



City of

STAUGUSTINE
----EST. 1565----

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT
WEDNESDAY, JULY 1, 2026- 9:00 AM ALCAZAR ROOM

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

- a) CE2025-0365
RTC Smart & Construction LLC
Falcon, Eduardo Torres
28 Rollins Ave
Ch. 8 Sec. 8-608-
Permits required.
- b) CE2025-0520
Thrive Chiro Holdings LLC
218 San Marco Ave
Ch. 28 Sec. 28-146-
Registration.
- c) CE2025-0535
Diaz, Rebecca Et Al
Diaz, Lourdes Caridad
16 Myrtle Ave
Ch. 28 Sec. 28-146-
Registration.
- d) CE2025-0546
Pugh, Emily S
23 Lovett St
Ch. 28 Sec. 28-146-
Registration.
- e) CE2025-0591
Peterson R L
Rohrer GloriaJean Peterson Dee
Ann Harvey Lori
Peterson Lee
Peterson Todd
Peterson-Golde Amy
Enos Shawna
30 S Leonardi St
Ch. 19 Sec. 19-3-
Unlawful conditions

- f) CE2026-0311
Legacy Portfolio Holdings LLC
10 Pacific St
Ch. 28 Sec. 28-146-
Registration.

7. Fine Reduction Hearing

- a) CE2025-0561
Dinnan, Richard
6 Hopkins St
Ch. 28 Sec. 28-146-
Registration.
- b) CE2026-0283
Baker, Kellen Et Al
Irons, Matthew
83 Weeden St
Ch. 28 Sec. 28-146-
Registration.

8. Lien Hearing

- a) CE2025-0505
Ktn Property Management LLC
120 Arrendondo Ave
Ch. 19 Sec. 19-4-
Certain growth and conditions prohibited.
- b) CE2026-0216
True Real Estate Investments LLC
7 Saragossa St
Ch. 8 Sec. 8-608-
Permits required.
- c) CE2026-0286
Baker, Kellen Et Al
Irons, Matthew
83 Weeden St
Ch. 28 Sec. 28-155-
Effect of Ordinance No. 2010-24 on
RS-1 and RS-2 short term rentals.

9. Compliance Hearing

- a) CE2024-0467
Corbitt, Carol Lee
14 Myrtle Ave
Ch. 19 Sec. 19-4-
Certain growth and conditions prohibited.

- b) CE2025-0594
Ortiz Joseph A Et Al
Bunch John L
Ortiz Joseph
25 Sevilla St
Ch. 17 Sec. 17-72-
Engaging in business without a receipt;
failure to comply.
- c) CE2026-0287
HD Kirms Living Trust
Kirms, Harry W III
Kirms, Devon Brooke
340 Charlotte St
Ch. 28 Sec. 28-155-
Effect of Ordinance No. 2010-24
- d) CE2026-0290
Sebastian Harbor Villa Condo
Phillips, Gary C
S Ponce De Leon Blvd
Ch. 8 Sec. 8-608-
Permits required.

- 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.

