



City of

STAUGUSTINE

----EST. 1565----

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

WEDNESDAY, MAY 6, 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) CE2026-0242
Obt Management LLC
Gurian, Phillip
24 South St
Ch. 28 Sec. 146-
Registration.
 - b) CE2026-0283
Baker Kellen Et AL
Irons Matthew
83 Weeden St
Ch. 28 Sec. 146-
Registration.
 - c) CE2026-0286
Baker Kellen Et AL
Irons Matthew
83 Weeden St
Ch. 28 Sec. 155-
Effect of Ordinance No.
2010-24 on RS-1 and RS-
2 short-term rentals.

d) CE2026-0287
Hd Kirms Living Trust
Kirms Harry W III
Kirms Devon Brooke
340 Charlotte St
Ch. 28 Sec. 155-
Effect on Ordinance No.
2010-24 on RS-1 and RS-
2 short-term rentals.

e) CE2026-0288
Julao Rosaliza
19 Hildreth Dr
Ch. 8 Sec. 301-
Property maintenance
code.

6. Fine Assignment Hearing

a) CE2025-0561
Dinnan, Richard
6 Hopkins St
Ch. 28 Sec. 146-
Registrations.

7. Fine Reduction Hearing
None

8. Lien Hearing

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

9. Compliance Hearing

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

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

- c) CE2026-0209
Tricat Lllp
Shenandoah St
Ch. 17 Sec. 72 –
Engaging in business without a receipt; failure to comply.

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

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

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

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

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 2002800000
 Location 24 SOUTH ST
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood City of St Augustine (Washington St) (610.42)
 Tax 2-72 CITY OF ST AUG LOT 30 OF SUB OF LOT 3 BLK 38-B & 2FT X
 Description* 18.3FT OF LOT 29 IN OR493/730 OR309/168 & 5466/1311 &
 5807/111(Q/C) & 6046/1004(Q/C) & 6259/1585(Q/C)
 *The Description above is not to be used on legal documents.
 Property Use Single Family (0100)
 Code
 City of St Augustine, FL
 Division 20-7-30
 Sec/Twp/Rng
 District City of St Augustine (District 452)
 Millage Rate 19.5552
 Acreage 0.150
 Homestead N

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



Owner Information

Owner Name [Obt Management LLC](#) 100%
 Mailing Address 200 NE 3RD AVE
 BOCA RATON, FL 33432-0000

Sec. 28-146. - Registration.

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

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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: April 29, 2026

SUBJECT: Case Number: CE2026-0242

RESPONDENT: Obt Management LLC

**LOCATION: 24 South St, Saint Augustine, FL 32084;
Parcel Number 2002800000**

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

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately four years. This case, number CE2026-0242, concerns the property located at 24 South Street in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Obt Management LLC, and it is reflected as such on the agenda for today's meeting.

On February 25, 2026, I ran a report showing the noncompliant short-term rentals. This property has been registered in the past but failed to renew their registration in 2024. I began the notification process, and based on my investigation, I issued an Official Notice of Violation on March 2, 2026, giving the Respondent ten (10) days to register the property with the City of St. Augustine. The notice was posted on the front door of the property on March 5, 2026, and mailed via certified mail. The same week of posting, I heard from a woman who identified herself as the property manager for the rental unit. She advised she would be registering and apologized for the oversight. As of March 12, 2026, no registrations had been submitted. I issued an Official Notice of Hearing on April 7th, 2026, The notice was mailed via certified mail, as well as posted on the front door of the property on April 10, 2026. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 146, for failing to register the short-term rental with the City of St. Augustine.

I photographed the property on April 10th. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. I have established contact with the Respondent. I do believe the respondent understands the violation.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer

Mar 5, 2026 at 9:26:08 AM
CE INSP M.LANNI



24

SOUTH HOUSE
24
NORTH STREET

Apr 10, 2026 at 11:31:16 AM
CE INSP M.LANNI



Rental Unit Record

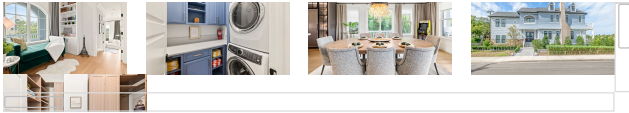
24 South St, St. Augustine, FL 32084, USA

Active ●
Identified ✓
Compliant X

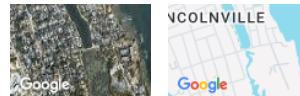
PRINT
SEND A LETTER

Listing(s) Information

Airbnb - 1561706248600683829 VRBO - 321.4967718.123207101 Booking.com - 10413301



Rental Unit Information



Identified Address

24 South St, St. Augustine, FL 32084, USA

Identified Unit Number

None

Identified Latitude, Longitude

29.882988, -81.310859

Parcel Number

2002800000

Owner Name

KNIGHT BARBARA

Owner Address

24 SOUTH STREET
SAINT AUGUSTINE, FL 32084-0000,
US

Community

Community

Timeline of Activity

View the series of events and documentation pertaining to this property

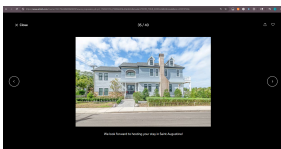
- ✓ Listing hma321.4967718.123207101 Identified January 18th, 2026
- Listing hma321.4967718.123207101 Reposted January 12th, 2026
- 📅 1 Documented Stay

Matched Details

Analyst MWAY

Explanation
The exterior photo from the listing matches the one from Realtor.

Listing Photos



Matching 3rd Party Sources



Both photos show the same house with the dormers and the chimney up the side of the house between them.

City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/1561706248600683829
Listing Status	● Active
Host Compliance Listing ID	— air1561706248600683829
Listing Title	— St. Augustine Luxury 4 BR/4.5BA Walk to Downtown

Property type	— house
Room type	— entire_home
Listing Info Last Captured	— Feb 24, 2026
Screenshot Last Captured	— Jan 04, 2026

Information Provided on Listing

Contact Name	— Nicole
Latitude, Longitude	— 29.883000, -81.310900
Minimum Stay (# of Nights)	— 3
Max Sleeping Capacity (# of People)	— 8
Max Number of People per Bedroom	— 2.0
Number of Reviews	— 1
Last Documented Stay	— 01/2026

Listing Screenshot History View Latest Listing Screenshot

December **2** January **1** February **0**

- January, 2026
- ✓ Listing air1561706248600683829 Identified December 12th, 2025
- ✗ Listing hma321.4967718.123207101 Removed December 7th, 2025
- Listing hma321.4967718.123207101 First Activity December 2nd, 2025
- ✳ Listing hma321.4967718.123207101 First Crawled December 2nd, 2025
- Listing air1561706248600683829 First Activity November 26th, 2025
- ✳ Listing air1561706248600683829 First Crawled November 26th, 2025
- ✗ Listing air52806893 Removed October 14th, 2024
- ✗ Listing hma321.3500958.4074104 Removed October 14th, 2024
- ✗ Listing bkg10413301 Removed July 3rd, 2024
- 📅 3 Documented Stays March, 2024
- 📅 1 Documented Stay February, 2024
- 📅 2 Documented Stays December, 2023
- Listing air52806893 Reposted December 3rd, 2023
- 📅 2 Documented Stays November, 2023
- ✗ Listing air52806893 Removed November 23rd, 2023
- ✓ Listing hma321.3500958.4074104 Identified August 18th, 2023
- Listing hma321.3500958.4074104 First Activity July 17th, 2023
- ✳ Listing hma321.3500958.4074104 First Crawled July 17th, 2023
- ✗ Listing hma321.2518547.3088482 Removed July 12th, 2023
- Listing bkg10413301 First Activity July 12th, 2023
- ✳ Listing bkg10413301 First Crawled July 12th, 2023
- 📅 1 Documented Stay June, 2023
- Listing air52806893 Reposted June 3rd, 2023
- ✗ Listing air52806893 Removed May 31st, 2023
- Listing air52806893 Reposted

