



City of

STAUGUSTINE

---EST. 1565---

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

WEDNESDAY, JULY 1, 2026- 9:00 AM ALCAZAR ROOM

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

Skip to Main Content

Apply for Exemptions

Apply for Exemptions

St. Johns County, FL

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1206900000

28 ROLLINS AVE
SAINT AUGUSTINE 32084-0000

King-Madore West Old Dixie (2500)

8-83 ROLLINS SUB LOT 14 BLK 1 OR6092/1721
*The Description above is not to be used on legal documents.

Single Family (0100)

Rollins Subdivision-Second Amended

45-7-29

City of St Augustine (District 452)

19.5552

0.160

N

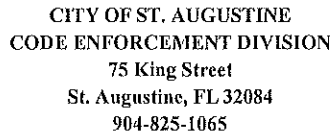


Owner Information

RTC SMART & CONSTRUCTION LLC
100%
13720 SW 21 TER
MIAMI, FL 33175-0000

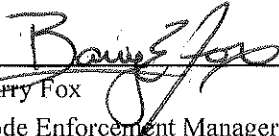
Sec. 8-608. - Permit required.

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.



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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Birchlin, City Manager

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

AFFIDAVIT OF NON-COMPLIANCE

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

EDUARDO TORRES FALCON
RTC SMART & CONSTRUCTION LLC

Respondent

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

I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated December 3, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s), Chapter 8 Sec. 608 Permits Required as of, July 1 2026.

FURTHER, Affiant saith not.

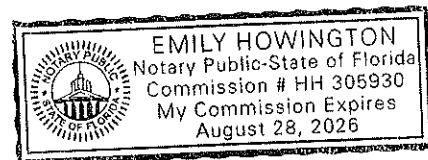


Code Enforcement Inspector
James Tomaselli

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF June, 20 26


Notary Public, State of Florida

My Commission Expires: 28 day of August, 20 26





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0365

IN THE MATTER OF:

RTC SMART & CONSTRUCTION LLC
EDUARDO TORRES FALCON
28 ROLLINS AVE, SAINT AUGUSTINE, FL, 32084
(Hereinafter referred to as Respondent)

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

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

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

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

PARCEL NUMBER: 1206900000

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON DECEMBER 3, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on December 3, 2025, in accordance with Chapter 162 F.S.

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

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

Respondent performed interior and exterior work without renovation permits

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

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

4. On November 15, 2025, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.
5. On November 15, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for December 3, 2025.
6. On December 3, 2025, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

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

AND

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

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

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

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

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

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

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

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

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

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

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



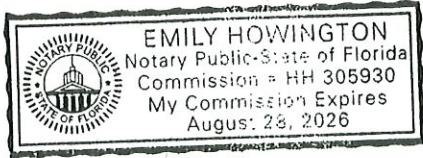
Garrett Olsen

, 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 3 day of December, A.D., 25.



Notary Public, State of Florida

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

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

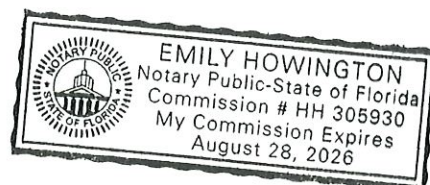
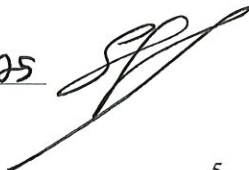
Rtc Smart & Construction LLC, TORRES FALCON, EDUARDO, 13720 SW 21 TER, MIAMI, FL 33175

9489 0090 0027 6675 2529 24

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

9489 0090 0027 6675 2529 31

on this 4 day of December, 25



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	1562100000
Location Address	218 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Sanchez & Jellison (698)
Tax Description*	1-110 SANCHEZ SUB WHITE CITY N43FT OF LOT 8 N65FT OF LOT 9 & 10 BLK A OR5741/575 *The Description above is not to be used on legal documents. Multi-Family (Less than 10 Units) (0800)
Property Use Code	
Subdivision	Sanchez Land, Plat of Section 45 & 46 Tp
Sec/Twp/Rng	45-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.160
Homestead	N



Owner Information

THRIVE CHIRO HOLDINGS LLC
100%
3565 MONTANA AVE
BILLINGS, MT 59101-0000

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 FINE ASSIGNMENT**

June 18, 2026

IN THE MATTER OF: Owner(s): Thrive Chiro Holdings LLC
Agent(s): N/A
Address: 218 SAN MARCO AVE, Saint Augustine, FL, 32084
Case #: CE2025-0520

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

Code Section: Chapter 28, Section 146, Registration.

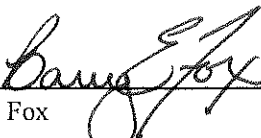
SITE OF VIOLATION: 218 SAN MARCO AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-110 SANCHEZ SUB WHITE CITY N43FT OF LOT 8 N65FT OF
LOT 9 & 10 BLK A OR5741/575
PARCEL NUMBER: 1562100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on July 1, 2026, at 9:00 a.m. in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Birchini, City Manager

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0520

IN THE MATTER OF:

Thrive Chiro Holdings LLC

218 SAN MARCO AVE, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 28, Section 146, Registration.

VIOLATION SITE: **218 SAN MARCO AVE, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **1-110 SANCHEZ SUB WHITE CITY N43FT OF LOT 8 N65FT OF
LOT 9 & 10 BLK A OR5741/575**

PARCEL NUMBER: **1562100000**

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 November 18, 2025:

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

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

**City Code, Chapter 28, 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

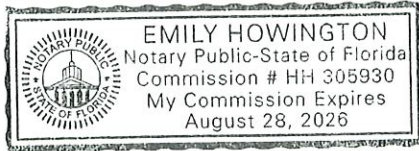
, Special Magistrate

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., 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

Thrive Chiro Holdings LLC, 3565 MONTANA AVE, BILLINGS, MT 59101

9489009000276675251354

Thrive Chiro Holdings LLC, 218 SAN MARCO AVE, SAINT AUGUSTINE 32084

9489009000276675251361

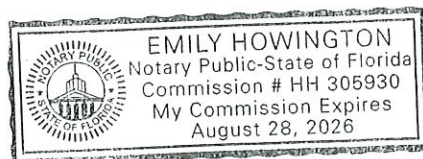
Thrive Chiro Holdings LLC, D'AGOSTINO, DERIC L, 470 OSCEOLA AVENUE, JACKSONVILLE BEACH, FL 32250

9489009000276675251378

Thrive Chiro Holdings LLC, D'AGOSTINO, DERIC L, , 4600 PEBBLE BROOK DR., JACKSONVILLE, FL 32250

9489009000276675251385

on this 5 day of February, 2020



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1909300000
Location Address	16 MYRTLE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	CITY OF ST AUGUSTINE WILLIAMS ADDN E47FT OF LOT 4 BLK B OR5588/1783 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.130
Homestead	N



Owner Information

DIAZ REBECCA ET AL	DIAZ LOURDES CARIDAD
100%	100%
16 MYRTLE AVE	16 MYRTLE AVE
SAINT AUGUSTINE, FL 32084-0000	SAINT AUGUSTINE, FL 32084-0000

Map

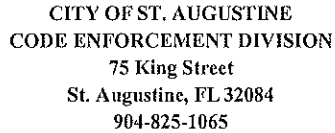


Sec. 28-146. - Registration.

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)



Page 26 of 158

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:

cc: David Birchlin, City Manager

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

AFFIDAVIT OF NON-COMPLIANCE

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

Diaz Rebecca Et AL & Diaz Lourdes Caridad

16 Myrtle Ave

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2026-0535

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated Feb 4, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 28, Section 146 as of June 25, 2026.

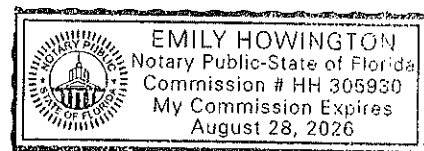
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0535

IN THE MATTER OF:

Diaz Rebecca Et AL
Diaz Lourdes Caridad

16 MYRTLE AVE, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 28, Section 146, Registration.

VIOLATION SITE: **16 MYRTLE AVE, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **CITY OF ST AUGUSTINE WILLIAMS ADDN E47FT OF LOT 4
BLK B OR5588/1783**

PARCEL NUMBER: **1909300000**

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 01, 2025:

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

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

**City Code, Chapter 28, 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: repeat violation; they have 10 days to come into compliance, failure to do so will result in fine of \$450.00 per day.

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 \$ 450.00 Will be imposed for each day the violation continues. after 10 days per details of order
- 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 2/11 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.

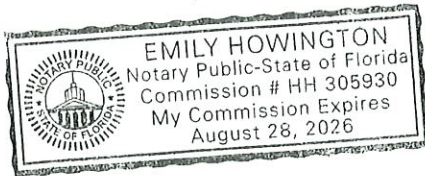

Garrett Olsen

, 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, Gareth Olsen, who is personally known to me who is the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same for the purposes therein expressed.

