



City of

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

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

WEDNESDAY AUGUST 5 2026 - 9:00 AM

ALCAZAR ROOM

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

- a) CE2026-0267
Intracoastal Fisheries LLC
St. Augustine Fish House &
Oyster Company LLC
160 Nix Boat Yard Rd
Ch. 3 Sec. 3-23-
Sign regulations generally.
- b) CE2026-0296
Harbour Island Excecutive
Center Condo
1301 Plantation Blvd
Ch. 25 Sec. 25-56-
Tree removal and replacement.
- c) CE2026-0322
Argyle Forest Blvd LLC
4 White St E
Ch. 8 Sec. 8-457-
Unlawful continuance.

- d) CE2026-0330
SJCN INC
9 S Dixie Hwy
Ch. 8 Sec. 8-608-
Permits required.
- e) CE2026-0338
CL PONCE DE LEON PLAZA FL LLC
833 S Ponce De Leon Blvd
Ch. 25 Sec. 25-56-
Tree removal and replacement.

6. Fine Assignment Hearing

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

7. Fine Reduction Hearing
None

8. Lien Hearing

- a) CE2025-0216
True Real Estate Investments LLC
7 Saragossa St
Ch. 8 Sec. 8-608-
Permits required.
- b) CE2025-0592
Roots Construction Group LLC
Largay, Joseph
6 Blanche Lane
Ch. 19 Sec. 19-3-
Unlawful conditions.

9. Compliance Hearing

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

- b) CE2026-0252
Cataleta, Scott
10 Hybiscus Ave
Ch. 8 Sec. 8-608-
Permits required.
- c) CE2026-0288
Rosaliza, Julao
19 Hildreth Dr
Ch. 8 Sec. 8-301-
Property maintenance
code.

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

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

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

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

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1348400000
Location	160 NIX BOAT YARD RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Nix Boatyard Rd (COM) (692.01)
Tax	(2) PERPALL GRANT SUBD PTS OF LOTS 3 3-A & 4 & MARSH TO
Description*	GONZALES CREEK 190 FT ON NIX BOAT YARD ROAD (EX OR888/1651) OR5058/24 & 28(Q/C) & 5215/237(C/D) *The Description above is not to be used on legal documents.
Property Use	Vacant Commercial (1000)
Code	
Subdivision	N/A
Sec/Twp/Rng	41-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	1.060
Homestead	N



Owner Information

INTRACOASTAL FISHERIES LLC ET AL	ST AUGUSTINE FISH HOUSE & OYSTER COMPANY LLC
50%	50%
160 NIX BOAT YARD RD	160 NIX BOAT YARD RD
SAINT AUGUSTINE, FL 32084-0000	SAINT AUGUSTINE, FL 32084-0000

Map



Sec. 3-23. - Sign regulations generally.

- (a) *Permits.* No sign of any kind shall be installed, erected, painted, altered or relocated by any person, business or institution, except as described in subsection (b) below, until a permit has been issued by the planning and building department. Applications for sign permits shall be accompanied by a survey of existing signs to remain, linear dimensions of primary and secondary street frontages, a complete list of proposed signs (including sign types, heights, widths, individual and cumulative square feet, letter styles, colors and materials used), a site plan indicating all sign locations, a sketch of all proposed signs and elevations showing all sign locations, as well as any additional specific information required by the planning and building department. Failure to submit all required information will delay review of the application. Continued failure to submit all required information within fifteen (15) working days following notification by the planning and building department shall result in the nullification of the application. A new, complete application must then be filed.
- (1) Failure to obtain a permit prior to installation or other work on a sign shall result in the permit fee being tripled. Any property owner and/or his agent who has failed to obtain a permit prior to such work shall be guilty of an offense and subject to enforcement procedures as outlined in this article.
 - (2) Failure to obtain a permit prior to installation or other work on a sign on more than three (3) occasions within a one-year period shall result in the property owner, agent and/or sign contractor being cited and brought before the special magistrate and shall be subject to a fine of not less than fifty dollars (\$50.00) and not more than two hundred fifty dollars (\$250.00) per violation. Such property owner, agent and/or sign contractor who has failed to obtain a permit on more than three (3) occasions within a one-year period shall be brought before the city commission, who may revoke such person's occupational license and/or suspend such person from obtaining sign permits for a period of up to one (1) year.
 - (3) Temporary interval sign, large and temporary interval sign, special require a sign permit, but do not count towards the number of total signs or the total square footage allowed.
- (b) *No permit required.* The following items do not require a sign permit so long as they otherwise comply with all other requirements of this Code, including but not limited to, sign code regulations, building or construction plan review, historic architectural review, entry corridor review, special event permit, or state statutes, as applicable:
- (1) Time or temperature device.
 - (2) Traffic control device.
 - (3) Government sign. Government signs as defined in this Code are allowed in all sign zones, including automatic changeable copy signs.
 - (4) Accessory residential use sign.