May 30th, 2023

✘ Listing air52806893 Removed
May 26th, 2023

📅 3 Documented Stays
April, 2023

● Listing air52806893 Reposted
April 3rd, 2023

✘ Listing air52806893 Removed
March 30th, 2023

● Listing air52806893 Reposted
March 24th, 2023

✘ Listing air52806893 Removed
March 21st, 2023

● Listing air52806893 Reposted
January 19th, 2023

📅 1 Documented Stay
January, 2023

✘ Listing air52806893 Removed
January 16th, 2023

📅 3 Documented Stays
December, 2022

● Listing air52806893 Reposted
December 5th, 2022

✘ Listing air52806893 Removed
December 4th, 2022

📅 1 Documented Stay
November, 2022

● Listing air52806893 Reposted
October 21st, 2022

✘ Listing air52806893 Removed
October 18th, 2022

● Listing air52806893 Reposted
September 15th, 2022

✘ Listing air52806893 Removed
September 13th, 2022

● Listing air52806893 Reposted
September 11th, 2022

✘ Listing air52806893 Removed
September 10th, 2022

● Listing air52806893 Reposted
September 5th, 2022

✘ Listing air52806893 Removed
September 4th, 2022

● Listing air52806893 Reposted
August 30th, 2022

✘ Listing air52806893 Removed
August 29th, 2022

● Listing air52806893 Reposted
August 11th, 2022

✘ Listing air52806893 Removed
August 10th, 2022

📅 2 Documented Stays
July, 2022

● Listing air52806893 Reposted
July 3rd, 2022

✘ Listing air52806893 Removed
June 24th, 2022

● Listing air52806893 Reposted
June 18th, 2022

- ✘ Listing air52806893 Removed
June 17th, 2022
- 📅 2 Documented Stays
June, 2022
- 📅 3 Documented Stays
May, 2022
- 📅 3 Documented Stays
April, 2022
- Listing air52806893 Reposted
April 17th, 2022
- ✘ Listing air52806893 Removed
April 16th, 2022
- 📅 7 Documented Stays
March, 2022
- 📅 1 Documented Stay
February, 2022
- Listing air52806893 Reposted
January 3rd, 2022
- ✘ Listing air52806893 Removed
January 1st, 2022
- 📅 3 Documented Stays
December, 2021
- Listing air52806893 Reposted
December 23rd, 2021
- ✘ Listing air52806893 Removed
December 22nd, 2021
- 📧 Reminder Notice: Delivered 📅
December 20th, 2021
- Listing air52806893 Reposted
December 19th, 2021
- ✘ Listing air52806893 Removed
December 19th, 2021
- 📧 Reminder Notice: Sent 📅
December 9th, 2021
- 📅 1 Documented Stay
November, 2021
- ✓ Listing hma321.2518547.3088482
Identified
November 7th, 2021
- ✓ Listing air52806893 Identified
October 29th, 2021
- Listing hma321.2518547.3088482 First
Activity
October 28th, 2021
- ✳ Listing hma321.2518547.3088482 First
Crawled
October 28th, 2021
- Listing air52806893 First Activity
October 17th, 2021
- ✳ Listing air52806893 First Crawled
October 17th, 2021



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

CODE ENFORCEMENT DIVISION

March 02, 2026

IN THE MATTER OF: Owner(s): Obt Management LLC
 Agent(s): Gurian, Philip
 Address: 24 SOUTH ST, Saint Augustine, FL, 32084
 Case #: CE2026-0242

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 28, Section 146 - Registration.

SITE OF VIOLATION: 24 SOUTH ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-72 CITY OF ST AUG LOT 30 OF SUB OF LOT 3 BLK 38-B & 2FT
 X 18.3FT OF LOT 29 IN OR493/730 OR309/168 & 5466/1311 &
 5807/111(Q/C) & 6046/1004(Q/C) & 6259/1585(Q/C)
PARCEL NUMBER: 2002800000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on February 25, 2026 which revealed the following violations:

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

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **10 Days** of the receipt of this Notice, or a fine of **up to \$250.00 per day** may be imposed by the Special Magistrate. The violation may be corrected via:

Register the short-term rental property with the City of St. Augustine.

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


Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2508 52
9489 0090 0027 6675 2508 69
9489 0090 0027 6675 2508 76
9489 0090 0027 6675 2508 83

cc: David Birchim, City Manager

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

9489 0090 0027 6675 2508 52
9489 0090 0027 6675 2508 69
9489 0090 0027 6675 2508 76
9489 0090 0027 6675 2508 83



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

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

April 07, 2026

IN THE MATTER OF: Owner(s): Obt Management LLC
Agent(s): Gurian, Philip
Address: 24 SOUTH ST, Saint Augustine, FL, 32084
Case #: CE2026-0242

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 28, Section 146, Registration.

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LEGAL DESCRIPTION: 2-72 CITY OF ST AUG LOT 30 OF SUB OF LOT 3 BLK 38-B & 2FT
X 18.3FT OF LOT 29 IN OR493/730 OR309/168 & 5466/1311 &
5807/111(Q/C) & 6046/1004(Q/C) & 6259/1585(Q/C)
PARCEL NUMBER: 2002800000


The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 6, 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:

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

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

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

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


Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2495 97
9489 0090 0027 6675 2496 03
9489 0090 0027 6675 2496 10
9489 0090 0027 6675 2496 27

cc: David Birchim, City Manager

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9489 0090 0027 6675 2495 97

9489 0090 0027 6675 2496 03

9489 0090 0027 6675 2496 10

9489 0090 0027 6675 2496 27

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
OBT MANAGEMENT LLC
C/O GURIAN, PHILIP
24 SOUTH ST
ST. AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-0242

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

- 1. That I am employed by the City of St. Augustine Code Enforcement Department.
- 2. That pursuant to Florida Statute 162.12, on March, 3, 2026,
I received a copy of the attached Notice of Hearing for the hearing dated May,
6, 2026.

PRIMARY SERVICE:

- 3. That on March, 3, 2026,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
- 4. That on _____, 20____,
I hand delivered said Notice to _____ at
_____.

SECONDARY SERVICE:

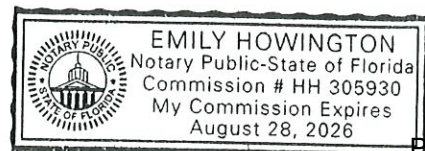
- 5. That on March, 5, 2026,
I posted said Notice on the property located at
24 South St, St. Augustine, FL 32084.
- 6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

Morganne E. Lanni
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF April, 2026.

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



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2068300000
Location Address	83 WEEDEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY S32.5 OF W65 FT OF LOTS 12 & 13 BLK B OR5714/9 *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	19.5552
Acreage	0.060
Homestead	N

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



Owner Information

Owner Name	Baker Kellen Et AL 100%
	Irons Matthew 100%
Mailing Address	1835 WATERBURY LN ORANGE PARK, FL 32003-0000

Map



Sec. 28-146. - Registration.