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



[Signature]
Notary Public, State of Florida

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

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

Diaz Rebecca Et AL, 16 MYRTLE AVE, SAINT AUGUSTINE, FL 32084

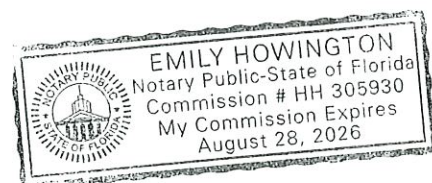
9489009000276675251330

Diaz Lourdes Caridad, 16 MYRTLE AVE, SAINT AUGUSTINE, FL 32084

9489009000276675251347

on this 5 day of February, 2026





St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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	2110400000
Location Address	23 LOVETT ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (SF & MH) (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 5 BLK F OR5453/1791 & 6089/1436(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Keith Subdivision, Map Of Subdivision Of
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.090
Homestead	N



Owner Information

PUGH EMILY S
100%
2115 NW 7TH LN
GAINESVILLE, FL 32603-0000

Sec. 28-146. - Registration.

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

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

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



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

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

June 18, 2026

IN THE MATTER OF: Owner(s): Pugh Emily S
 Agent(s): N/A
 Address: 23 LOVETT ST, Saint Augustine, FL, 32084
 Case #: CE2025-0546

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

Code Section: Chapter 28, Section 146, Registration.

SITE OF VIOLATION: 23 LOVETT ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 5 BLK F
 OR5453/1791 & 6089/1436(Q/C)
PARCEL NUMBER: 2110400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on July 1, 2026, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Birchlin, City Manager

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

AFFIDAVIT OF NON-COMPLIANCE

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

Pugh Emily S

23 Lovett Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2026-0546

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated Feb 4, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 28, Section 146 as of June 25, 2026.

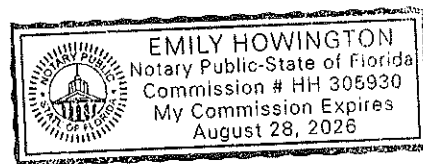
FURTHER, Affiant saith not.

Morganne E Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 05 DAY OF June, 2026.

Emily Howington
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: CE2025-0546

IN THE MATTER OF:

Pugh Emily S

23 LOVETT 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: **23 LOVETT ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 5 BLK F
OR5453/1791 & 6089/1436(Q/C)**

PARCEL NUMBER: **2110400000**

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 01, 2025:

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

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

**City Code, Chapter 28, 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)

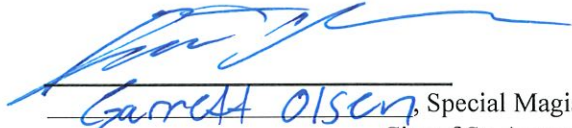
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

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.

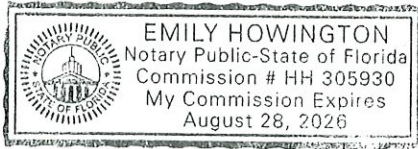


Garrett Olsen, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST.

JOHNSI 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., 2024.



[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

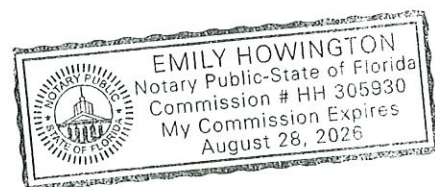
CERTIFICATE OF SERVICE

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

Pugh Emily S , 23 LOVETT ST, SAINT AUGUSTINE, FL 32084

9489009000276675251323

on this 5 day of February, 2026 



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1202800000
Location	30 S LEONARDI ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax Description*	HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT OR167/238 & 4576/1056(L/A) & 4685/15(H/R) & 6366/872(Q/C) & 890(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Hernandez Subdivision
Sec/Twp/Rng	41-7-29
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.110
Homestead	N



Owner Information

PETERSON R L ET AL	ROHRER GLORIA JEAN	PETERSON DEE ANN	HARVEY LORI
50%	16.66%	5.55%	5.55%
30 S LEONARDI ST	30 S LEONARDI ST	30 S LEONARDI ST	30 S LEONARDI ST
SAINT AUGUSTINE, FL 32084-0484	SAINT AUGUSTINE, FL 32084-0484	SAINT AUGUSTINE, FL 32084-0484	SAINT AUGUSTINE, FL 32084-0484
PETERSON LEE	PETERSON TODD	PETERESON-GOLDE AMY	ENOS SHAWNA
5.55%	5.55%	5.55%	5.55%
30 S LEONARDI ST	30 S LEONARDI ST	30 S LEONARDI ST	30 S LEONARDI ST
SAINT AUGUSTINE, FL 32084-0484	SAINT AUGUSTINE, FL 32084-0484	SAINT AUGUSTINE, FL 32084-0484	SAINT AUGUSTINE, FL 32084-0484

Sec. 19-3. - Unlawful conditions.

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

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



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

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

June 18, 2026

IN THE MATTER OF: Owner(s): Prevatt Rosa Jane Et AL
 Peterson R L
 Peterson David
 Rohrer Gloria Jean
 Peterson Dee Ann
 Harvey Lori
 Peterson Lee
 Peterson Todd
 Petereson-Golde Amy
 Enos Shawna
Agent(s): N/A
Address: 30 S LEONARDI ST, Saint Augustine, FL, 32084
Case #: CE2025-0591

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

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

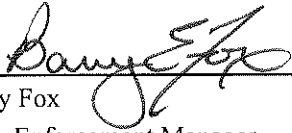
SITE OF VIOLATION: 30 S LEONARDI ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: HERNANDEZ SUB LOT 7 & N50FT OF LOT 8 82 X 54.6FT
 OR167/238 & 4576/1056(L/A) & 4685/15(H/R)
PARCEL NUMBER: 1202800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on July 1, 2026, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Birelain, City Manager

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

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA

COUNTY OF ST. JOHNS

CITY OF ST. AUGUSTINE

Prevatt Rosa Jane Et AL, Peterson RL, Peterson David, Rohrer Gloria Jean,

Peterson Dee Ann, Harvey Lori, Peterson Lee, Peterson Todd, Peterson-Golde Amy, Enos Shawna

30 S Leonardi St

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2026-0591

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

Ch. 19, Sec. 3 as of June 25, 2026.

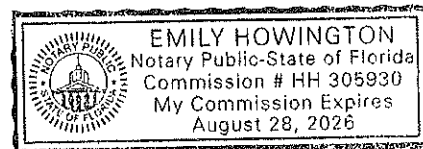
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF June, 2026.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0591

IN THE MATTER OF:

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

30 S LEONARDI ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

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

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

PARCEL NUMBER: **1202800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JANUARY 07, 2026**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on **January 07, 2026**, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on December 19, 2025:

Property littered with unsheltered junk and debris.

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

City Code, Chapter 19, Section 3
Unlawful conditions.

4. On December 19, 2025, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On December 19, 2025, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for January 07, 2026.

6. On January 07, 2026, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

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

AND

- a. ☐ You are in Compliance, at the time of this hearing.
- b. ☐ No fine will be assigned and the case will be closed.
- c. ☒ Other: Dec. 19, 2025 start fine \$500, must
comp into compliance immediately.

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

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

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

- a. ☒ A fine of up to \$500 Will be imposed for each day the violation continues, begin Dec. 19, 2025.
- 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 Repeat Violation**," Respondent shall again be notified of a new hearing, at which time the Special Magistrate will review the evidence and impose the fine provided herein, or a maximum fine of \$500 per day, if said violation is determined to have again occurred.

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

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

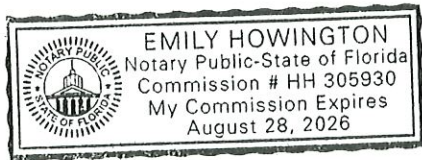


STATE OF FLORIDA
COUNTY OF ST. JOHNS

Gretchen KL Jose, Special Magistrate
City of St. Augustine

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

Witness my hand and official seal, this 7 day of January, A.D., 2026.



