15 RAVENSWOOD LOT 25 OR4245/1094 & 5835/631(D/C) & 5835/632(D/C) & 5871/1030
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Lopes Re-Subdivision of Block 15 Ravenswood
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.170
Homestead	N

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



Owner Information

Owner Name	Lopez Kenneth 100%
Mailing Address	7901 FOREST CITY RD
	APT 3
	ORLANDO, FL 32810-0000

Sec. 8-608. - Permit required.

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: March 26, 2026

SUBJECT: Case Number: CE2025-0498

RESPONDENT: KENNETH LOPEZ

LOCATION: 3 Nesmith Ave Augustine Fl. 32084

PARCEL NUMBER: 1077600000

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

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 27 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2025-0498**, concerns the property located at **3 Nesmith Avenue**, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is, **Kenneth Lopez**, and it is reflected as such on the agenda for today's meeting. On **October 30, 2025**, I observed what appeared to be a pile of construction debris in front of the residence identified above, resulting in case number CE2025-0263-Work w/o Permits-STOP WORK-resolved on 6-30-25, issued BP2025-0369 for electrical and CE2025-0499-Junk & Debris after a conversation with the Respondent and the debris was removed.

I conducted a search of the city database City Works to determine if any permits have been issued at the property for construction related work and determined no applications have been filed for the electrical, plumbing, and remodeling work being performed . I spoke with the Respondent as he was contacted by his worker and explained the violations and had to rectify.

On **November 4, 2025**, I made telephone contact with the Respondent. During my conversation it was explained a permit was required for the plumbing and additional work carried out within the residence which was personally observed.

On **December 20, 2025**, a Notice of Violation was prepared and sent to the Respondent via Certified Mail.

On **January 14, 2026**, I was contacted by the Respondent advising he had obtained a contractor and requested the case be put on hold while he gets things in order.

On **March 19, 2026**, I prepared the Notice of Hearing and sent it to the Respondent via Regular and Certified Mail as he has not sent a copy of the requested contract and has failed to communicate with me.

On **December 29, 2025**, the USPS attempted the delivery of the NOV and since there was no Authorized Recipient Available, a Notice was left, and the letter was not retrieved by the Respondent, as stated by the USPS Tracking site.

On **March 23, 2026**, Notice of Hearing was successfully delivered to Respondent, according to the USPS tracking site.

On **March 20, 2026**, I posted the property with a copy of the NOH and NOV.

Upon receiving no response or activity on the permit, I issued an Official Notice of Hearing to **Kenneth Lopez**, on **March 19, 2026**. In the notice, I cited a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 608- Permits Required**, for working without required permits.

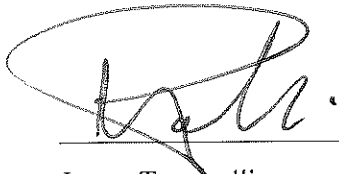
The Notice of Violation was sent to the Respondent via certified mail, and the **NOTICE of VIOLATION'S delivery** was attempted but unsuccessful, with a NOTICE left for the Respondent, as indicated by USPS Tracking on **December 29, 2025**. The **Notice of Hearing** was sent on **March 19, 2026**, and **delivered on March 23, 2026**, according to the USPS tracking site. Additionally, the Notice of Hearing was sent via Regular Mail and not returned to date.

I have established contact with the Respondent and feels he understands the violation.

On **October 30, 2025**, I photographed the property. The photograph accurately shows what I saw on that date and has not been altered in any way. Because compliance was not achieved, a **Notice of Hearing** was issued on **March 19, 2026**, to the Respondents via certified mail and Regular Mail, with delivery confirmation, according to the USPS Tracking Site on .

On **March 20, 2026**, Copies of the **NOTICE of VIOLATION** and **NOTICE of HEARING** were posted to the property and at the City of Saint Augustine Clerks' Office.