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

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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: April 29, 2026

SUBJECT: Case Number: CE2026-0283

**RESPONDENT: Baker Kellen
Irons Matthew**

**LOCATION: 83 Weeden St, Saint Augustine, FL 32084;
Parcel Number 2068300000**

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

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately four years. This case, number CE2026-0283, concerns the property located at 83 Weeden Street in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Kellen Baker and Matthew Irons, and it is reflected as such on the agenda for today's meeting.

On December 12, 2025 I contacted this property owner regarding another violation. During our conversation, I advised him to register the property as his registration had simply expired earlier that year in October. The property was heard for the other violation February 4, 2026. During the hearing, it was admitted that the property still was not registered with the City and that would need to be completed. As of April 7, 2026, no registrations had been submitted and I issued an official Notice of Violation and Notice of Hearing for Chapter 28, Section 146- Registration. The notices were mailed via certified mail, as well as posted on the front door of the property on April 10, 2026. In the notices, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 146, for failing to register the property with the City of St. Augustine.

I photographed the property on April 10th. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. I have not established contact with the Respondent since the Special Magistrate meeting in February. I do believe the respondent understands the violation.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer

Apr 10, 2026 at 11:19:20 AM
CE INSP M.LANNI





Morganne E Lanni

Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2493 13
9489 0090 0027 6675 2493 20
9489 0090 0027 6675 2493 37
9489 0090 0027 6675 2493 44

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 2493 13

9489 0090 0027 6675 2493 20

9489 0090 0027 6675 2493 37

9489 0090 0027 6675 2493 44

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


Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2493 13
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In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the notice. Telephone (904) 825-1007, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Baker Kellen Et AL
Irons Matthew
83 Weeden St
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-0283

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

- 1. That I am employed by the City of St. Augustine Code Enforcement Department.
- 2. That pursuant to Florida Statute 162.12, on April, 7, 2026,
I received a copy of the attached Notice of Hearing for the hearing dated May,
6, 2026.

PRIMARY SERVICE:

- 3. That on April, 8, 2026,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
- 4. That on _____, 20____,
I hand delivered said Notice to _____ at
_____.

SECONDARY SERVICE:

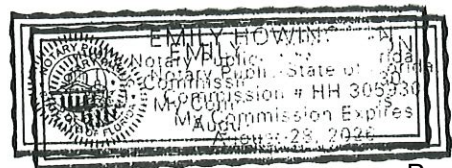
- 5. That on April 10, 2026,
I posted said Notice on the property located at
83 Weeden St., St. Augustine FL 32084.
- 6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF April, 2026.

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



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2068300000
Location Address	83 WEEDEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY S32.5 OF W65 FT OF LOTS 12 & 13 BLK B OR5714/9 *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	19.5552
Acreage	0.060
Homestead	N

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



Owner Information

Owner Name	Baker Kellen Et AL 100%
	Irons Matthew 100%
Mailing Address	1835 WATERBURY LN ORANGE PARK, FL 32003-0000

Map



Sec. 28-155. - Effect of Ordinance No. 2010-24 on RS-1 and RS-2 short-term rentals.

- (a) *Codification of findings and intent of Ordinance No. 2010-24.* The rental of single-family homes or legally existing non-conforming two-family dwelling units for periods of a week or longer in residentially zoned neighborhoods does not constitute a motel as defined by the City Code.

The residential, single-family-one (RS-1) and the residential, single-family-two (RS-2) zoning districts govern those neighborhoods designated for single-family dwellings and uses compatible with low density single-family uses in order to create and maintain a stable low intensity residential character.

The rental of single-family dwelling units in the RS-1 and RS-2 zoning districts for periods of one week or more but less than a long term, approximately three (3) months or more, creates an environment which does not maintain a stable, low intensity residential character unless such rentals are regulated.

Large gatherings, twenty (20) or more persons, at a single-family residential dwelling unit are not uncommon in a single-family residential neighborhood on an occasional basis, but the short-term rental of a single-family dwelling unit encourages such activities more frequently than generally experienced in a stable, low intensity residential neighborhood.

On August 3, 2010, the Planning and Zoning Board (PZB) for the City of St. Augustine made recommendation to the city commission for adoption of an ordinance to recognize and regulate short term rentals of dwelling units in the residential, single-family-one (RS-1) and residential, single-family-two (RS-2) zoning districts.

- (b) *Code definition of motel enacted by Ordinance No. 1974-37.* The definition for motel, referenced in Ordinance No. 2010-24, was enacted on April 28, 1975. Motel is defined as a building or a group of buildings in which sleeping accommodations are offered to the public and intended primarily for rental to transients with daily charge, as distinguished from multiple-family dwellings and rooming or boarding houses, where rentals are generally for periods of a week or longer and occupancy is generally by residents rather than transients.
- (c) *RS-1 and RS-2 zoning districts enacted by Ordinance No. 1974-37.* RS-1 and RS-2 zoning districts, referenced in Ordinance No. 2010-24, were enacted on April 28, 1975. RS-1 and RS-2 zoning does not allow motels, defined as rentals with daily charge.
- (d)

Interpretation of weekly short-term rental requirement in RS-1 and RS-2 zoning districts. Ordinance No. 2010-24 referenced existing zoning definitions and limitations for short-term rentals in RS-1 and RS-2 zoning districts. Motel uses, defined as rentals with daily charge, are not permitted in RS-1 and RS-2 zoning. Ordinance No. 2010-24 allows for these residentially zoned properties to be rented as short-term rentals for periods of one week or longer with registration. Nightly rentals are deemed a motel use and are not allowed in RS-1 and RS-2 zoning.

(Ord. No. 19-51, § 1, 1-27-20)

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: April 29, 2026

SUBJECT: Case Number: CE2026-0286

**RESPONDENT: Baker Kellen
Irons Matthew**

**LOCATION: 83 Weeden St, Saint Augustine, FL 32084;
Parcel Number 2068300000**

**VIOLATION: City Code, Chapter 28, Section 155- Effect of Ordinance No.
2010-24 on RS-1 and RS-2 short-term rentals.**

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately four years. This case, number CE2026-0286, concerns the property located at 83 Weeden St in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Kellen Baker and Matthew Irons, and it is reflected as such on the agenda for today's meeting.

On March 30, 2026, I received information from a neighbor that this short-term rental is renting the property more times per week than is permissible in RS-2 zoning. This case was previously heard and found in violation on February 4, 2026, of the same nature. I became aware that this property had six stays in January, beginning January 5th, again January 8th, 10th, 15th, 23rd, and 30th, respectively. Two stays in February, and five stays in March; March 3rd, 7th, 11th, 19th and 23rd. I began the notification process, and based on my investigation, I issued an Official Notice of Violation and Notice of Hearing on April 7th, 2026, giving the Respondent thirty (30) days to appear before the Special Magistrate for compliance. The notices were mailed via certified mail, as well as posted on the front door of the property on April 10, 2026. In the notices, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 155, for renting the property more than permissible in RS-2 zoning.

I photographed the property on April 10th. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property.