[Signature]
Notary Public, State of Florida

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

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

Prevatt Rosa Jane Et AL, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 09

Peterson R L, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 16

Peterson David, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 23

Rohrer Gloria Jean, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 30

Peterson Dee Ann, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 47

Harvey Lori, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 54

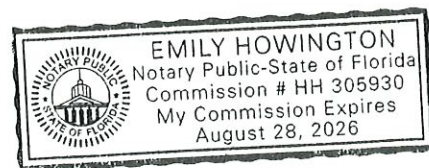
Peterson Lee, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 61

Peterson Todd, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 78

Petereson-Golde Amy, 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 85

Enos Shawna , 30 S LEONARDI ST, SAINT AUGUSTINE, FL 32084, 9489 0090 0027 6675 2520 92

January 7, 2026 



Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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

St. Johns County, FL



Owner Information

[LEGACY PORTFOLIO HOLDINGS LLC](#)
100%
3635 MONTANA AVE
BILLINGS, MT 59101-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$687,369.00
Extra Features Value	\$25,667.00
Total Land Value	\$294,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,007,036.00
Total Deferred	\$0.00
Assessed Value	\$1,007,036.00
Total Exemptions	\$0.00
Taxable Value	\$1,007,036.00

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

Historical Assessment Information

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

Building Information

Building	1	Roof Cover	Cement Fiber Shingle
Building Value	\$166,569	Roof Structure	Gable Hip
Year Built	1925	Interior Flooring	Carpet, Hardwood
Actual Area	960	Interior Wall	Drywall
Conditioned Area	708	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	2
Exterior Wall	Wood Shingle	Baths	1

Description	Square Footage
BASE AREA	708
FINISHED SCREEN PORCH	60
FINISHED SCREEN PORCH	192
Total SqFt	960

Building	2	Roof Cover	Composite Shingle
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Building Value \$330,510
Year Built 1925
Actual Area 1970
Conditioned Area 1922
Use Single Family Residence
Style 01
Exterior Wall Concrete Block

Roof Structure Gable Hip
Interior Flooring Hardwood, Wood Laminate
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 1
Baths 1.5

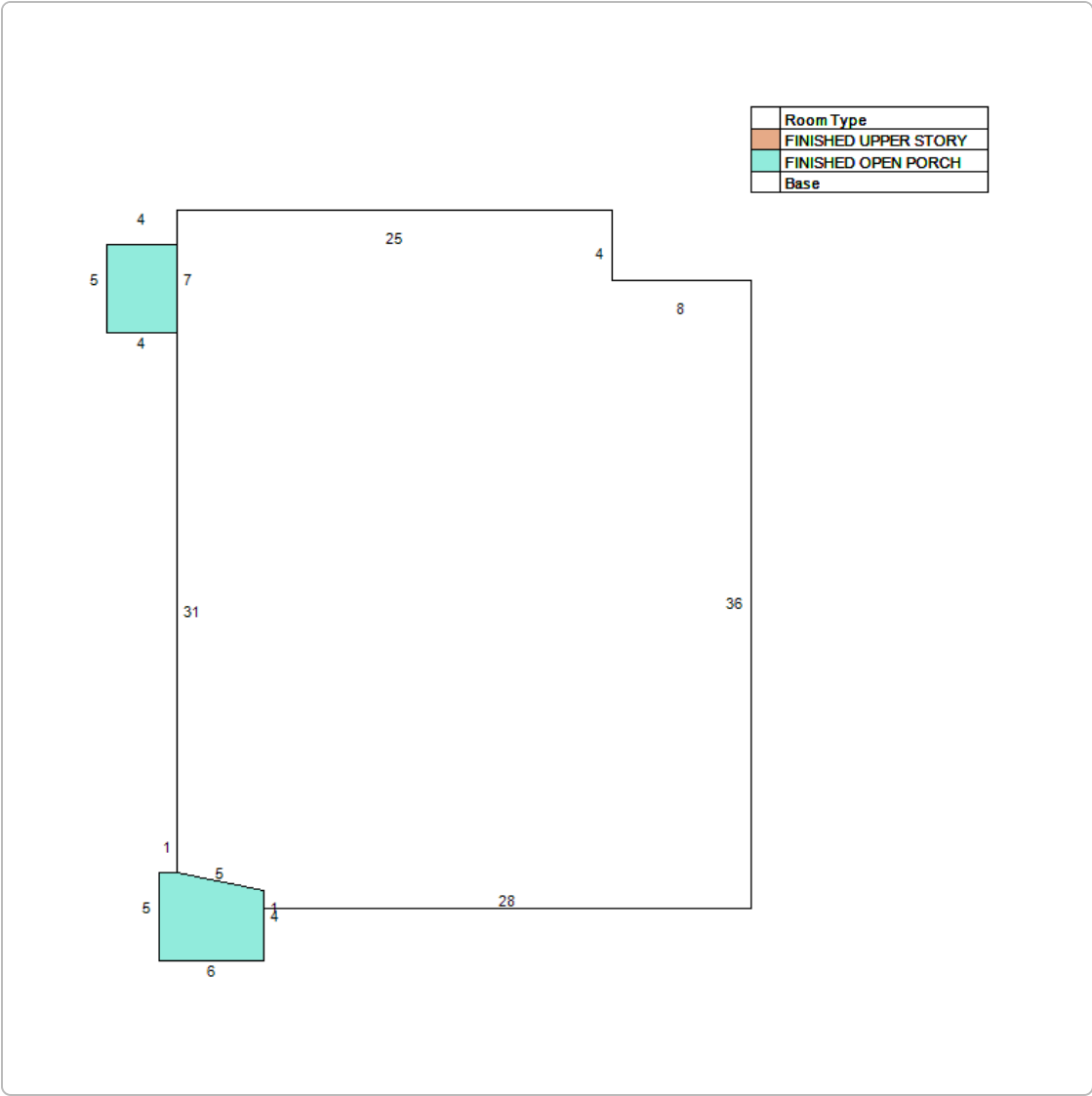
Description	Square Footage
BASE AREA	1281
FINISHED OPEN PORCH	20
FINISHED OPEN PORCH	28
FINISHED UPPER STORY	641
Total SqFt	1970

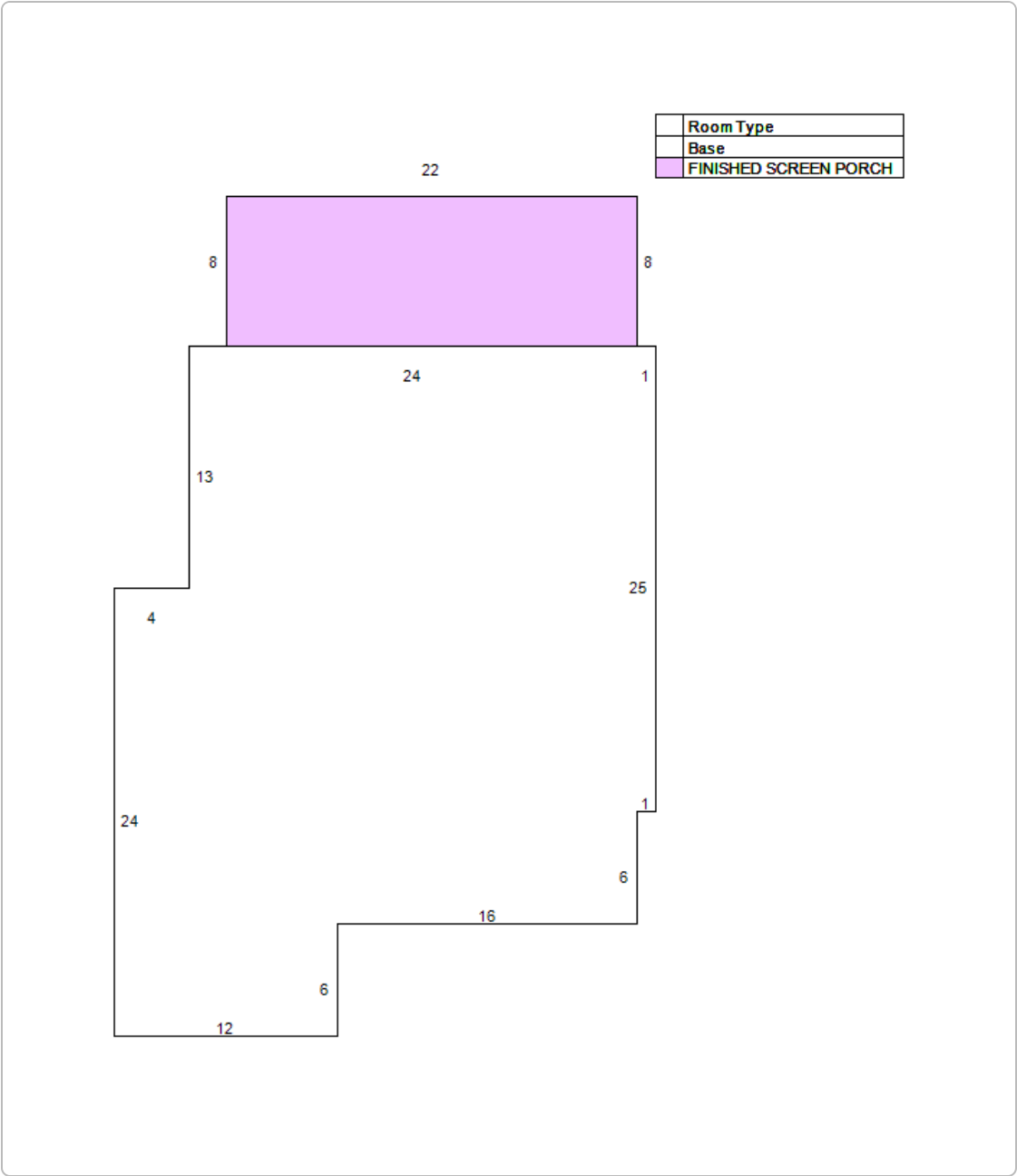
Building 3
Building Value \$190,290
Year Built 1925
Actual Area 1089
Conditioned Area 913
Use Single Family Residence
Style 01
Exterior Wall Cement Fiber