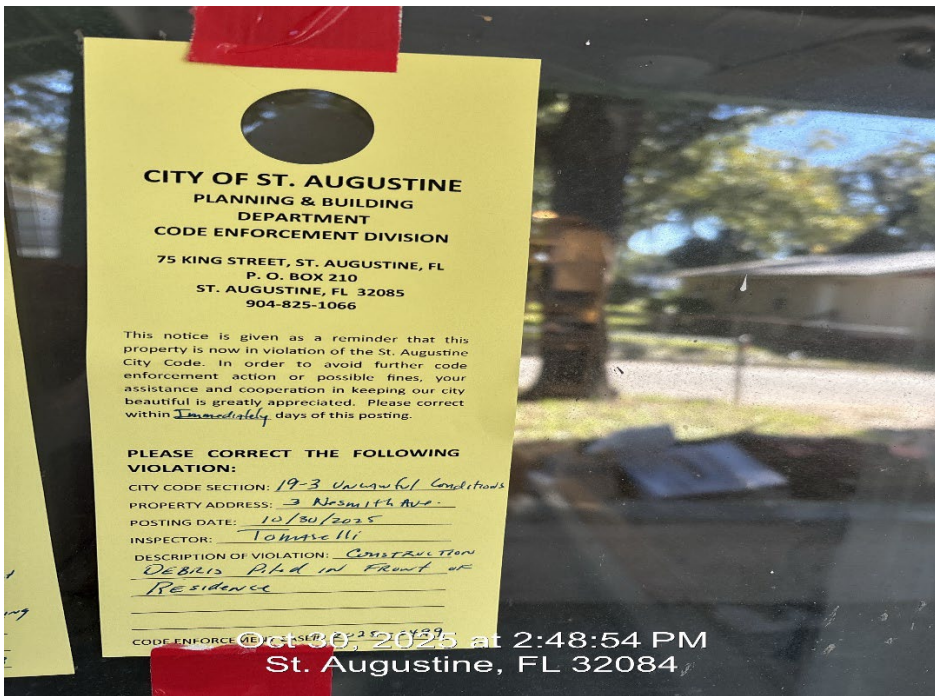
That concludes my presentation at this time pending any questions you may have.



James Tomàselli
Code Enforcement Officer



Oct 30, 2025 at 2:30:27 PM
St. Augustine, FL 32084



**CITY OF ST. AUGUSTINE
PLANNING & BUILDING
DEPARTMENT
CODE ENFORCEMENT DIVISION**

75 KING STREET, ST. AUGUSTINE, FL
P. O. BOX 210
ST. AUGUSTINE, FL 32085
904-825-1066

This notice is given as a reminder that this property is now in violation of the St. Augustine City Code. In order to avoid further code enforcement action or possible fines, your assistance and cooperation in keeping our city beautiful is greatly appreciated. Please correct within immediately days of this posting.

PLEASE CORRECT THE FOLLOWING VIOLATION:

CITY CODE SECTION: 19-3 Unlawful Construction
PROPERTY ADDRESS: 3 Nesmit's Ave.
POSTING DATE: 10/30/2025
INSPECTOR: Tomarelli
DESCRIPTION OF VIOLATION: CONSTRUCTION DEBRIS Piled in Front of Residence

CODE ENFORCE (RE) CASE # 25-2429
Oct 30, 2025 at 2:48:54 PM
St. Augustine, FL 32084

TRASH DEBRIS-INITIATED CONTACT

NOV-IN FORM OF YELLOW DOORKNOCKER ADVISING VIOLATIONJT



OLD TOILET IN TRASH PILE FRONT OF RESIDENCE

EXPOSED WATER LINES



Oct 30, 2025 at 2:31:14 PM
St. Augustine, FL 32084



Oct 30, 2025 at 2:27:34 PM
St. Augustine, FL 32084

WORK PERFORMED ON MAIN WASTE LINE-NOT TO CODE
KITCHEN REMODEL



INTERIOR RENOVATION WORK-NEW PLUMBING BACK WALL

AFFIDAVIT OF SERVICE

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

KENNETH LOPEZ

7901 FOREST CITY ROAD APT E ORLANDO FL 32810

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0498**

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **MARCH 26, 2026**,
I received a copy of the attached Notice of Hearing for the hearing dated APRIL 1,, **2026**

II **PRIMARY SERVICE:**

3. That on **MARCH 19, 2026**,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
9489 0090 0027 6675 2498 94

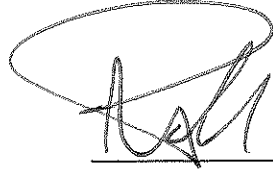
4. That on _____
I hand delivered said Notice to _____.

SECONDARY SERVICE:

5. That on, **MARCH 20, 2026**,
I posted said Notice on the property located at
3 NESMITH AVENUE SAINT AUGUSTINE FLORIDA 32084.