I have not established contact with the Respondent since the previous case was heard in February 2026. I do believe the respondent understands the violation.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni
Morganne E Lanni
Code Enforcement Officer

Apr 10, 2026 at 11:19:20 AM
CE INSP M.LANNI





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

CODE ENFORCEMENT DIVISION

April 07, 2026

IN THE MATTER OF: Owner(s): Baker Kellen Et AL
 Irons Matthew
 Agent(s): N/A
 Address: 83 WEEDEN ST, Saint Augustine, FL, 32084
 Case #: CE2026-0286

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 28, Section 155 - Effect of Ordinance No. 2010-24 on RS-1 and RS-2 short-term rentals.

SITE OF VIOLATION: 83 WEEDEN ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: DUMAS TRACT CITY S32.5 OF W65 FT OF LOTS 12 & 13 BLK B OR5714/9
PARCEL NUMBER: 2068300000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 07, 2026 which revealed the following violations:

Renting short term rental property more than permissible intensity in RS-2 zoning.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **30 Days** of the receipt of this Notice, or a fine of **up to \$500.00 per day** may be imposed by the Special Magistrate. The violation may be corrected via:

Appear before Special Magistrate for repeat violation.

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


Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2488 97
9489 0090 0027 6675 2489 03
9489 0090 0027 6675 2489 10
9489 0090 0027 6675 2489 27

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 2488 97

9489 0090 0027 6675 2489 03

9489 0090 0027 6675 2489 10

9489 0090 0027 6675 2489 27



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

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

April 07, 2026

IN THE MATTER OF: Owner(s): Baker Kellen Et AL
Irons Matthew
Agent(s): N/A
Address: 83 WEEDEN ST, Saint Augustine, FL, 32084
Case #: CE2026-0286

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 28, Section 155, Effect of Ordinance No. 2010-24 on RS-1 and RS-2 short-term rentals.

SITE OF VIOLATION: 83 WEEDEN ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: DUMAS TRACT CITY S32.5 OF W65 FT OF LOTS 12 & 13 BLK B OR5714/9
PARCEL NUMBER: 2068300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 6, 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:

Renting short term rental property more than permissible intensity in RS-2 zoning.

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

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

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



Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2488 97
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AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Baker Kellen Et AL
Irons Matthew
83 Weeden St
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-0286

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

- 1. That I am employed by the City of St. Augustine Code Enforcement Department.
- 2. That pursuant to Florida Statute 162.12, on April, 7, 2026,
I received a copy of the attached Notice of Hearing for the hearing dated May,
6, 2026.

PRIMARY SERVICE:

- 3. That on April, 8, 2026,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
- 4. That on _____, 20____,
I hand delivered said Notice to _____ at
_____.

SECONDARY SERVICE:

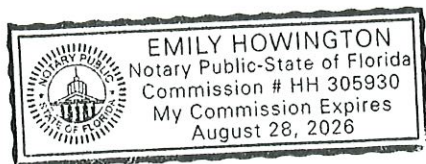
- 5. That on April, 10, 2026,
I posted said Notice on the property located at
83 Weeden St, St. Augustine, FL 32084.
- 6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF April, 2026.

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



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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	2006000220
Location Address	340 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Augustine (Cordova/St George St) (610.41)
Tax Description*	CITY OF ST AUGUSTINE LOT 22 BLK 39-A OR4992/1231 & 6040/448 *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	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.180
Homestead	N

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



Owner Information

Owner Name	Hd Kirms Living Trust D: 10-23-2024 100% Kirms Harry W III Trustee 0% Kirms Devon Brooke Trustee 0%
Mailing Address	706 SANDY POINT LN WEST PALM BEACH, FL 33410-3427

Sec. 28-155. - Effect of Ordinance No. 2010-24 on RS-1 and RS-2 short-term rentals.

- (a) *Codification of findings and intent of Ordinance No. 2010-24.* The rental of single-family homes or legally existing non-conforming two-family dwelling units for periods of a week or longer in residentially zoned neighborhoods does not constitute a motel as defined by the City Code.

The residential, single-family-one (RS-1) and the residential, single-family-two (RS-2) zoning districts govern those neighborhoods designated for single-family dwellings and uses compatible with low density single-family uses in order to create and maintain a stable low intensity residential character.

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- (c) *RS-1 and RS-2 zoning districts enacted by Ordinance No. 1974-37.* RS-1 and RS-2 zoning districts, referenced in Ordinance No. 2010-24, were enacted on April 28, 1975. RS-1 and RS-2 zoning does not allow motels, defined as rentals with daily charge.
- (d)

Interpretation of weekly short-term rental requirement in RS-1 and RS-2 zoning districts. Ordinance No. 2010-24 referenced existing zoning definitions and limitations for short-term rentals in RS-1 and RS-2 zoning districts. Motel uses, defined as rentals with daily charge, are not permitted in RS-1 and RS-2 zoning. Ordinance No. 2010-24 allows for these residentially zoned properties to be rented as short-term rentals for periods of one week or longer with registration. Nightly rentals are deemed a motel use and are not allowed in RS-1 and RS-2 zoning.

(Ord. No. 19-51, § 1, 1-27-20)

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: April 29, 2026

SUBJECT: Case Number: CE2026-0287

**RESPONDENT: Hd Kirms Living Trust
Kirms Harry W III Trustee
Kirms Devon Brooke Trustee**

**LOCATION: 340 Charlotte St, Saint Augustine, FL 32084;
Parcel Number 2006000220**

**VIOLATION: City Code, Chapter 28, Section 155- Effect of Ordinance No.
2010-24 on RS-1 and RS-2 short-term rentals.**

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately four years. This case, number CE2026-0287, concerns the property located at 340 Charlotte Street in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are Hd Kirms Living Trust, Kirms Harry W III Trustee, Kirms Devon Brooke Trustee, and it is reflected as such on the agenda for today's meeting.

On April 6, 2026, I received a report stating this short-term rental property was renting more times than permissible in RS-1 zoning. The complaint documented three stays in the latter part of March and beginning of April; March 27, April 1st and April 5th. I issued an Official Notice of Violation and Notice of Hearing on April 7, 2026, giving the Respondent ten (30) days to appear before the Special Magistrate. In the notices, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 155, for renting the property more times than allowable in RS-1 zoning. The notices were posted on the front door of the property on April 10, 2026, and mailed via certified mail. The same week of posting, I heard from Harry Kerms, the owner of the property who advised me they were "hands-off" of the bookings and their property manager was the one taking reservations. He advised me he would speak with his property manager and decide how to proceed, then let me know his intentions. As of April 29, 2026 I have not heard a response.

I photographed the property on April 10th. These photos accurately depict the photos from the active AirBnB listing and I can confirm they are the same property. I have established contact with the Respondent. I do believe the respondent understands the violation.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer

Apr 10, 2026 at 11:33:59 AM
CE INSP M.LANNI



Morganne E. Lanni
Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2489 41
9489 0090 0027 6675 2489 58
9489 0090 0027 6675 2489 65
9489 0090 0027 6675 2489 72
9489 0090 0027 6675 2489 89
9489 0090 0027 6675 2489 96

cc: David Birchim, City Manager

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Morganne E Lanni
Code Enforcement Inspector

City of St. Augustine
Planning & Building Department
P.O. Box 210
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AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE
Hd Kirms Living Trust
Kirms, Harry W III Trustee
Kirms, Devon Brooke Trustee
340 Charlotte St
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-0287

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

- 1. That I am employed by the City of St. Augustine Code Enforcement Department.
- 2. That pursuant to Florida Statute 162.12, on April, 7, 2026,
I received a copy of the attached Notice of Hearing for the hearing dated May,
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PRIMARY SERVICE:

- 3. That on April, 8, 2026,
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- 4. That on _____, 20____,
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SECONDARY SERVICE:

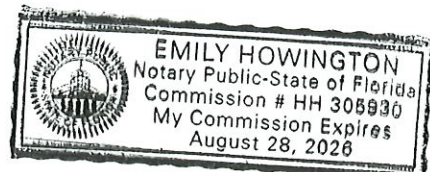
- 5. That on April, 10, 2026,
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- 6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF April, 2026.