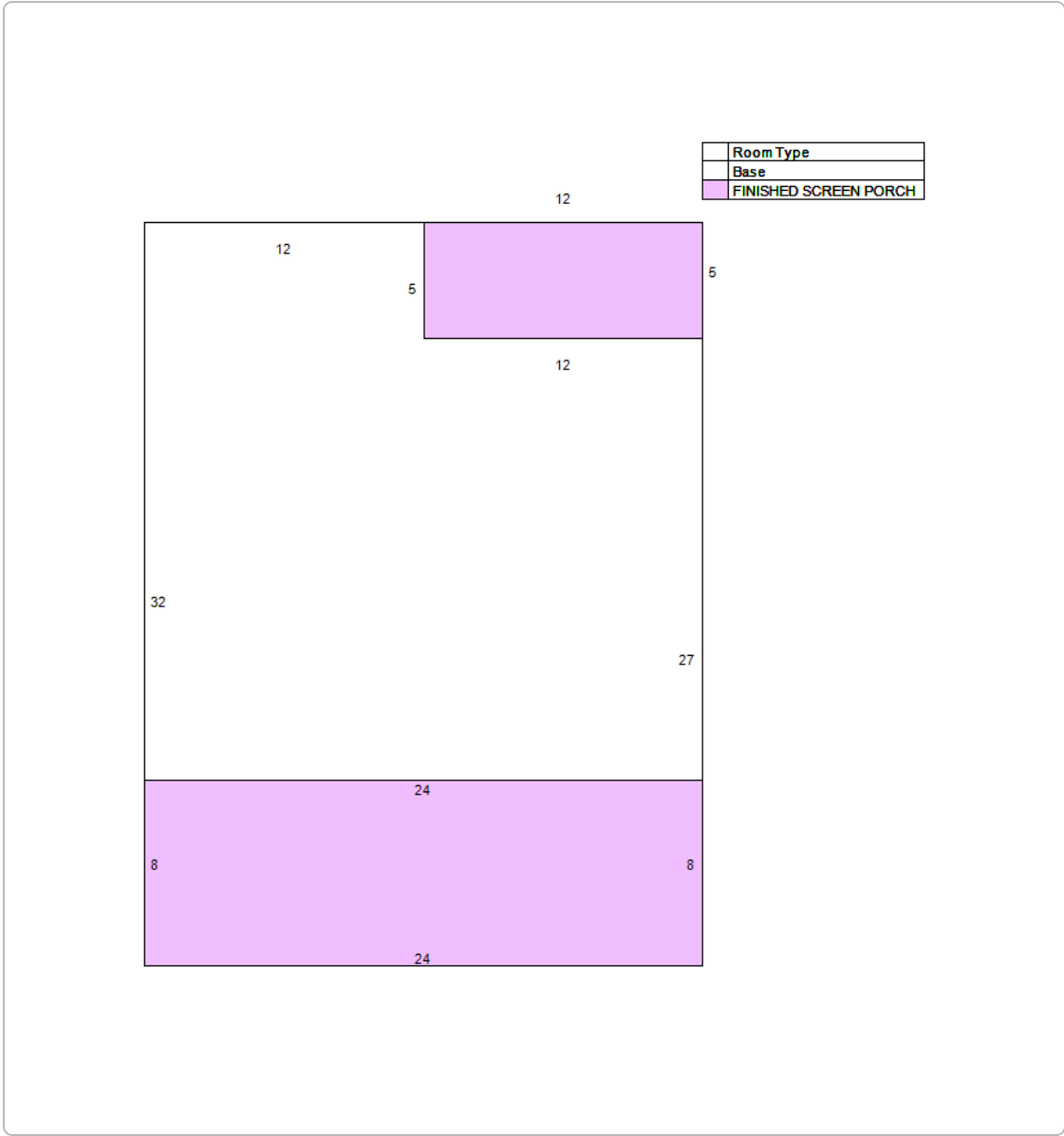
Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Hardwood, Wood Laminate
Interior Wall Drywall
Heating Type Forced Air
Air Conditioning None
Bedrooms 2
Baths 1

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

Sketch Information







Extra Feature Information

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

Land Information

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

Sale Information

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

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 6/25/2026, 3:51:47 AM](#)

Contact Us



Sec. 28-146. - Registration.

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

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

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



CITY OF
ST AUGUSTINE
EST. 1665

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

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

June 18, 2026

IN THE MATTER OF: Owner(s): LEGACY PORTFOLIO HOLDINGS LLC
 Agent(s): N/A
 Address: 10 PACIFIC ST, Saint Augustine, FL, 32084
 Case #: CE2026-0311

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

Code Section: Chapter 28, Section 146, Registration.

SITE OF VIOLATION: 10 PACIFIC ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: LEGACY PORTFOLIO HOLDINGS LLC
PARCEL NUMBER: 1560100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing** regarding your case on July 1, 2026, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Birchdm, City Manager

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

AFFIDAVIT OF NON-COMPLIANCE

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

Legacy Portfolio Holdings LLC

10 Pacific Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2026-0311

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated June 3, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 28, Section 146 as of June 25, 2026.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2028.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2026-0311

IN THE MATTER OF:

LEGACY PORTFOLIO HOLDINGS LLC
10 PACIFIC ST, Saint Augustine, FL, 32084
(Hereinafter referred to as Respondent)

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

City Code, Chapter 28, Section 146, Registration.

VIOLATION SITE: **10 PACIFIC ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **LEGACY PORTFOLIO HOLDINGS LLC**

PARCEL NUMBER: **1560100000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **JUNE 03, 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 **June 03, 2026**, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on May 13, 2026:

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

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

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

4. On May 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 May 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 June 03, 2026.
6. On June 03, 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: by 5PM June 5, 2026 must register (online is possible).

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

- a. ☒ You have 2 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)

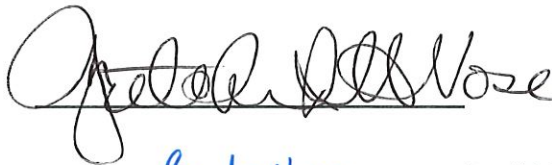
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on July 1, 2026 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 3RD DAY OF JUNE, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

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

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 June, A.D., 26.



Notary Public, State of Florida

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	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 OR6350/84 *The Description above is not to be used on legal documents.
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



Owner Information

ANDERSON ELLE
100%
6 HOPKINS ST
SAINT AUGUSTINE, FL 32084-0000

Sec. 28-146. - Registration.

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

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

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



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

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

June 18, 2026

IN THE MATTER OF: Owner(s): Dinnan Richard
 Agent(s): N/A
 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.

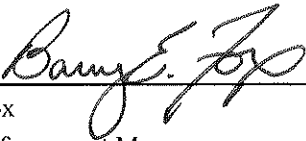
SITE OF VIOLATION: 6 HOPKINS ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 2-17 BAYVIEW SUB LOT 12 OR5614/1502
PARCEL NUMBER: 1237900120

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Reduction Hearing** regarding your case on July 1, 2026, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Birchlin, City Manager

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

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

Application Fee _____

BDAC No. _____

Receipt No. _____

Meeting Date _____

Deadline Date _____

PLEASE PRINT OR TYPE

1. ACTION REQUESTED:

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

2. NAME OF APPLICANT Dinnan, Richard S **Daytime Telephone** 407.484.2992

Address 4503 Spring Run Lane **City** Caldwell **State** ID **Zip** 83607

3. NAME OF PROPERTY OWNER Dinnan, Richard S **Telephone** 407.484.2992

Address 4503 Spring Run Lane **City** Caldwell **State** FL **Zip** 83607

4. PROJECT STREET ADDRESS 6 Hopkins Street, St. Augustine, FL. 32084

5. TYPE OF CONSTRUCTION Existing _____ Proposed _____

6. BUILDING USE Existing SOLD Proposed _____

7. REASON FOR ACTION REQUESTED:

Justification: [see additional attached letter and medica records]

I respectfully request a reduction of fines due to extraordinary medical hardship. Beginning in October 2025, I underwent surgery for a ruptured Achilles tendon and experienced an approximately six-month recovery period. Before that recovery was complete, I underwent major cervical spine surgery on February 20, 2026. These overlapping medical conditions and recovery periods significantly affected my ability to manage personal and administrative responsibilities, resulting in an unintentional failure to timely complete the required registration. Upon becoming aware of the issue, I acted in good faith to address it. The violation was not willful, has been resolved, and the property has since been sold.

Hardship: [see additional attached letter and medical records]

The assessed fines create a substantial financial hardship due to medical expenses, recovery-related limitations, and the financial impact of two major surgeries occurring within a short period of time. The violation was administrative in nature, not intentional, and occurred during an extended period of medical recovery. I respectfully request that the Board consider these extraordinary circumstances and reduce or waive the fines.

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



SIGNATURE OF APPLICANT

6.15.2026

DATE



SIGNATURE OF PROPERTY OWNER

6.15.2026

DATE

STAFF USE ONLY

1. ZONING _____
2. CURRENT USE _____
3. FLORIDA MASTER SITE FILE NUMBER _____
4. FLOOD ZONE _____ CURRENT ELEVATION _____
5. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot _____ Block _____
Subdivision _____
Parcel Number _____
6. THIS APPLICATION IS APPROVED TO GO TO THE BOARD OF ADJUSTMENTS AND APPEALS.