6. That on **MARCH 26, 2026,**

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



JAMES TOMASELLI
Code Enforcement Inspector

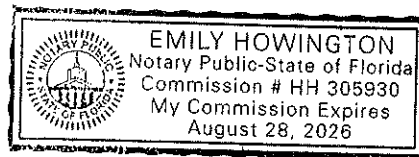
FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF March, 2026.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





CITY OF
ST AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

OFFICIAL NOTICE OF SPECIAL MAGISTRATE HEARING

March 19, 2026

IN THE MATTER OF: Owner(s): KENNETH LOPEZ

Address: 7901 Forrest City Road Apt 3 Orlando FL 32810

Case #: CE2025-0498

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

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

SITE OF VIOLATION: 3 Nesmith Avenue, Saint Augustine FL 32084

**DESCRIPTION: 6-16 LOPES SUB OF BLK 15 RAVENSWOOD LOT 25
OR4245/1094 & 5835/631(D/C) & 5835/632(D/C) & 5871/1030**

PARCEL NUMBER: 1077600000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, April 1, 2026, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:


City Code, Chapter 8, Section 608, PERMITS REQUIRED

This is your "Official Notice" for you or your representative to appear before the Special Magistrate to respond to your violation. The Special Magistrate will conduct a hearing, in accordance with F.S. 162.07, concerning your case and, subsequently, She will issue findings of

fact and may order corrective action and compliance by a specific date. Again, we believe it is important that you be present at the meeting to address the Special Magistrate. If the violation is corrected and then recurs, or if the violation is corrected prior to the referenced hearing, this case may still be presented to the Special Magistrate.

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

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



JAMES TOMASELLI
Code Enforcement Inspector

City of St. Augustine
Planning & Building Department
P.O. Box 210
St. Augustine, FL 32085-0210
904 669 0665

Certified Mail Number: **9489 0090 0027 6675 2498 94**

cc: David Birchim, City Manager

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

9489 0090 0027 6675 2498 94



CITY OF
ST. AUGUSTINE
EST. 1565

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

CODE ENFORCEMENT DIVISION

DECEMBER 19, 2025

IN THE MATTER OF: Owner(s): **KENNETH LOPEZ**

Agent(s):

Address: **7901 FORREST CITY ROAD APT 3 ORLANDO FL. 32810**

Case #: **CE2025-0498**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Code Enforcement Violation – Chapter 8 Sec. 608 – Permits Required

SITE OF VIOLATION: 3 Nesmith Ave, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: 6-16 LOPES SUB OF BLK 15 RAVENSWOOD LOT 25 OR4245/1094 & 5835/631(D/C) & 5835/632(D/C) & 5871/1030

PARCEL NUMBER: 1077600000

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

CONSTRUCTION WORK PERFORMED OUTSIDE THE SCOPE OF ISSUED PERMIT

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

OBTAIN REQUIRED PERMITS FOR WORK PERFORMED

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

Notice of Violation

Case No. CE2025-0498



JAMES TOMASELLI

Code Enforcement Inspector
904 669 0665

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

Certified Mail Number: **Certified Mail: 9489 0090 0027 6675 2526 41**

cc: David Birchim, City Manager

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

9489 0090 0027 6675 2526 41

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 2067700000
Location Address 78 SANFORD ST
 SAINT AUGUSTINE 32084-0000
Neighborhood Dumas Tract with part City St Aug (622)
Tax Description* DUMAS TRACT CITY LOT 8 & N'LY 15FT OF LOT 9 BLK B
 OR5448/1813
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Dumas Tract
Sec/Twp/Rng 19-7-30
District City of St Augustine (District 452)
Millage Rate 18.72
Acreage 0.170
Homestead Y

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



Owner Information

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

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$25,722
Homestead		\$25,000

[Skip to main content](#)

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.



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 948 0090 0027 6675 2502 58, 9489 0090 0027 6675 2502 65

cc: David Birchim, City Manager

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A ~~LIEN~~ FINE

CASE NUMBER: CE2024-0441

IN THE MATTER OF:

Jensen Annie Et AL
Holland, Brandy
78 SANFORD ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

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

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 4, 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 February 4, 2026, 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 August 6, 2025, the Special Magistrate issued an "Order Imposing a Fine" which set the amount at \$250 per day beginning August 6, 2025. **As of February 4, 2026, the fines had not been paid.**

3. Based on the evidence and testimony presented at the February 4, 2026, 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 \$45,500.00 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 STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

DONE AND ORDERED THIS 4TH OF FEBRUARY 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

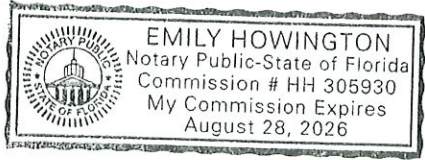


Garrett Olsen, Special Magistrate
City of St. Augustine

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 Olson, 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 4 day of February, A.D., 26.