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



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1517400000
Location	19 HILDRETH DR
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Fullerwood Park (702)
Tax Description*	2-18 FULLERWOOD PARK SUB NE PART OF LOT 10 BLK 1 N50 X E 100 X S52 X W107FT OR780/819 (P/R) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Fuller Wood Park Addition to St. Augusti
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.100
Homestead	N

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



Owner Information

Owner Name	Julao Rosaliza * 100%
Mailing Address	29 RAVENSWOOD DR SAINT AUGUSTINE, FL 32084-3165

Map



Valuation Information

Assessed Year	2026
Building Value	\$120,705.00
Extra Features Value	\$0.00
Total Land Value	\$157,170.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$277,875.00
Total Deferred	\$33,132.00
Assessed Value	\$244,743.00
Total Exemptions	
Taxable Value	\$244,743.00

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

Historical Assessment Information

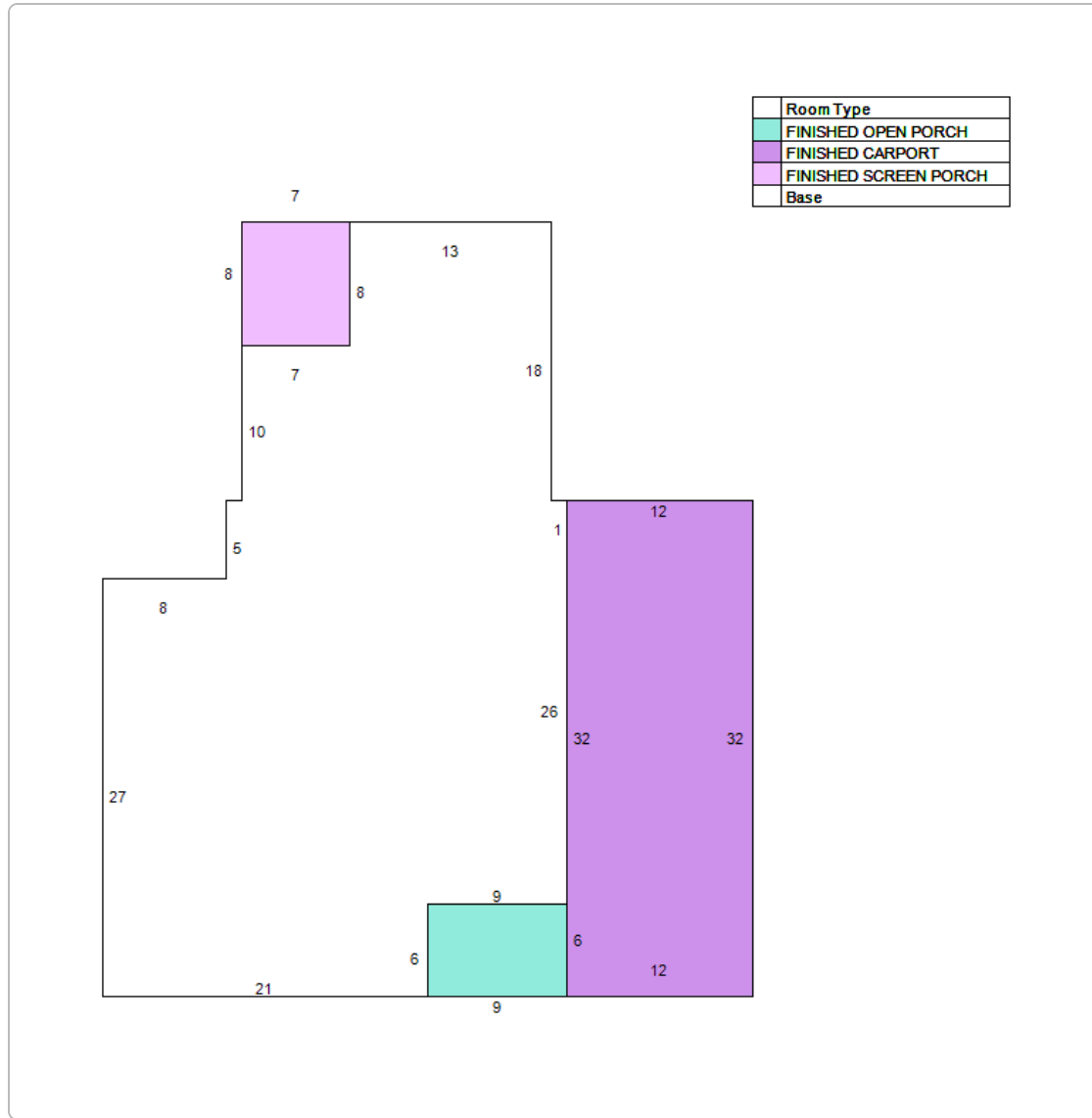
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$126,478	\$0	\$145,080	\$0
2024	\$101,271	\$0	\$145,080	\$0
2023	\$101,186	\$0	\$168,051	\$0
2022	\$104,000	\$0	\$140,824	\$0
2021	\$64,918	\$0	\$87,048	\$0
2020	\$66,270	\$0	\$77,376	\$0
2019	\$62,409	\$0	\$77,376	\$0
2018	\$59,961	\$0	\$58,032	\$0
2017	\$56,890	\$300	\$58,032	\$0
2016	\$59,122	\$300	\$58,032	\$0
2015	\$51,333	\$300	\$47,876	\$0

Building Information

Building	1	Roof Cover	Composite Shingle
Building Value	\$120,705	Roof Structure	Gable Hip
Year Built	1926	Interior Flooring	Carpet, Pine Wood
Actual Area	1664	Interior Wall	Drywall
Conditioned Area	1170	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Cement Fiber	Baths	1.5

Description	Square Footage
BASE AREA	1170
FINISHED SCREEN PORCH	56
FINISHED CARPORT	384
FINISHED OPEN PORCH	54
Total SqFt	1664

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	52	103	52	EF	\$157,170

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/1/1988	\$0.00		780	819	U	I		JUALO ROSALIZA

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 4/29/2026, 3:55:57 AM

[Contact Us](#)



Sec. 8-301. - Property maintenance code.

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

(Ord. No. 18-15, § 3, 12-10-18)

Apr 10, 2026 at 10:31:19 AM
CE INSP M.LANNI



Apr 10, 2026 at 10:31:27 AM
CE INSP M.LANNI



Apr 10, 2026 at 10:31:44 AM
CE INSP M.LANNI



Apr 10, 2026 at 10:33:06 AM
CE INSP M.LANNI



Apr 10, 2026 at 10:33:22 AM
CE INSP M.LANNI



Apr 10, 2026 at 10:34:04 AM

CE INSP M. LANNI





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

CODE ENFORCEMENT DIVISION

April 07, 2026

IN THE MATTER OF: Owner(s): Julao Rosaliza
Agent(s): N/A
Address: 19 HILDRETH DR, Saint Augustine, FL, 32084
Case #: CE2026-0288

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Section 301 - Property maintenance code.