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 23, 2026

SUBJECT: Case Number: CE2026-0267

**RESPONDENT: INTRACOASTAL FISHERIES LLC
MARGO KLAR
ST AUGUSTINE FISH HOUSE & OYSTER COMPANY LLC
NATHAN STUART**

**160 Nix Boat Yard Road St Augustine Fl. 32084
233 Rivershore Lane St Augustine Fl. 32084**

PARCEL NUMBER: 1348400000

VIOLATION: City Code, Chapter 3, Sec. 23- Sign Regulations Generally

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 32 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2026-0267**, concerns the property located at **160 Nix Boat Yard Road**, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, **INTRACOASTAL FISHERIES LLC, MARGO KLAR, ST AUGUSTINE FISH HOUSE & OYSTER COMPANY LLC, and NATHAN STUART** and it is reflected as such on the agenda for today's meeting.

On **JUNE 17, 2026**, I sent the Notice of Violation, citing a violation of the City of Saint Augustine Code, **Chapter 3, Sec. 23- Sign Regulations Generally**, for the installation of a new business sign "The Boathouse" without the required permits, and a Notice of Hearing to Respondent via certified and regular mail and determined two Certified Letters were delivered on **June 29, 2026**, according to the USPS Tracking site.

On **July 23, 2026**, I posted the NOV and NOH in the City Clerk's Office and posted the property with a copy of the documents.

I have not established contact with the Respondents at this time but due to the delivery confirmation believe they understand the allegations stated in the documents provided. To date, no movement has been made to obtain the required permits.

On **March 20, 2026**, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way. A **Notice of Hearing** was issued on **June 17, 2026**, to the Respondents via regular and certified mail which has been determined to be delivered to two of the Respondents as of **June 29, 2026**, according to the USPS Tracking Site .

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

A handwritten signature in black ink, appearing to read 'J. Tomaselli', is written over a horizontal line.

James Tomaselli
Code Enforcement Officer





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

CODE ENFORCEMENT DIVISION

June 24, 2026

IN THE MATTER OF: Name: **INTRCOASTAL FISHERIES LLC
MARGO KLAR
NATHAN STUART
ST AUGUSTINE FISH HOUSE & OYSTER
COMPANY LLC**

Address: 160 Nix Boat Yard Road Saint Augustine FL. 32084
233 Rivershore Lane Saint Augustine Fl. 32804

Case #: **CE2026-0267**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 3, Sec. 23 – Sign Regulations Generally.

SITE OF VIOLATION: 160 Nix Boat Yard Road St Augustine Fl 32084

LEGAL DESCRIPTION: (2) PERPALL GRANT SUBD PTS OF LOTS 3 3-A & 4 &
MARSH TO GONZALES CREEK 190 FT ON NIX BOAT
YARD ROAD (EX OR888/1651) OR5058/24 & 28(Q/C) &
5215/237(C/D)

PARCEL NUMBER: 1348400000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **March 20, 2026**, which revealed the following violations:

Respondent renamed Business and installed signs without Permit or Permissions.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the

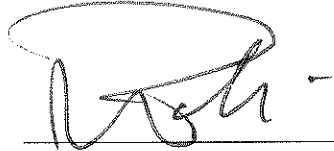
Notice of Violation
CE2026-0267

City Code of St. Augustine, Florida, **within 5 days** of the receipt of this Notice, or a fine of **up to \$250.00 PER DAY** may be imposed by the Magistrate.