[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

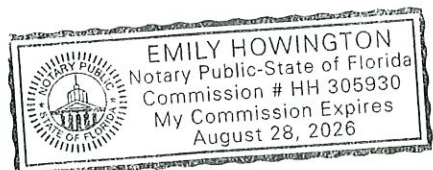
Jensen Annie Et AL 78 SANFORD ST, SAINT AUGUSTINE, FL 32084

9489009000276675251392

Holland Brandy, 78 SANFORD ST, SAINT AUGUSTINE, FL 32084

9489009000276675251408

on this 5 day of February, 2026 



Apply for Exemptions

Apply for Exemptions

St. Johns County, FL

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	2113400000
Location Address	142 WASHINGTON ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (SF & MH) (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF LOT 10 BLK H OR6041/1545 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Keith Subdivision, Plat of Block D,E,F,H
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.72
Acreage	0.170
Homestead	N

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



Owner Information

Owner Name	20/20 Commercial Holdings Washington LLC 100%
Mailing Address	2380 DEERWOOD ACRES DR SAINT AUGUSTINE, FL 32084-0000

Sec. 28-90. - Administration records, and appeals.

- (a) Any necessary building or demolition (full or partial) permit and/or certificate of occupancy shall not be issued unless the planning and building department reviews the application for compliance and/or the historic architectural review board approves an application as outlined under section 28-88. Such permit shall be subject to the terms of such approval as well as other necessary provisions of this Code.
- (b) Applications shall be submitted through the planning and building department and shall include, in duplicate if requested, all plans, elevations and other information necessary to determine the appropriateness of the features to be passed upon.
- (c) Prior to issuance or denial of a certificate of appropriateness, relocation, demolition, or partial demolition required by the board, the board shall take such action as may reasonably be required to inform the owners of any property likely to be materially affected by the application and shall give the applicant and such owners an opportunity to be heard. The board shall hold a public hearing concerning each application.
- (d) Every decision of the board and/or planning and building department in passing upon plans for structures or signs located or to be located in the district shall be in the form of a written order or permit as appropriate stating the finding of the board, its decisions and reasons therefor.
- (e) The board shall not disapprove any plans without giving its recommendations for changes necessary to be made before the plans will be reconsidered. Such recommendations may be general in scope, and compliance with them shall qualify the plans for reconsideration by the board.
- (f) An appeal may, within thirty (30) days thereafter, be taken by any aggrieved person to the city commission from the board's action in granting or denying an opinion or certificate of appropriateness, relocation or demolition or partial demolition. The appeal shall be as prescribed in section 28-29(g). Any appeal from the decision of the city commission shall be heard by the circuit court of the county, on writ of certiorari, as in the case of any other zoning decision from the city commission. All orders to approve certificates of demolition, except for partial demolition, shall become effective on the 31st day following the date of the rendered order, unless this waiting period is specifically granted a written waiver by the city commission or city manager. The owner-applicant of an order to approve a demolition certificate may request a hardship waiver to the city manager for emergency humanitarian reasons including the health and safety of the occupants of a structure in need of immediate emergency repairs, renovation or reconstruction. In the alternative, the owner-applicant of an order to approve a demolition certificate may request a waiver from the city commission if the delay in demolishing the structure would create an undue burden on the owner-applicant that would be greater than the public interest served in preserving the thirty-day waiting period. All decisions to grant or deny the waiver shall be

rendered in writing within five days of the decision, mailed by standard U.S. mail to the owner-applicant and posted on the city's website. The decision of the city manager or city commission shall serve as the final administrative appeal of the waiting period.

- (g) Any decision of the historic architectural review board certified by the planning director to be in conflict with a determination or decision of the planning and zoning board or of the nuisance, appeals and adjustment board; shall be reviewed by the city commission in the same manner as an appeal and the commission shall review the determination of the historic architectural review board, and the decision of the planning and zoning board or the nuisance, appeals and adjustment board as to which it is certified to be in conflict and shall determine whether the decision of the historic architectural review board should be affirmed, modified or reversed and the decision of the commission shall supersede the decision reviewed. All affected persons shall be notified of the hearing by the city commission in the same manner as that provided for appeals from decisions of the planning and zoning board. The hearing before the commission shall be de novo.

(Code 1964, § 33-191; Ord. No. 05-22, § 3, 8-8-05; Ord. No. 15-21, § 1, 8-10-15; Ord. No. 23-24, § 5, 8-28-23; Ord. No. 24-07, § 9, 4-8-24)



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

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

March 17, 2026

IN THE MATTER OF: Owner(s): 20/20 Commercial Holdings Washington LLC
Agent(s): JACKSON, EDWARD S, SR
JACKSON, SARA B
Address: 142 WASHINGTON ST, Saint Augustine, FL, 32084
Case #: CE2025-0223

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

Code Section: Chapter 28, Sec. 28-90. - Administration records, and appeals. (a)

SITE OF VIOLATION: 142 WASHINGTON ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3 OF
LOT 10 BLK H OR6041/1545
PARCEL NUMBER: 2113400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on April 1 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.