SITE OF VIOLATION: 19 HILDRETH DR, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUB NE PART OF LOT 10 BLK 1 N50 X
E 100 X S52 X W107FT OR780/819 (P/R)
PARCEL NUMBER: 1517400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 07, 2026 which revealed the following violations:

Property is unsecured from outside elements/vermin/trespassers as outlined in IPMC (International Property Maintenance Code) section 304.1.1 and as adopted in City Code Chapter 8, Section 301.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **10 Days** of the receipt of this Notice, or a fine of **up to \$250.00 per day** may be imposed by the Special Magistrate. The violation may be corrected via:

Secure building from outside elements/vermin/trespassers.

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

Morganne E. Lanni
Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2490 09
9489 0090 0027 6675 2489 34

cc: David Birchim, City Manager

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

9489 0090 0027 6675 2489 34

9489 0090 0027 6675 2490 09



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

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

April 07, 2026

IN THE MATTER OF: Owner(s): Julao Rosaliza
Agent(s): N/A
Address: 19 HILDRETH DR, Saint Augustine, FL, 32084
Case #: CE2026-0288

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 8, Section 301, Property maintenance code.

SITE OF VIOLATION: 19 HILDRETH DR, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUB NE PART OF LOT 10 BLK 1 N50 X
E 100 X S52 X W107FT OR780/819 (P/R)
PARCEL NUMBER: 1517400000

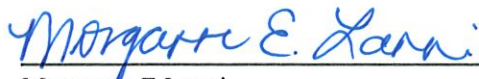
The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, May 6, 2026, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Property is unsecured from outside elements/vermin/trespassers as outlined in IPMC (International Property Maintenance Code) section 304.1.1 and as adopted in City Code Chapter 8, Section 301.

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

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

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



Morganne E Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9489 0090 0027 6675 2490 09
9489 0090 0027 6675 2489 34

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

Julao Rosaliza
19 Hildreth Drive
St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-0288

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

- 1. That I am employed by the City of St. Augustine Code Enforcement Department.
- 2. That pursuant to Florida Statute 162.12, on *April*, *7*, 20*26*,
I received a copy of the attached Notice of Hearing for the hearing dated *May*,
6, 20*26*.

PRIMARY SERVICE:

- 3. That on *April*, *8*, 20*26*
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
- 4. That on _____, 20____,
I hand delivered said Notice to _____ at
_____.


SECONDARY SERVICE:

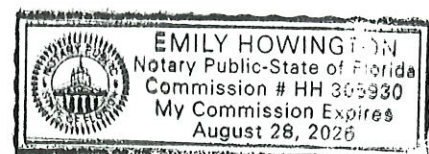
- 5. That on *April* *10*, 20*26*,
I posted said Notice on the property located at
19 Hildreth Drive, St. Augustine, FL 32084.
- 6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS *27* DAY OF *April*, 20*26*.


Notary Public, State of Florida
My Commission Expires: *28* day of *August*, 20*26*



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	1237900120
Location Address	6 HOPKINS ST SAINT AUGUSTINE 32084-0000
Neighborhood	King-Madore West Old Dixie (2500)
Tax Description*	2-17 BAYVIEW SUB LOT 12 OR5614/1502 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Bayview Subdivision
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.160
Homestead	N

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



Owner Information

Owner Name	Dinnan Richard 100%
Mailing Address	2843 SAINT AUGUSTINE DR ORLANDO, FL 32825-0000

Map



Sec. 28-146. - Registration.

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

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

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



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

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

April 13, 2026

IN THE MATTER OF: Owner(s): Dinnan Richard

Address: 6 HOPKINS ST, Saint Augustine, FL, 32084

Case #: CE2025-0561

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

Code Section: Chapter 28, Section 146, Registration.

SITE OF VIOLATION: 6 HOPKINS ST, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: 2-17 BAYVIEW SUB LOT 12 OR5614/1502

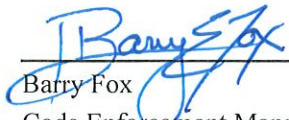
PARCEL NUMBER: 1237900120

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on **May 6, 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 2481 01, 9489 0090 0027 6675 2481 18

cc: David Birchim, City Manager

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

AFFIDAVIT OF COMPLIANCE

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

Dinnan Richard

6 Hopkins Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0561

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 **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 28, Section 146 as of April 13, 2026.

FURTHER, Affiant saith not.

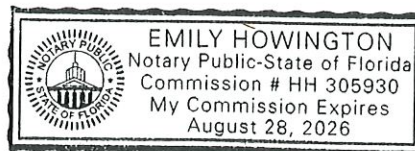
Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF April, 2026.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0561

IN THE MATTER OF:

Dinnan Richard

6 HOPKINS ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 28, Section 146, Registration.

VIOLATION SITE: **6 HOPKINS ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **2-17 BAYVIEW SUB LOT 12 OR5614/1502**

PARCEL NUMBER: **1237900120**

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 04, 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 02, 2025:

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

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

**City Code, Chapter 28, Section 146
Registration.**

4. On December 04, 2025, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On January 08, 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 04, 2026.

6. On February 04, 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: _____

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

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

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

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

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


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

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on 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 DAY OF FEBRUARY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



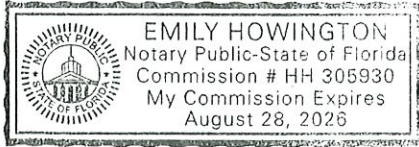
Garrett Olsen, Special Magistrate

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 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., 2025.



[Signature]
Notary Public, State of Florida

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1952600000
Location Address	55 ABBOTT ST 15 LOCUST ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	CITY OF ST AUG ABBOTT TRACT W1/2 LOTS 1 & 2 BLK G OR5308/123 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.160
Homestead	N

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



Owner Information

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

Map



Sec. 28-146. - Registration.

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

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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: April 29, 2026

SUBJECT: Case Number: CE2026-0288

RESPONDENT: Julao Rosaliza

**LOCATION: 19 Hildreth Drive, Saint Augustine, FL 32084;
Parcel Number 1517400000**

VIOLATION: City Code, Chapter 8, Section 301- Property maintenance code.

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately four years. This case, number CE2026-0288, concerns the property located at 19 Hildreth Drive 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 Rosaliza Julao, and it is reflected as such on the agenda for today's meeting.

On April 6, 2026, I observed the property at 19 Hildreth Drive while commuting to another inspection in the area. I noted there was a visible hole in the roof, as well as a partially collapsed carport. I attempted contact on-site and upon my arrival at the front door, observed that the front door was actually missing and the metal screen gate was the only door present on the front entryway. I quickly ascertained that the property was vacant and left the property. I issued an Official Notice of Violation and Notice of Hearing on April 7, 2026, giving the Respondent ten (10) days to secure the property. In the notices, I cited a violation of the City of Saint Augustine Code, Chapter 8, Section 301, for the violation against the International Property Maintenance Code, Section 304.1.1. The notices were posted on the front door of the property on April 10, 2026, and mailed via certified mail. On April 13, 2026, I spoke with the owner of the property in person; she advised me that she would secure the property as quickly as possible. Upon one of my later inspections, I spoke with a representative of a roofing company who stated he was meeting with the owner to have the issue resolved. As of April 29, 2026, the violation still remains.