The violation may be corrected via:

OBTAINING PROPER PERMITS, PERMISSIONS, PAY FEES AND OBTAIN INSPECTIONS

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



J. TOMASELLI
Code Enforcement Officer
904 669 0665

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

Certified Mail Number: 9414 8098 9864 3582 1490 02, 9414 8098 9864 3582 1491 01, 9414 8098 9864 3082 7892 72, 9414 8098 9864 3082 7892 41

cc: John P. Regan, City Manager
CBAAB File

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



**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

June 24, 2026

**IN THE MATTER OF: Owner(s): INTRCOASTAL FISHERIES LLC
MARGO KLAR
NATHAN STUART
ST AUGUSTINE FISH HOUSE & OYSTER
COMPANY LLC**

Address: 160 Nix Boat Yard Road Saint Augustine FL. 32084
233 Rivershore Lane Saint Augustine FL. 32804

Case #: CE2026-0267

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (3), Section (23)

SITE OF VIOLATION: 160 Nix Boat Yard Road, Saint Augustine FL 32084

DESCRIPTION: * (3) DANCY TRACT LOT 1 BLK 8 (EX N125FT) OR5714/509

PARCEL NUMBER: 1114700000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, August 5, 2026, at 9:00 a.m.** in the Alcazar Room at

CE2026-0267

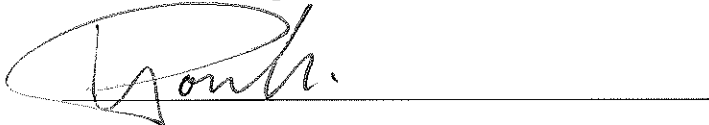
City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

City Code, Chapter 3, Section 23, Sign regulations generally.

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

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

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



JAMES TOMASELLI
Code Enforcement Inspector

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

Certified Mail Number: 9414 8098 9864 3582 1490 02, 9414 8098 9864 3582 1491 01, 9414 8098 9864 3082 7892 72, 9414 8098 9864 3082 7892 41

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

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

INTRACOASTAL FISHERIES LLC
MARGO KLAR
ST AUGUSTINE FISH HOUSE & OYSTER COMPANY LLC
NATHAN STUART

160 Nix Boat Yard Road St Augustine Fl. 32084
233 Rivershore Lane St Augustine Fl. 32084

Respondent (s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2026-0267**

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JUNE 17, 2026**,

I received a copy of the attached Notice of Hearing for the hearing dated **AUGUST 5, 2026**

II **PRIMARY SERVICE:**

3. That on **JUNE 17, 2026**,

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

9414 8098 9864 3582 1490 02, 9414 8098 9864 3582 1491 01, 9414 8098 9864 3082 7892 72, 9414 8098 9864 3082 7892 41

4. That on _____

I hand delivered said Notice to _____.

SECONDARY SERVICE:

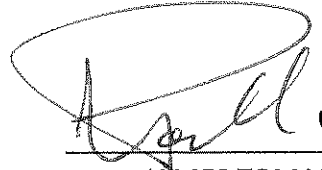
That on, **JULY 23, 2026,**

I posted said Notice on the property located at

160 NIX BOAT YARD ROAD SAINT AUGUSTINE FLORIDA 32084.

5. That on **JULY 23, 2026,**

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



JAMES TOMASELLI

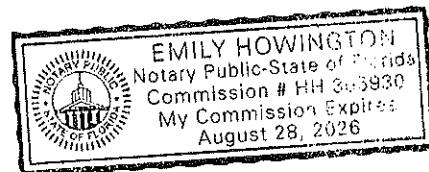
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF July, 2026.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Summary

Parcel ID	1622101005
Location	1301 PLANTATION ISLAND DR S
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Harbour Island Executive Center (COM) (2292.59)
Tax	(OR1616/626) HARBOUR ISLAND EXECUTIVE CENTER CONDO
Description*	162210-1010 THRU 162210-1062 PH 1 BLDG 1 UNITS 101 THRU 106B (18 UNITS)
	*The Description above is not to be used on legal documents.
Property Use Code	Commercial Condo Common Elements (1001)
Subdivision	HARBOUR ISLAND EXEC CTR BLDG 1
Sec/Twp/Rng	29-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.450
Homestead	N

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

No Image Available

Owner Information

HARBOUR ISLAND EXECUTIVE CENTER PHASE 1
100%
,

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

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

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

- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

e. Whether the tree has been designated a preserved tree.

f. Impact upon the urban and natural environment, including:

Ground and surface water stabilization.

Water quality and aquifer recharge.

Ecological impacts.

Noise pollution.

Air movement.

Air quality.

Wildlife habitat.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

(d) *Issuance of permit.* The planning and building division shall issue the removal permit unless, upon consideration of the criteria set forth above, the division finds any of the following will result:

(1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.