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6675 2502 10, 9489 0090 0027 6675 2502 27, 9489 0090 0027 6675 2502 34

cc: David Birchim, City Manager

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

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
20/20 COMMERCIAL HOLDINGS WASHINGTON LLC
JACKSON, EDWARD S, SR
JACKSON, SARA B
142 WASHINGTON ST
ST. AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0223

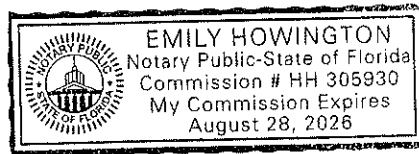
I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated Feb. 4, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28, Sec 28-90 as of March 24, 2026

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

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





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0223

IN THE MATTER OF:

20/20 Commercial Holdings Washington LLC
142 WASHINGTON ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 28, Sec. 28-90. - Administration records, and appeals. (a)

VIOLATION SITE: **142 WASHINGTON ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 9 & S1/3
OF LOT 10 BLK H OR6041/1545**

PARCEL NUMBER: **2113400000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 04, 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 February 4, 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 January 28, 2025:

Original wood windows removed/destroyed without proper permits or the approval from the Historic Architectural Review Board.

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

**City Code, Chapter 28
Sec. 28-90. - Administration records, and appeals. (a)**

4. On November 05, 2025, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (60) days from the date of the Order to correct the violation by coming into compliance with the HARB order compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On January 14, 2026, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 4, 2026

6. On February 4, 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 today 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: case continued for 60 days; no fine imposed at this time. case to be heard April 1st, 2026.

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


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

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

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

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

DONE AND ORDERED THIS 4TH DAY OF FEBRUARY 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



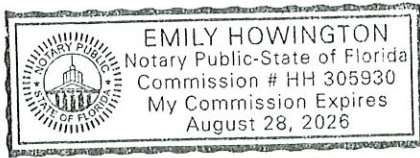
Garrett Olsen, Special Magistrate

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 Olson, 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 4 day of February, A.D., 26.



[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

20/20 Commercial Holdings Washington LLC, JACKSON, EDWARD S, SR

2380 Deerwood Acres Dr, St. Augustine, FL 32084


9489009000276675251460

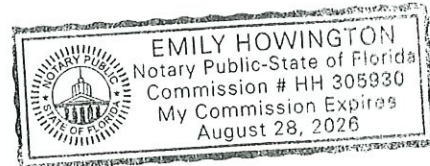
20/20 Commercial Holdings Washington LLC, 7350 OLD STATE RD 207, ELKTON, FL 32033

9489009000276675251477

20/20 Commercial Holdings Washington LLC, 142 WASHINGTON ST, SAINT AUGUSTINE 32084

9489009000276675251484

on this 5 day of February, 2026




St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 1909400000
Location Address 14 MYRTLE AVE
 SAINT AUGUSTINE 32084-0000
Neighborhood Williams Addition (597)
Tax Description* WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Williams Addition
Sec/Twp/Rng 7-7-30
District City of St Augustine (District 452)
Millage Rate 19.5552
Acreage 0.150
Homestead Y

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



Owner Information

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

Exemption Information

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

Sec. 19-3. - Unlawful conditions.

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

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



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

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

March 19, 2026

IN THE MATTER OF: Owner(s): Corbitt Carol Lee

Address: 14 MYRTLE AVE, Saint Augustine, FL, 32084

Case #: CE2025-0581

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

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

SITE OF VIOLATION: 14 MYRTLE AVE, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22

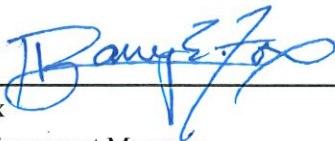
PARCEL NUMBER: 1909400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for an **Abatement Hearing** regarding your case on April 1, 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.



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6675 2498 01

cc: David Birchim, City Manager

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

AFFIDAVIT OF NON-COMPLIANCE

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

CORBITT, CAROL LEE

14 Myrtle Ave

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025 - 05B1

I, Morganne E. Lanni, have personally examined the property described in the Code Enforcement Order dated Jan. 7, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 19, Section 3 as of March 24 2026.

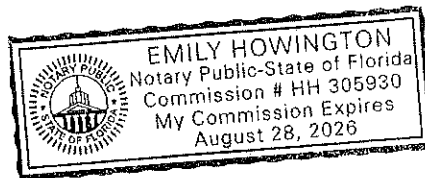
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0581

IN THE MATTER OF:

Corbitt Carol Lee

14 MYRTLE AVE, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: **14 MYRTLE AVE, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22**

PARCEL NUMBER: **1909400000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JANUARY 07, 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 07, 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 December 09, 2025:

Loose debris scattered throughout property.

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

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

4. On December 10, 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 December 10, 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 07, 2026.