BUILDING OFFICIAL OR AUTHORIZED SIGNATURE

DATE

THIS APPLICATION IS ☐ DENIED ☐ APPROVED ☐ APPROVED WITH STIPULATIONS:

CHAIRMAN, BOARD OF ADJUSTMENTS AND APPEALS

DATE

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 06/24/26 CUSTOMER#:
TIME: 11:29:29
CLERK: 1596pcou

RECPT#: 3430135 PREV BAL: 100.00
TP/YR: P/2026 AMT PAID: 100.00
BILL: 3430135 ADJSTMNT: .00
EFF DT: 06/24/26 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

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

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

PAID BY: 6 hopkins app
PAYMENT METH: CREDIT CARD
PAYMENT REF: 9842

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

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

PLANNING AND BUILDING

Date: 06/24/2026 11:28:55 AM

CREDIT CARD SALE

MASTERCARD
CARD NUMBER: *****9842 K

TOTAL AMOUNT: \$100.00

APPROVAL CD: 05680Z
RECORD #: 000
CLERK ID: SClayton
CUST CODE: 6 hopkins app

Customer Copy

OWNER'S AUTHORIZATION FOR AGENT

Richard Dinnan, Jodi Dinnan or Christine Solis is/are hereby authorized TO ACT ON BEHALF
OF, the owner(s) of those lands described within the attached application, and as described in
The attached deed or other such proof of ownership as may be required, in applying the City of
St. Augustine's:

- ☐ Historic Architectural Review Board
- ☐ Planning and Zoning Board
- ☒ Code Enforcement, Adjustments and Appeals Board
- ☐ Other: _____

For property located at: 6 Hopkins Street St. Augustine, FL

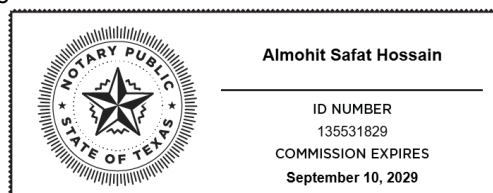
BY: Richard Scott Dinnan
Signature of Owner

Richard S Dinnan
Print Name of Owner

407.484.2992
Telephone

Sworn to and subscribed before me on this 16th day of June, 2026.

Notary Public: Almohit S. Hossain
State Of Texas



Richard Scott Dinnan

4503 Spring Run Lane | Caldwell, ID 83607

407.484.2992

rsdinnan@gmail.com

Re: Request for Reduction or Waiver of Code Enforcement Fines

Property Address: 6 Hopkins Street, St. Augustine, Florida 32084

Dear Members of the Board of Adjustments and Appeals,

I respectfully submit this letter requesting a reduction or waiver of the fines assessed in connection with the short-term rental registration violation for my former property located at 6 Hopkins Street in St. Augustine.

I fully understand and respect the City's regulations regarding short-term rentals and acknowledge the importance of compliance. However, I respectfully ask the Board to consider the extraordinary circumstances that existed during the period in question and the significant medical hardship I was experiencing at that time.

Beginning in October 2025, I underwent surgery to repair a ruptured Achilles tendon. The recovery process was extensive and lasted approximately six months. During that time, I experienced significant mobility restrictions, ongoing medical treatment, rehabilitation, follow-up appointments, and limitations that substantially affected my ability to manage personal, professional, and administrative responsibilities and eventually cost me my job.

Before I had fully recovered from the Achilles surgery, I was required to undergo a second major surgery. On February 20, 2026, whilst unemployed, I underwent cervical spine surgery to address serious medical issues affecting my neck and spine. This procedure resulted in additional physical limitations, pain management requirements, recovery restrictions, and ongoing medical care. As a result, I found myself navigating two overlapping recovery periods from major surgeries within a relatively short timeframe.

The failure to timely complete the required short-term rental registration was not intentional, was not done in bad faith, and was not an attempt to avoid compliance with City regulations. Rather, it occurred during a period when my physical condition and recovery demands significantly impaired my ability to manage routine administrative matters.

At no point did I intentionally disregard the City's requirements. As soon as I became aware of the issue and was physically able to address it, I acted in good faith to cooperate and work toward resolution. The violation was administrative in nature, and there were no allegations of health, safety, nuisance, or public welfare concerns associated with the property.

I respectfully ask the Board to also consider that the fines ceased accruing in April 2026 and that the property has since been sold. I no longer own the property, receive any income from it, or have any ability to derive future benefit from it. The matter has effectively been resolved and is no longer capable of recurring.

In addition to the physical hardship caused by these surgeries, I incurred significant medical expenses and experienced financial strain associated with my recovery. The assessed fines therefore create a substantial financial burden at a time when I have already faced considerable medical and personal challenges.

I have always intended to comply with applicable laws and regulations and regret that these circumstances resulted in an administrative oversight. I respectfully request that the Board exercise its discretion and consider the totality of the circumstances, including:

- The documented medical hardship resulting from two major surgeries;
- The prolonged recovery period extending from October 2025 through much of 2026;
- The absence of any intentional misconduct or bad faith;
- My good-faith efforts to address the matter once I was able;
- The fact that the violation has been resolved;
- The fact that I no longer own the property; and
- The substantial financial hardship that the fines now impose.

I am grateful for the Board's time, consideration, and willingness to review my request. I respectfully ask that the fines be substantially reduced or waived in light of these extraordinary circumstances.

Thank you for your consideration.

Respectfully submitted,



Richard Scott Dinnan

Date: 6.15.26



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

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 MAY 6, 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 May 6, 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 February 04, 2026, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent (10) days from the date of the Order to correct the violation by registering the short term rental according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On April 13, 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 May 6, 2026.

6. On May 6, 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 April 13, 2026
- b. ☐ The violation remains as of _____ and the fine is set to \$ _____ per day until compliance is met.
- c. ☒ The violation remains ^{ed} for 58 days after the compliance period ended and the fine is set to \$ 250.00 per day for a total amount of \$ 14,500.00
- d. ☐ Other: _____

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

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

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

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

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

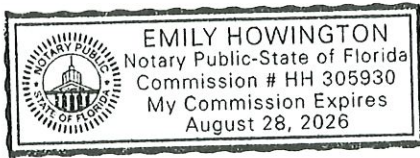
DONE AND ORDERED THIS 6TH OF MAY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.


_____, 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, Becly 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 6 day of May, 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

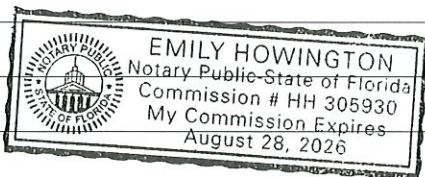
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

Dinnan Richard, 2843 SAINT AUGUSTINE DR, ORLANDO, FL, 32825

9489 0090 0027 6675 2478 07

Dinnan Richard, 6 HOPKINS ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2478 14



on this 7 day of May, 2025

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	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
Acres	0.060
Homestead	N



Owner Information

BAKER KELLEN ET AL	IRONS MATTHEW
100%	100%
1835 WATERBURY LN	1835 WATERBURY LN
ORANGE PARK, FL 32003-0000	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:

- (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)

AFFIDAVIT OF COMPLIANCE

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

Baker Kellen Et AL

Irons Matthew

83 Weeden Street

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2026-0283

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated June 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 146 as of June 11, 2026.

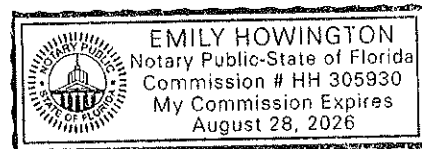
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

Emily Howington
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



RECEIVED

JUN 16 2026

Planning & Building Dept./
Code Enforcement Div.

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

Application Fee \$100.00

Receipt No. 3425010

BDAC No. _____

Meeting Date 7/1/26

Deadline Date _____

PLEASE PRINT OR TYPE

1. ACTION REQUESTED:

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

2. NAME OF APPLICANT Matthew Irons / Kellen Baker Daytime Telephone 571-242-2801

Address 1835 Waterbury Ln city Fleming Island State FL Zip 32003

3. NAME OF PROPERTY OWNER Matt Irons / Kellen Baker Telephone 571-242-2801

Address 83 Weeden Street city St. Augustine State FL Zip 32084

4. PROJECT STREET ADDRESS N/A

5. TYPE OF CONSTRUCTION Existing _____ Proposed _____

6. BUILDING USE Existing _____ Proposed _____

7. REASON FOR ACTION REQUESTED:

Justification:

See additional sheet CE2026-0283

Hardship:

" "

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

Matthew Irons / Kellen Baker
SIGNATURE OF APPLICANT

6/12/2026
DATE

Matthew Irons / Kellen Baker
SIGNATURE OF PROPERTY OWNER

6/12/2026
DATE

STAFF USE ONLY

1. ZONING _____
2. CURRENT USE _____
3. FLORIDA MASTER SITE FILE NUMBER _____
4. FLOOD ZONE _____ CURRENT ELEVATION _____
5. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot _____ Block _____
Subdivision _____
Parcel Number _____
6. THIS APPLICATION IS APPROVED TO GO TO THE BOARD OF ADJUSTMENTS AND APPEALS.