I photographed the property on April 10th. These photos accurately depict what I saw on that day and have not been altered in any way. I have established contact with the Respondent. I do believe the respondent understands the violation.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER DENYING REDUCTION OF FINE

CEAAB CASE NUMBER: 2025-0303
IN THE MATTER OF:

Beale, Jason A
55 Abbott St
St. Augustine, FL 32084

(Hereinafter referred to as Respondent)

RE: Motion of denial for reduction of fine.

VIOLATION SITE: 55 Abbott St, St. Augustine, FL 32084

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

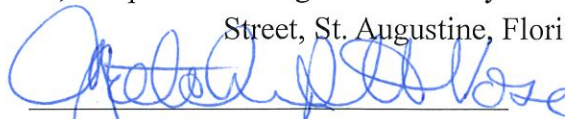
PARCEL NUMBER: 1952600000

THIS MATTER originally came before the Special Magistrate for public hearing on May 7, 2025 after due notice to the Applicant(s), at which time the Special Magistrate heard testimony under oath and received evidence. Based on the evidence and testimony presented at the hearing, the Special Magistrate found the case "In Violation" which allowed the respondent fifteen (15) days to correct the violation. On June 4, 2025 the Special Magistrate issued an "Order Imposing a Fine," in the amount of \$250.00 per day, beginning on May 23, 2025 and ending on January 7, 2025 when the fine reached threshold for a total of \$50,000.00. The Respondent was given thirty (30) days from the date of the order to pay the fine in full. Prior to the recordation of lien, the applicant(s) requested a reduction of fines. On March 4, 2026, at a public hearing, the Special Magistrate heard the Applicant(s) request for a reduction of fine. After consideration of the factors in 162.09 (2)(B), the Special Magistrate **declined to reduce the fines**. The Respondent is given thirty (30) days from the date of this order to pay the fines in full.

IT IS HEREBY ORDERED,

- The request for reduction in fine has been DENIED.

DONE AND ORDERED, at a public hearing on the 4th day of March 2026 in the Alcazar Room, 75 King Street, St. Augustine, Florida.



Becky Vose

, Special Magistrate
City of St. Augustine

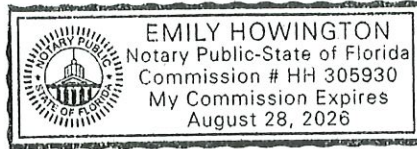
STATE OF FLORIDA
COUNTY OF ST JOHNS

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

Witness my hand and official seal, this 4 day of March, A.D., 2026.



Notary Public, State of Florida



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

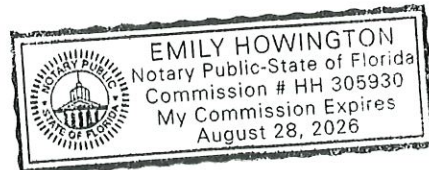
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Beale Jason A 25 OAK ST SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2507 22

Beale Jason A, 55 ABBOTT ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2507 39

Multiple horizontal lines for additional recipient information.

on this 4 day of March, 20
[Signature]



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2096400000
Location Address	91 KINGS FERRY WAY SAINT AUGUSTINE 32084-0000
Neighborhood	Genovar Addition (627)
Tax Description*	GENOVAR ADDN CITY LOT 7 BLK C OR6030/280 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Genovar Addition
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.130
Homestead	N

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



Owner Information

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

Sec. 8-608. - Permit required.

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



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

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

April 22, 2026

IN THE MATTER OF: Owner(s): The Blue Pelican of Saint Augustine LLC
Agent(s): Galletta, John Jr
Sellars Susanne M
Address: 91 KINGS FERRY WAY, Saint Augustine, FL, 32084
Case #: CE2024-0478

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

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

SITE OF VIOLATION: 91 KINGS FERRY WAY, Saint Augustine, FL, 32084

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


PARCEL NUMBER: 2096400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on , **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 2480 33, 9489 0090 0027 6675 2480 40,
9489 0090 0027 6675 2480 57

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. AUGUSTIN
CITY OF ST. AUGUSTINE

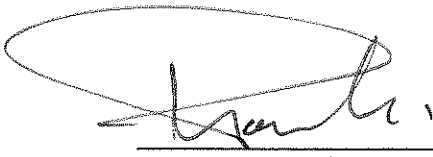
**SUSANNE M SELLARS
JOHN GALLETTA JR
THE BLUE PELICAN OF SAINT AUGUSTINE LLC**

Respondent(s)

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

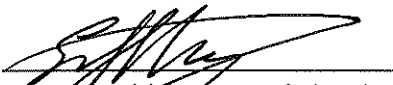
I, **James Tomaselli** have personally examined the property described in the Code Enforcement Order dated **FEBRUARY 5, 2025**, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 17 Sec. 72 _as_ of **SEPTEMBER 12, 2025**.

FURTHER, Affiant saith not.

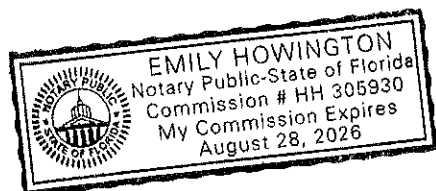


James Tomaselli
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF April, 20 26



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: 03/30/26 CUSTOMER#:
TIME: 14:31:33
CLERK: 1596pcou

RECPT#: 3367334 PREV BAL: 1500.00
TP/YR: P/2026 AMT PAID: 1500.00
BILL: 3367334 ADJSTMNT: .00
EFF DT: 03/30/26 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: CE2024-0478
PAYMENT METH: CASH
PAYMENT REF:

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER REDUCING FINE

CASE NUMBER CE2024-0478

IN THE MATTER OF:

Sellars, Susanne M
91 Kings Ferry Way
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
City Code, Chapter 8, Section 8-608- Permits required.

VIOLATION SITE: **91 Kings Ferry Way, St. Augustine, FL 32084**

LEGAL DESCRIPTION: **GENOVAR ADDN CITY LOT 7 BLK C OR6030/280**

PARCEL NUMBER: **2096400000**

ORDER

THIS MATTER having come to be heard before the Special Magistrate of the City of St. Augustine on **February 4, 2026**, upon the motion of the Respondent to reduce the penalties previously imposed by this Special Magistrate, and the Special Magistrate, having considered the testimony and evidence, hereby finds as follows:

1. That the Special Magistrate, pursuant to appropriate Orders, has imposed penalties and fines against the subject property pursuant to an Order dated December 3, 2025, for payment of fines of \$29,500 be issued.
2. That the code violations on the site have been addressed by the owner, and the property is to reappear before the Special Magistrate on ~~February 4, 2026~~ **N/A** for a compliance hearing. ~~on April 2026~~ **on April**
3. That it is the duty of the Special Magistrate to endeavor to bring property into compliance with the codes of the City of St. Augustine, and the Special Magistrate has the power, by Florida Statutes, Chapter 162, to reduce fines under appropriate circumstances.

That the testimony and evidence presented to the Special Magistrate on February 4, 2026, has provided sufficient grounds to reduce the fine.

NOW, THEREFORE, IT IS ORDERED AND ADJUDGED as follows:

1. That the fines and penalties previously imposed by this Special Magistrate are hereby reduced to a total of 1,500.00 to be paid within 60 days, DOLLARS.