6. On January 07, 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 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: has until Jan. 21, 2026 to complete all clean up, if not done \$500/day fine. City may abate / clean up if not done, and charge costs. Future violations can impose fine immediately.

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

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

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

- a. A fine of up to \$ 500/day 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 7TH DAY OF JANUARY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

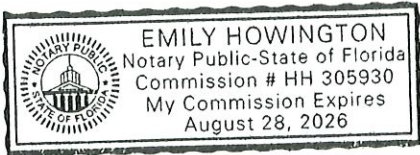


Gretchen RL Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I 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

Corbitt Carol Lee , 14 MYRTLE AVE, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2524 12

on this 7 day of January, 2025 



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID 2032100050
 Location Address 22 DESOTO PL
 SAINT AUGUSTINE 32084-0000
 Neighborhood City of St. Augustine (610)
 Tax Description* CITY OF ST AUGUSTINE LOT 5 BLK46-J (EX E PT IN OR517/250)
 33.5FT ON DESOTO PL OR2836/465
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision City of St Augustine
 Sec/Twp/Rng 18-7-30
 District City of St Augustine (District 452)
 Millage Rate 19.5552
 Acreage 0.110
 Homestead Y

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



Owner Information

Owner Name Richardson Keith 100%
 Mailing Address 22 DESOTO PL
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$25,722
Homestead		\$25,000

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**

March 16, 2026

IN THE MATTER OF: Owner(s): Keith Richardson

Address: 22 DESOTO PL, Saint Augustine, FL, 32084

Case #: CE2025-0443

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: 22 DESOTO PL, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 5 BLK46-J (EX E PT IN OR517/250)
 33.5FT ON DESOTO PL OR2836/465

PARCEL NUMBER: 2032100050

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 April 1, 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.



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6675 2505 41

cc: David Birchlin, 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

KEITH RICHARDSON

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2025-0443**

I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **FEBRUARY 4, 2026**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 as of **MARCH 3, 2026**.

FURTHER, Affiant saith not.



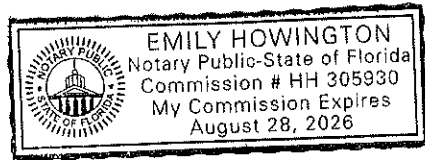
James Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF March, 2026.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0443

IN THE MATTER OF:

Keith Richardson

22 DESOTO PL, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: **22 DESOTO PL, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **CITY OF ST AUGUSTINE LOT 5 BLK46-J (EX E PT IN OR517/250) 33.5FT ON DESOTO PL OR2836/465**

PARCEL NUMBER: **2032100050**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON , 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 4, 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 August 14, 2025:

A fence/Trellis was installed west end of driveway without required permits

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

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

4. On December 3, 2025, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (60) days from the date of the Order to correct the violation by obtaining permits after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On January 14, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 4, 2026.

6. On , 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.

continued

FINES PER VIOLATION

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

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

- a. _____ You became compliant as of _____.
- b. _____ The violation remains as of _____ and the fine is set to \$_____ per day until compliance is met.
- c. _____ The violation remains for _____ days after the compliance period ended and the fine is set to \$_____ per day for a total amount of \$_____.

d. Other: *continued to March 4th, 2026 hearing.*

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


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

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

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

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

DONE AND ORDERED THIS 4TH OF FEBRUARY 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



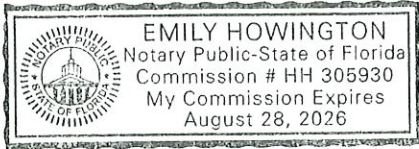
Garrett Olsen

, 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 4 day of February, 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