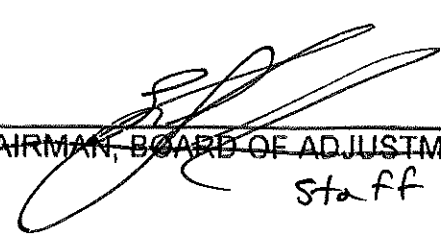
BUILDING OFFICIAL OR AUTHORIZED SIGNATURE

DATE

THIS APPLICATION IS ☐ DENIED ☐ APPROVED ☐ APPROVED WITH STIPULATIONS:

Fire Reduction Request

CE 2026 - 0283


~~CHAIRMAN, BOARD OF ADJUSTMENTS AND APPEALS~~

staff

6/16/26
DATE

Special Magistrate,

We appreciate your time to review our prior letter and consider the concerns we raised regarding notice, due process, and the accumulation of the alleged violations. These concerns remain important to us, and we respectfully ask that they be considered as part of your decision.

As for this application for a reduction in fines and fees, our justification for the Court to consider is that we never intended to create harm to the community. We made efforts to address concerns.

Most importantly, the property has now been sold to a new owner who does not intend to operate it as a short-term rental. As a result, the activity that led to these proceedings has ended, and the City's goal of future compliance has already been achieved.

With no ongoing issues to correct, we respectfully ask that the Court view these circumstances with fairness and compassion. A \$6,500 fine, along with the possibility of additional penalties, would create a significant hardship while doing little to further the purpose of code enforcement. We respectfully request that the fines be withdrawn or substantially reduced so this matter can be concluded in a practical, reasonable, and equitable manner.

Thank you for your time, consideration, and service to our community. As neighbors (residents of Clay County), it was a pleasure of ours for over three years to be part of the City of St. Augustine and St. Johns County communities.

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 06/16/26 CUSTOMER#:
TIME: 10:09:07
CLERK: 1596pcou

RECPT#: 3425010 PREV BAL: 106.00
TP/YR: P/2026 AMT PAID: 106.00
BILL: 3425010 ADJSTMNT: .00
EFF DT: 06/16/26 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 106.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 106.00
AMT APPLIED: 106.00
CHANGE: .00

PAID BY: CE2026-0283
PAYMENT METH: CREDIT CARD
PAYMENT REF: 1011

TOT PREV BAL DUE: 106.00
TOT BAL DUE NOW : .00
VA

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

PLANNING AND BUILDING

Date: 06/16/2026 10:08:08 AM

CREDIT CARD SALE

MASTERCARD
CARD NUMBER: *****1011 K

TOTAL AMOUNT: \$106.00

APPROVAL CD: 150283
RECORD #: 000
CLERK ID: SClayton
CUST CODE: CE2026-0283
INVOICE #: CE2026-0283

Customer Copy



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2026-0283

IN THE MATTER OF:

Baker Kellen Et AL
Irons Matthew

83 WEEDEN 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: **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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON JUNE 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 June 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 April 07, 2026:

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

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

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

4. On May 06, 2026, 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 registering the property according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On May 20, 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 June 1, 2026.

6. On June 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 May 9, 2026 and the fine is set to \$ 250 per day until compliance is met.
- c. ☐ The violation remains for _____ days after the compliance period ended and the fine is set to \$ _____ per day for a total amount of \$ _____.
- d. ☐ Other: _____

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

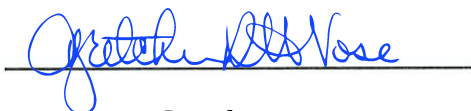
- e. ☐ and the Fine is set at \$ _____.

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

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

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

DONE AND ORDERED THIS 1ST OF JUNE, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



Gretchen R.H. Vose, Special Magistrate

City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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



CHRISTINA M. D'ARCY
Commission # HH 655898
Expires July 15, 2029

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



Owner Information

[KTN PROPERTY MANAGEMENT LLC](#)
100%
49 ST CROIX ISLAND DR
SAINT AUGUSTINE, FL 32092-0000

Map



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

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

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



CITY OF
ST AUGUSTINE
EST. 1685

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

**CODE ENFORCEMENT DIVISION
OFFICIAL NOTICE OF SPECIAL MAGISTRATE
HEARING FOR IMPOSING A LIEN**

June 18, 2026

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

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

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

SITE OF VIOLATION: 120 ARREDONDO AVE, Saint Augustine, FL, 32080
LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 41 THRU 44 BLK OR 5761/1187
PARCEL NUMBER: 2170900000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing A Lien Hearing** regarding your case on July 1, 2026, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Birchlin, City Manager

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0505

IN THE MATTER OF:

**Ktn Property Management LLC
120 ARREDONDO AVE, Saint Augustine, FL, 32080**

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: **120 ARREDONDO AVE, Saint Augustine, FL, 32080**
LEGAL DESCRIPTION: **3-98 DAVIS SHORES LOTS 41 THRU 44 BLK OR 5761/
1187**
PARCEL NUMBER: **217090 0000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON JANUARY 3, 2025, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on January 3, 2025, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on November 14, 2025:

Grass overgrown front and back yard.

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

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

4. On November 10, 2025, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.
5. On December 17, 2025, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for January 7, 2026.
6. On January 7, 2026, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

- a. ☒ In 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: have until 5pm, Friday, Jan. 9, 2026;
fine set \$250, if not abated City may
abate.

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

- a. ☒ You have 2 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)

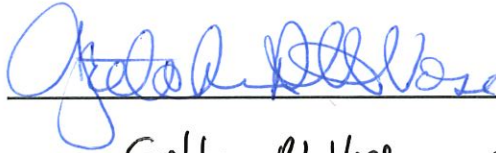
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

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

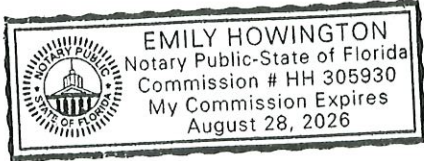


Gretchen RL Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 7 day of January, A.D., 2026.





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

Ktn Property Management LLC 120 ARREDONDO AVE, SAINT AUGUSTINE, FL 32080

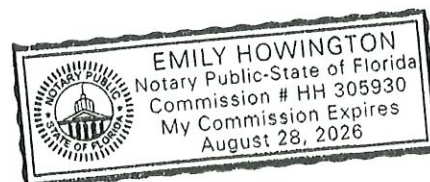
9489 0090 0027 6675 2521 98

Ktn Property Management LLC, BALKONIS, MATTHEW, 49 ST CROIX ISLAND DR

ST AUGUSTINE, FL 32092

9489 0090 0027 6675 2521 04

on this 7 day of January, 2026 



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	2055200000
Location Address	7 SARAGOSSA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Model Land/City (0800) (610.31)
Tax Description*	MODEL LAND CO SUBD CITY LOT 16-B BLK K OR479/464 BY WILL OR6103/285 & 1462 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Model Land Company Subdivision
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.100
Homestead	N



Owner Information

[TRUE REAL ESTATE INVESTMENTS LLC](#)
100%
235 S RIVERWALK DR
PALM COAST, FL 32137-0000

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 IMPOSING A LIEN**

June 18, 2026

IN THE MATTER OF: Owner(s): NCH REGISTERED AGENT
 Agent(s): NCH REGISTERED AGENT
 Address: 7 SARAGOSSA ST, Saint Augustine, FL, 32084
 Case #: CE2025-0584

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

Code Section: Chapter 8, Section 608, Permit required. (Building)

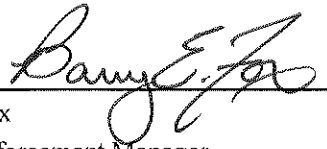
SITE OF VIOLATION: 7 SARAGOSSA ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: MODEL LAND CO SUBD CITY LOT 16-B BLK K OR479/464 BY WILL
 OR6103/285 & 1462
PARCEL NUMBER: 2055200000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Imposing A Lien Hearing** regarding your case on July 1, 2026, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Birchlin, City Manager

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE202⁶~~5~~-0584-0216

IN THE MATTER OF:

True Real Estate Investments LLC

7 SARAGOSSA ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 8, Section 608, Permit required. (Building)

VIOLATION SITE: **7 SARAGOSSA ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **MODEL LAND CO SUBD CITY LOT 16-B BLK K OR479/464 BY WILL
OR6103/285 & 1462**

PARCEL NUMBER: **2055200000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON FEBRUARY 4, 2026, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on February 4, 2026, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on December 11, 2025:

Removal of windows without prior HARB authorizations.

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

**City Code, Chapter 8, Section 608
Permit required. (Building)**

4. On January 20, 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 20, 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: 250.00 x 38 windows, total \$9,500.00
payable 30 days from today.