DONE AND ORDERED at a public hearing on the **4th DAY OF FEBRUARY 2026**, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

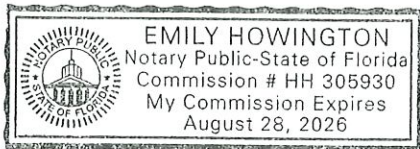
if unpaid will revert to \$129,500.00 fine.

Garrett Olsen, Special Magistrate
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 4 day of February, A.D., 2026.



Notary Public, State of Florida

You have 30 days in which to appeal this order to the Circuit Court of St. Johns County. The Special Magistrate, upon notification by the Code Enforcement Inspector that a previous order of the Board has not been complied with by the set time, may order the violator to pay a maximum fine of \$500 for each day the violation continues past the date set for compliance. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, or upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a could 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

Sellers Susanne M, 178 BALDWIN AVE, LOCUST VALLEY, NY 11560

9489009000276675251453

Sellers Susanne M, 91 KINGS FERRY WAY, SAINT AUGUSTINE 32084

9489009000276675251439

on this 5 day of February, 2024 



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)

[Skip to main content](#)

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
 *The Description above is not to be used on legal documents.
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 19.5552
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 COMPLIANCE**

April 22, 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 **Compliance Hearing** regarding your case on May 6, 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 2479 75, 9489 0090 0027 6675 2479 82,
9489 0090 0027 6675 2479 99, 9489 0090 0027 6675 2480 02,
9489 0090 0027 6675 2480 19, 9489 0090 0027 6675 2480 26

cc: David Birchm, 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

20/20 Commercial Holdings Washington LLC

142 Washington Street

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 April 1, 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 28, Section 90 as of April 20, 2026.

FURTHER, Affiant saith not.

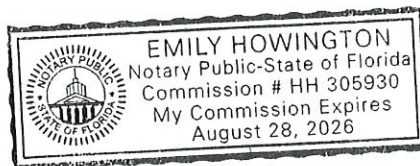
Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF April, 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
JACKSON, EDWARD S, SR
JACKSON, SARA B
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 APRIL 1, 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 April 1, 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 6, 2024,, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (2) days from the date of the Order to correct the violation by initiating permit, after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On March 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 April 1, 2026.

6. On April 1, 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 April 1, 2026 and the fine is set to \$250 per day ^{starting} on April 29, 2026 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: fine starts April 20, 2026, if property is not in compliance

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

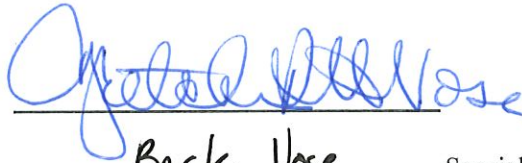
- e. and the Fine is set at \$ _____.

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 1ST DAY OF APRIL 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Becky Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 1 day of April, A.D., 2026.



Notary Public, State of Florida

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



Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

[Skip to main content](#)

Homestead Compliance

St. Johns County, FL

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1946800000
Location Address	SHENANDOAH ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF S85FT & N85FT OR2092/208 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.230
Homestead	N

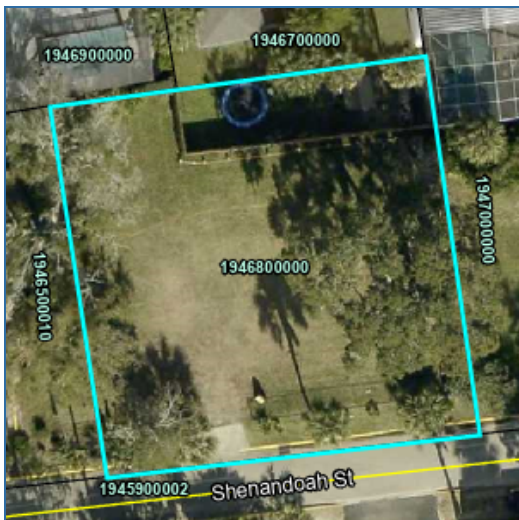
[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Tricat Lllp 100%
Mailing Address	28 WATER ST SAINT AUGUSTINE, FL 32084-0000

Map



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**

April 13, 2026

IN THE MATTER OF: Owner(s): Tricat Lllp
Agent(s): PATRICIA A MERRITT
Address: SHENANDOAH ST, Saint Augustine, 32084
Case #: CE2026-0209

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.

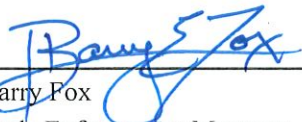
SITE OF VIOLATION: SHENANDOAH ST, Saint Augustine, 32084
LEGAL DESCRIPTION: ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF S85FT &N85FT OR2092/208
PARCEL NUMBER: 1946800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing** regarding your case on May 6, 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 2480 64, 9489 0090 0027 6675 2480 71,
9489 0090 0027 6675 2480 88, 9489 0090 0027 6675 2480 95

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.

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 03/30/26 CUSTOMER#:
TIME: 14:21:40
CLERK: 1596pcou

RECPT#: 3367319 PREV BAL: 3500.00
TP/YR: P/2026 AMT PAID: 3500.00
BILL: 3367319 ADJSTMNT: .00
EFF DT: 03/30/26 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 3500.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 3500.00
AMT APPLIED: 3500.00
CHANGE: .00

PAID BY: CE2026-0209 Shenando
PAYMENT METH: CHECK
PAYMENT REF: 1303

TOT PREV BAL DUE: 3500.00
TOT BAL DUE NOW : .00
VA



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2026-0209

IN THE MATTER OF:

Tricat Lllp

SHENANDOAH ST, Saint Augustine, 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: **SHENANDOAH ST, Saint Augustine, 32084**
LEGAL DESCRIPTION: **ABBOTT TRACT CITY W133.2FT OF LOT 8 BLK B (EX W30 OF S85FT &N85FT
OR2092/208**
PARCEL NUMBER: **1946800000**

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: 7 dates of violation: 500.00 per day (\$3,500.00 total) 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 7 days, found to be compliant at this time, and the fine is set at \$ 3,500.00 total

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

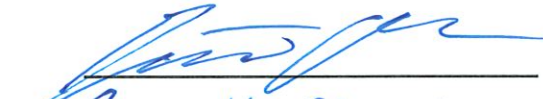
- a. and the Fine is set at \$ per violation totaling to \$

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.



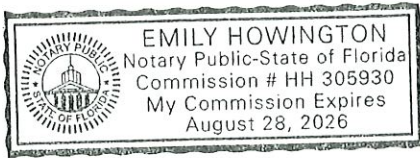
Garrett Oisen, Special Magistrate
City of St. Augustine

STATE OF FLORIDA

COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 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

Tricat Lllp, MERRITT, PATRICIA A, 28 WATER ST, SAINT AUGUSTINE, FL 32084

9489009000276675251491

Tricat Lllp, MERRITT, JAMES TY, 28 WATER ST, SAINT AUGUSTINE, FL 32084

9489009000276675251507

Tricat Lllp, MERRITT, TERESA R, 28 WATER ST, SAINT AUGUSTINE, FL 32084

9489009000276675251514

Tricat Lllp, SHENANDOAH ST, SAINT AUGUSTINE FL 32084

9489009000276675251521

on this 5 day of February, 2020 