Richardson Keith , 22 DESOTO PL, SAINT AUGUSTINE, FL 32084

9489009000276675251446

on this 5 day of February, 2020




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

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Owner Information

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

Map



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

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

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

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

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

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

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

- b. Two hundred dollars (\$200.00) for each tree seven (7) inches or more but less than twelve (12) inches dbh.
 - c. Four hundred dollars (\$400.00) for each tree twelve (12) inches or more but less than twenty (20) inches dbh.
 - d. Eight hundred dollars (\$800.00) for each tree twenty (20) inches or more dbh.
- (2) The planning and building director may issue an "after the fact" tree removal permit for trees which are not considered preserved trees, but only after considering the above mentioned factors and the reason why a permit was not obtained prior to the removal.
- (3) If the planning and building director denies the "after the fact" tree removal permit, he/she shall set forth with particularity the reasons for such denial in writing. When such permit is denied, said denial may be appealed as stated above to the adjustments and appeals board.
- (4) No "after the fact" tree removal permits shall be issued for the removal of preserved trees. Any such action shall be subject to code enforcement proceedings wherein any explanation or reason for removal without a permit and evidence as to the tree's condition prior to removal may be presented as mitigation.
- (j) In certain instances, it may be impossible or infeasible for a property owner to replace a tree or trees as required by subsection (g) of this section and section 11-28(d) of this Code. In such cases, the owner may instead pay a sum of money into the tree mitigation fund.
- (1) The amount to be paid into the tree mitigation fund shall be determined by resolution, updated from time to time in order to reflect the actual cost for the city to purchase and plant an appropriate replacement tree offsite.
 - (2) Monies paid into the tree mitigation fund shall be used by the city to plant and maintain trees on the city right-of-way or on city or other public property within the city, with the location to be determined by the city manager or his or her designee, in order to promote street tree rehabilitation, maintain a diverse tree inventory, and support the tree canopy throughout the city.
 - (3) The city manager or his or her designee shall not issue a tree removal permit until the monies owed for tree mitigation are paid in full.

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6675 2501 73, 9489 0090 0027 6675 2501 80, 9489 0090 0027 6675 2501 97,
9489 0090 0027 6675 2502 03

cc: David Birchlin, 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


**RACHAEL DAY
WALKER LEE DAY**

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2026-0208**

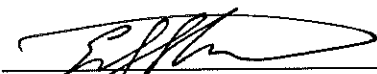
I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **FEBRUARY 4, 2026**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 _as_ of **MARCH 2, 2026**.

FURTHER, Affiant saith not.

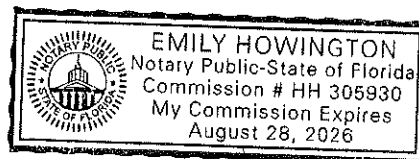


James Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF March, 2026.



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



PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 03/02/26 CUSTOMER#:
TIME: 15:59:04
CLERK: 1596pcou

RECPT#: 3347200 PREV BAL: 4700.00
TP/YR: P/2026 AMT PAID: 4700.00
BILL: 3347200 ADJSTMNT: .00
EFF DT: 03/02/26 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 4700.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

CE2025-0583

AMT TENDERED: 4700.00
AMT APPLIED: 4700.00
CHANGE: .00

PAID BY: CE2025-0583 114 Spar
PAYMENT METH: CHECK
PAYMENT REF: 1282

TOT PREV BAL DUE: 4700.00
TOT BAL DUE NOW : .00
VA



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0583

IN THE MATTER OF:

RACHEL DAY
WALKER LEE DAY
114 SPARTINA AVE, Saint Augustine, FL, 32080
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
City Code, Chapter 25, Section 56, Tree removal and replacement.

VIOLATION SITE: **114 SPARTINA AVE, Saint Augustine, FL, 32080**

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

PARCEL NUMBER: **1585721103**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 4, 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 February 4, 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 December 09, 2025:

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

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

**City Code, Chapter 25, Section 56
Tree removal and replacement.**

4. On December 16, 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 January 16, 2026, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 4, 2026.

6. On February 4, 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 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: obtain 7 after the fact permits per ordinance, plus 8 red cedars paid into mitigation fund (\$2,400.00); to be paid within 60 days.

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

- a. You have days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues.
- b. You were in violation for see above days, found to be compliant at this time, and the fine is set at \$.

Dev. order compliance of min. 10 cedars at time of development.

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 \$ see above

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 4TH OF FEBRUARY 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

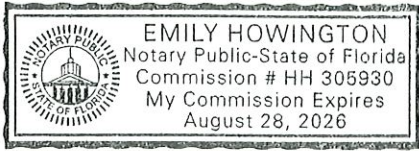


Garrett Olsen, Special Magistrate
City of St. Augustine

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 4 day of February, A.D., 26.



[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

Day Rachel 5901 RIO ROYALLE RD, SAINT AUGUSTINE, FL 32080

9489009000276675251552

Day Walker Lee, 5901 RIO ROYALLE RD, SAINT AUGUSTINE, FL 32080

9489009000276675251569

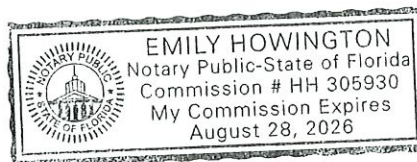
Day Rachel, SPARTINA AVE, SAINT AUGUSTINE, FL 32080

9489009000276675251576

Day Walker Lee, SPARTINA AVE, SAINT AUGUSTINE, FL 32080

9489009000276675251583

on this 5 day of February, 2026

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1920900000	
Location	101 SAN MARCO AVE	No Image Available
Address	SAINTE AUGUSTINE 32084-0000	
Neighborhood	San Marco Ave Uptown (COM) (602.52)	
Tax	3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS	
Description*	A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451	
	<i>*The Description above is not to be used on legal documents.</i>	
Property Use	Churches (7100)	
Code		
Subdivision	Heade Tract	
Sec/Twp/Rng	7-7-30	
District	City of St Augustine (District 452)	
Millage Rate	19.5552	
Acreage	5.350	
Homestead	N	