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 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 \$ 250.00 per violation totaling to \$ 9,500.00

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

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

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

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



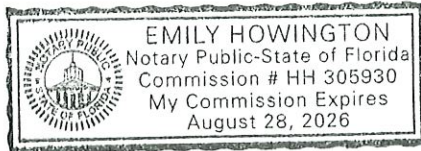
Garrett Olsen, Special Magistrate

City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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



[Signature]
Notary Public, State of Florida

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

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

True Real Estate Investments LLC, 235 S RIVERWALK DR, PALM COAST, FL 32137

9489 0090 0027 6675 2516 20

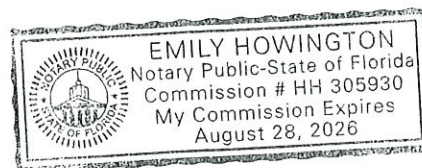
NCH REGISTERED AGENT, 390 NORTH ORANGE AVE., STE. 2300-N, ORLANDO, FL 32801

9489 0090 0027 6675 2516 37

7 SARAGOSSA ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2516 44

on this 4 day of February, 2026



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

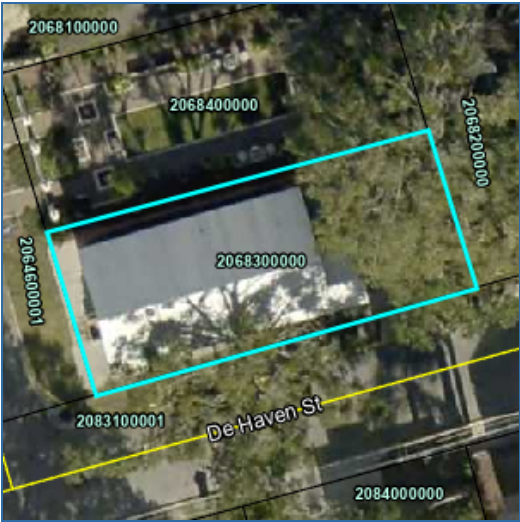
Parcel ID	2068300000
Location Address	83 WEEDEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY S32.5 OF W65 FT OF LOTS 12 & 13 BLK B OR5714/9 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acres	0.060
Homestead	N



Owner Information

BAKER KELLEN ET AL	IRONS MATTHEW
100%	100%
1835 WATERBURY LN	1835 WATERBURY LN
ORANGE PARK, FL 32003-0000	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)

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:

cc: David Birchlin, City Manager

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2026-0286

IN THE MATTER OF:

Baker Kellen Et AL
Irons Matthew

83 WEEDEN 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 155, Effect of Ordinance No. 2010-24 on
RS-1 and RS-2 short-term rentals.**

VIOLATION SITE: **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 SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING
HELD ON **MAY 06, 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 **May 06, 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 April 07, 2026:

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

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

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

4. On April 07, 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 April 07, 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 May 06, 2026.

6. On May 06, 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:

13 separate repeat violations
at \$ 500.00 per violation.

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 days, found to be compliant at this time, and the fine is set at \$.

(see above for 13 violations, total \$6,500.00.)

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 6TH DAY OF MAY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.



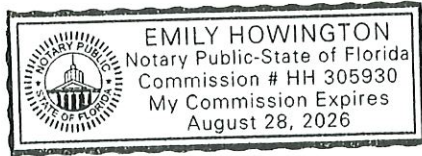
Becky Vose

, 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 6 day of May, A.D., 26.



S. Mayton
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

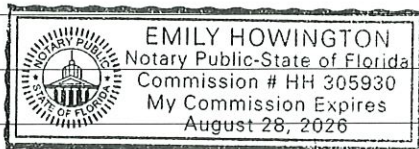
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

IRONS MATTHEW , 83 WEEDEN ST, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2479 06

IRONS MATTHEW, 1835 WATERBURY LN, ORANGE PARK, FL 32003

9489 0090 0027 6675 2479 13



on this 7 day of May, 2020

[Skip to Main Content](#)
Apply for Exemptions

Apply for Exemptions

St. Johns County, FL
Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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



Owner Information

CORBITT CAROL LEE
100%
14 MYRTLE AVE
SAINT AUGUSTINE, FL 32084-2830

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$8,294
Homestead		\$25,000

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

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

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



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

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

June 18, 2026

IN THE MATTER OF: Owner(s): Carol Lee Corbitt
 Agent(s): N/A
 Address: 14 MYRTLE AVE, Saint Augustine, FL, 32084
 Case #: CE2024-0467

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

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

SITE OF VIOLATION: 14 MYRTLE AVE, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: WILLIAMS ADDN W53FT LOT 4 BLK B OR 511 / 22
PARCEL NUMBER: 1909400000

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 July 1, 2026, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

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.

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

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2056100000

25 SEVILLA ST
SAINT AUGUSTINE 32084-0000

Model Land/City (MF) (610.33)

2-39 MODEL LAND CO SUB CITY LOT 23 BLK K OR133/152 &
443/137 & 4523/644(H/R)
**The Description above is not to be used on legal documents.*

Multi-Family (Less than 10 Units) (0800)

Model Land Company Subdivision

18-7-30

City of St Augustine (District 452)

19.5552

0.230

Y



Owner Information

ORTIZ JOSEPH A ET AL	BUNCH JOHN L	ORTIZ JOSEPH V
33.33%	33.33%	33.33%
25 SEVILLA ST	25 SEVILLA ST	25 SEVILLA ST
SAINT AUGUSTINE, FL 32084-3550	SAINT AUGUSTINE, FL 32084-3550	SAINT AUGUSTINE, FL 32084-3550

Exemption Information

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

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**

June 18, 2026

ORTIZ JOSEPH A ET AL

IN THE MATTER OF: Owner(s): BUNCH JOHN L
ORTIZ JOSEPH V

Address: 25 SEVILLA ST, Saint Augustine, 32084

Case #: CE2025-0594

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: 25 SEVILLA ST, Saint Augustine, 32084

LEGAL DESCRIPTION: 2-39 MODEL LAND CO SUB CITY LOT 23 BLK K OR133/152 &
443/137 & 4523/644(H/R)

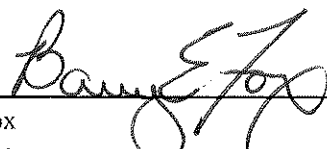
PARCEL NUMBER: 2056100000

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 July 1, 2026, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Bircham, City Manager

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0594

IN THE MATTER OF:

**Ortiz Joseph A Et AL
Bunch John L
Ortiz Joseph V
25 SEVILLA 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: **25 SEVILLA ST, Saint Augustine, 32084**

LEGAL DESCRIPTION: **2-39 MODEL LAND CO SUB CITY LOT 23 BLK K OR133/152
& 443/137 & 4523/644(H/R)**

PARCEL NUMBER: **2056100000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON FEBRUARY 4, 2026, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on February 4, 2026, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on December 20, 2025:

**OPERATING PAY TO PARK LOT WITHOUT PROPER BUSINESS TAX
RECEIPT.**

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: found in violation, no fine but future violation would be repeat violation.

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 N/A days, found to be compliant at this time, and the fine is set at \$ No fine.

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)

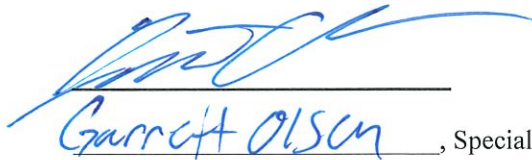
- a. ☐ and the Fine is set at \$ ☐ per violation totaling to \$ ☐

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



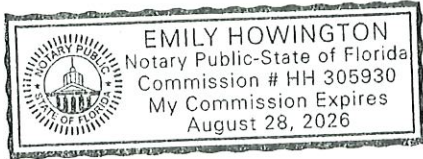
_____, Special Magistrate

City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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



[Signature]
Notary Public, State of Florida

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

Robin Marshall

From: Robin Marshall
Sent: Friday, December 12, 2025 4:13 PM
To: James Tomaselli
Subject: 25 Sevilla St - Parking a Lot of Cars

James,

Buddy said this should be OK, but to let you know. (I also left you a voice mail.) The resident at 25 Sevilla, Chris Malizak, 904-862-5497, is hosting a group from Chicago, the Polish National Alliance. They are staying in various locations in the city but coming to his house, parking their cars and carpooling to different locations. He's concerned because they did this last year and received a Code Violation for charging for parking cars. But he claimed they are not charging. It's just a volunteer location for everyone to meet. Please let me know by email or phone that you received this information.