Owner Information

Owner Name [Bishop Of The Diocese St Aug](#) 100%
Mailing Address 11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		\$4,017,290

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

It shall be unlawful for any person to exercise any of the privileges or to carry on, engage in or conduct any of the businesses, occupations or professions, specifically enumerated in section 17-73, without paying a business tax at the time and in the manner herein provided or fail to make reports to the city comptroller as provided herein, or to violate any other provision of this article.

(Ord. No. 06-33, § 1, 12-11-06)



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**

March 17, 2026

IN THE MATTER OF: Owner(s): BISHOP OF THE DIOCESE ST AUG
 Agent(s): N/A
 Address: 101 SAN MARCO AVE, Saint Augustine, FL, 32084
 Case #: CE2026-0208

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

Code Section: Chapter 17, Section 72, Engaging in business without a receipt; failure to comply.

SITE OF VIOLATION: 101 SAN MARCO AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF
 BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208
 DB132/507 DB135/482 DB134/61 DB194/506 DB135451
PARCEL NUMBER: 1920900000

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 April 1, 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.



Barry Fox
Code Enforcement Manager

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

Certified Mail Number: 9489 0090 0027 6675 2501 59, 9489 0090 0027 6675 2501 66

cc: David Birchim, City Manager

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

AFFIDAVIT OF COMPLIANCE

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

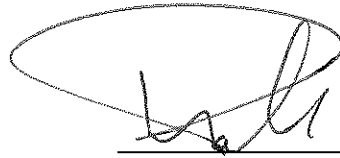
**BISHOP OF THE DIOCESE ST AUG
ROMAN CATHOLIC CHURCH
STEVEN HILL**

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2026-0208**

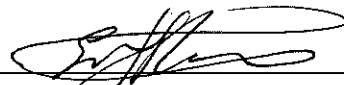
I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **FEBRUARY 4, 2026**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 _as of **MARCH 2, 2026**.

FURTHER, Affiant saith not.



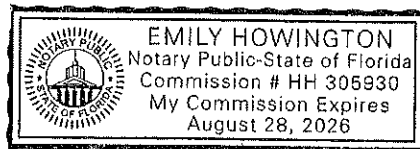
James Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF March, 2026



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 03/02/26 CUSTOMER#:
TIME: 16:07:36
CLERK: 1596pcou

RECPT#: 3347207 PREV BAL: 1500.00
TP/YR: P/2026 AMT PAID: 1500.00
BILL: 3347207 ADJSTMNT: .00
EFF DT: 03/02/26 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 1500.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 1500.00
AMT APPLIED: 1500.00
CHANGE: .00

PAID BY: CE2026-0208 101 San
PAYMENT METH: CHECK
PAYMENT REF: 10897

TOT PREV BAL DUE: 1500.00
TOT BAL DUE NOW : .00
VA



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CASE NUMBER: CE2026-0208

ORDER FINDING VIOLATION

IN THE MATTER OF:

BISHOP OF THE DIOCESE ST AUG
101 SAN MARCO 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 17, Section 72, Engaging in business without a receipt;
failure to comply.**

VIOLATION SITE: **101 SAN MARCO AVE, Saint Augustine, FL, 32084**
LEGAL DESCRIPTION: 3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A
& B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 I
DB194/506 DB135451

PARCEL NUMBER: **1920900000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON FEBRUARY 4, 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 February 4, 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 January 10, 2026:

OPERATING PAY TO PARK LOT WITHOUT PROPER BUSINESS TAX
RECEIPT AFTER PRIOR WARNING.

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

City Code, Chapter 17, Section 72
Engaging in business without a receipt; failure to comply.

4. On January 15, 2026, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On January 15, 2026, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 4, 2026.

6. On February 4, 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 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: 500.00 for each days observed (3 days), payable in 60 days

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

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

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

- a. A fine of up to \$ Will be imposed for each day the violation continues.
- b. You were in violation for 3 days, found to be compliant at this time, and the fine is set at \$ 1500.00 (total).

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 4TH OF FEBRUARY 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



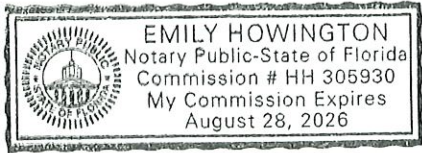
Garrett Olsen, Special Magistrate

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 4 day of February, A.D., 26.



[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.