Respectfully,

Robin Marshall

Planning and Building Clerk

E: buildingpermits@citystaug.com

E: rmarshall@citystaug.com | P: 904.209.4329 | F: 904.209.4335



CITY OF
ST. AUGUSTINE
EST. 1565

City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

Robin Marshall

From: Robin Marshall
Sent: Friday, December 12, 2025 4:13 PM
To: James Tomaselli
Subject: 25 Sevilla St - Parking a Lot of Cars

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Respectfully,

Robin Marshall

Planning and Building Clerk

E: buildingpermits@citystaug.com

E: rmarshall@citystaug.com | P: 904.209.4329 | F: 904.209.4335



CITY OF
ST. AUGUSTINE
EST. 1665

City of St. Augustine

P.O. Box 210

St. Augustine, FL 32085



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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

Ortiz Joseph A Et AL 25 SEVILLA ST, SAINT AUGUSTINE, FL 32084

9489009000276675251590

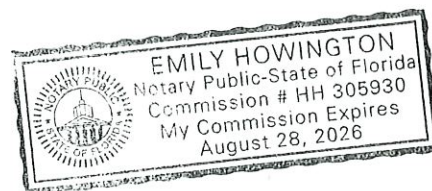
Bunch John L, 25 SEVILLA ST, SAINT AUGUSTINE, FL 32084

9489 009000276675251606

Ortiz Joseph V, 25 SEVILLA ST, SAINT AUGUSTINE, FL 32084

9489009000276675251613

on this 5 day of February, 20



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



Owner Information

HD KIRMS LIVING TRUST D: 10-23-2024 100% 706 SANDY POINT LN WEST PALM BEACH, FL 33410-3427	KIRMS HARRY W III TRUSTEE 0% 706 SANDY POINT LN WEST PALM BEACH, FL 33410-3427	KIRMS DEVON BROOKE TRUSTEE 0% 706 SANDY POINT LN WEST PALM BEACH, FL 33410-3427
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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.
EST. 1565

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

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

June 18, 2026

IN THE MATTER OF: Owner(s): Hd Kirms Living Trust
 Kirms Harry W III Trustee
 Kirms Devon Brooke Trustee
 Agent(s): N/A
 Address: 340 CHARLOTTE ST, Saint Augustine, FL, 32084
 Case #: CE2026-0287

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.

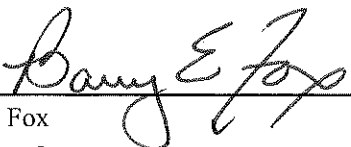
SITE OF VIOLATION: 340 CHARLOTTE ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: CITY OF ST AUGUSTINE LOT 22 BLK 39-A OR4992/1231 &
 6040/448
PARCEL NUMBER: 2006000220

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 July 1, 2026, **at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

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

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: CE2026-0287

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated May 6, 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 155 as of May 27, 2026.

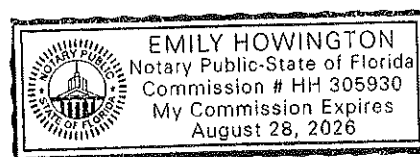
FURTHER, Affiant saith not.

Morganne E Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026



PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 06/26/26 CUSTOMER#:
TIME: 08:48:13
CLERK: 1596pcou

RECPT#: 3431070 PREV BAL: 500.00
TP/YR: P/2026 AMT PAID: 500.00
BILL: 3431070 ADJSTMNT: .00
EFF DT: 06/26/26 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

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

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

PAID BY: Ce26-0287
PAYMENT METH: CHECK
PAYMENT REF: 1001

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



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2026-0287

IN THE MATTER OF:

Hd Kirms Living Trust
Kirms Harry W III Trustee
Kirms Devon Brooke Trustee

340 CHARLOTTE 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 155, Effect of Ordinance No. 2010-24 on
RS-1 and RS-2 short-term rentals.**

VIOLATION SITE: **340 CHARLOTTE ST, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **CITY OF ST AUGUSTINE LOT 22 BLK 39-A OR4992/1231 &
6040/448**

PARCEL NUMBER: **2006000220**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING
HELD ON **MAY 06, 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 **May 06, 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 April 07, 2026:

**Renting short-term rental property more times than permissible in RS-1
zoning.**

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

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

4. On April 07, 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 April 07, 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 May 06, 2026.
6. On May 06, 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: 2 (April 1st & 5th) violations
at \$250.00; future violations will
be repeat violations.

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 2 violations days, found to be compliant at this time, and the fine is set at \$ 250.00 per violation, total \$500.00.

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)

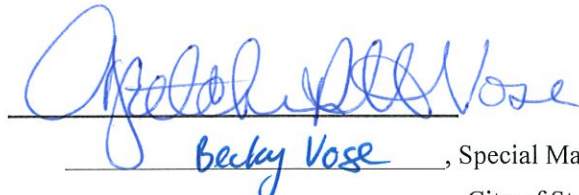
- a. ☐ and the Fine is set at \$ per violation totaling to \$

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 6TH DAY OF MAY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

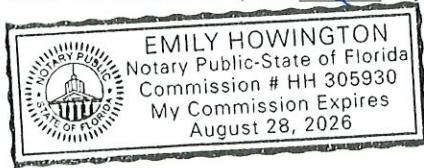


Becky Vose, Special Magistrate
City of St. Augustine

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 Rose 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 6 day of May, A.D., 26.



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

HD KIRMS LIVING TRUST, KIRMS HARRY W III , 706 SANDY POINT LN, WEST PALM BEACH, FL 33410

9489 0090 0027 6675 2478 69

HD KIRMS LIVING TRUST, KIRMS DEVON BROOKE, 706 SANDY POINT LN, WEST PALM BEACH, FL 33410

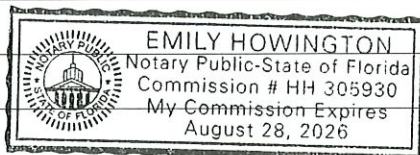
9489 0090 0027 6675 2478 76

HD KIRMS LIVING TRUST, KIRMS HARRY W III , 340 CHARLOTTE ST, SAINT AUGUSTINE FL 32084

9489 0090 0027 6675 2478 83

HD KIRMS LIVING TRUST, KIRMS DEVON BROOKE, 340 CHARLOTTE ST, SAINT AUGUSTINE FL 32084

9489 0090 0027 6675 2478 90



on this 7 day of May, 26

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**

June 18, 2026

IN THE MATTER OF: Owner(s): Sebastian Harbor Villa Condo
 Agent(s): Phillips, Gary C
 Address: S PONCE DE LEON BLVD, Saint Augustine, 32084
 Case #: CE2026-0290

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

Code Section: Chapter 8, Section 608, Permit required. (Building)

SITE OF VIOLATION: S PONCE DE LEON BLVD, Saint Augustine, 32084
LEGAL DESCRIPTION: (OR696/48) SEBASTIAN HARBOR VILLAS CONDO BOAT SLIPS
COMBINED WITH UNITS 127905-0903 -0905 -0913 -0915 -0919
-0921 -0923 -0925 -0927 -0929 -0931 -0935 -0937 -0943 -0945 & -0947
BOAT SLIPS 1 THRU 16 (16 UNITS)
PARCEL NUMBER: 1279050005

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 July 1, 2026, at **9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street.

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

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

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



Barry Fox
Code Enforcement Manager

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

Certified Mail Number:

cc: David Bircham, 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

Sebastian Harbor Villa Condo

S Ponce de Leon Blvd

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2026-0290

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated June 3, 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 8, Section 608 as of June 11, 2026.

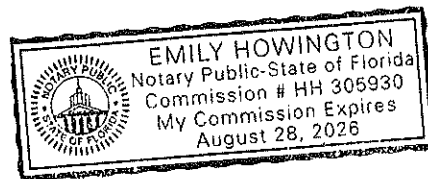
FURTHER, Affiant saith not.

Morganne E Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2026-0290

IN THE MATTER OF:

Sebastian Harbor Villa Condo

Phillips, Gary C

S PONCE DE LEON BLVD, 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 8, Section 608, Permit required. (Building)

VIOLATION SITE: **S PONCE DE LEON BLVD, Saint Augustine, 32084**

LEGAL DESCRIPTION: **(OR696/48) SEBASTIAN HARBOR VILLAS CONDO BOAT
SLIPS COMBINED WITH UNITS 127905-0903 -0905 -0913 -0915
-0919 -0921 -0923 -0925 -0927 -0929 -0931 -0935 -0937 -0943 -0945 &
-0947 BOAT SLIPS 1 THRU 16 (16 UNITS)**

PARCEL NUMBER: **1279050005**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING
HELD ON **JUNE 03, 2026**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

HOA legal counsel / Chuck Brown

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the
hearing held on **June 03, 2026**, in accordance with Chapter 162 F.S.

The respondent and/or representative ☒ was / ☐ was not present

*HOA legal counsel present,
Respondent Gary
Phillips not present.*

2. During a routine code enforcement inspection of the property, staff observed the following code violations
on April 16, 2026:

Dock extension added without permits or approvals.

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

City Code, Chapter 8, Section 608

Permit required. (Building)

4. On May 04, 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 May 04, 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 June 03, 2026.

6. On June 03, 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: 10 days to remove floating dock.

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)

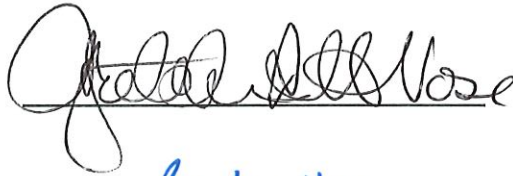
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on July 1st, 2026 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 3RD DAY OF JUNE, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.

A handwritten signature in black ink, appearing to read "Becky Vose", written over a horizontal line.

Becky Vose, Special Magistrate

STATE OF FLORIDA
COUNTY OF ST. JOHNS

City of St. Augustine

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

Witness my hand and official seal, this 1 day of June, A.D., 26.



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.