(2)

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

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

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

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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 27, 2026

SUBJECT: Case Number: CE2026-0296

RESPONDENT: Harbour Island Executive Center Condo

**LOCATION: 1301 Plantation Island Drive S, Saint Augustine, FL 32080;
Parcel Number 1622101000**

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

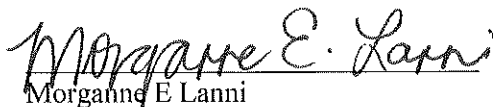
BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately four years. This case, number CE2026-0296, concerns the property located at 1301 Plantation Island Drive in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is Harbour Island Executive Center Condo, and it is reflected as such on the agenda for today's meeting.

On April 20, 2026, I received a complaint stating this commercial plaza had trimmed several trees beyond all chances of recovery, essentially removing them. I responded to the property on April 21, 2026, and confirmed eight trees had been pruned excessively; beyond recovery. The trees are listed as follows: Laurel Oak- 10.75" dbh, Water Oak- 9" dbh, and six live oaks, 13.8" dbh, 17.6" dbh, 14.8" dbh, 18.9" dbh, 10.25" dbh, and 10.5" dbh. I responded again June 18, 2026, and discovered four more trees were pruned beyond recovery, bringing the total to twelve (12) trees essentially removed. The additional trees were measured as follows: all live oaks- 25" dbh, 10.5" dbh, 19" dbh and 11" dbh. Out of the twelve trees total, nine of them are eligible for after-the-fact permits and three (the 18.9" dbh Live Oak, the 19" dbh live oak, and the 25" dbh live oak) are considered significant. Based on my investigation, I issued an Official Notice of Violation and an Official Notice of Hearing on June 24, 2026, giving the Respondent ten (10) days to pay the after-the-fact permit fees for the nine trees and appear before the Special Magistrate for the three (3) significant trees. The notice was mailed via certified mail, and in the notices, I cited a violation of City of St. Augustine Code, Chapter 25, Section 56 for tree removal and replacement.

I photographed the property on May 29, 2026. These photos accurately depict what I saw that day and have not been altered in any way. As of June 27, 2026, no after-the-fact removal applications have been submitted. I did speak with both the property manager and the landscaper, after the notices were delivered, and can confirm they both understand the violation. Currently, no applications or payments have been submitted.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer

Apr 20, 2026 at 11:44:45 AM
CE INSP M.LANNI



Apr 20, 2026 at 11:47:20 AM
CE INSP M.LANNI



Apr 20, 2026 at 11:47:00 AM
CE INSP M.LANNI



Apr 20, 2026 at 11:47:53 AM
CE INSP M.LANNI



Apr 20, 2026 at 11:45:05 AM
CE INSP M.LANNI



Apr 20, 2026 at 11:53:20 AM
CE INSP M LANNI



Apr 20, 2026 at 11:45:35 AM
CE INSP M.LANNI



May 29, 2026 at 3:04:15 PM
CE INSP M.LANNI



May 29, 2026 at 3:04:42 PM
CE INSP M.LANNI



May 29, 2026 at 3:04:25 PM
CE INSP M.LANNI



May 29, 2026 at 3:04:11 PM
CE INSP M.LANNI



May 29, 2026 at 3:03:45 PM
CE INSP M.LANNI





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

CODE ENFORCEMENT DIVISION

June 24, 2026

IN THE MATTER OF: Owner(s): Harbour Island Executive Center Condo
Agent(s): Moore, Ashley
Address: 1301 PLANTATION ISLAND DR S, Saint Augustine, 32080
Case #: CE2026-0296

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 25, Section 56 - Tree removal and replacement.

SITE OF VIOLATION: 1301 PLANTATION ISLAND DR S, Saint Augustine, 32080
LEGAL DESCRIPTION: (OR1616/626) HARBOUR ISLAND EXECUTIVE CENTER CONDO
COMMON ELEMENTS ARE COMMON TO ALL (PHASES 1 2 3 4)
AND ARE ASSESSED TO ALL INDIVIDUAL UNIT OWNERS
PARCEL NUMBER: 1622101000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on April 21, 2026 which revealed the following violations:

Thirteen (13) oak trees excessively trimmed beyond recovery.

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, within **10 Days** of the receipt of this Notice, or a fine of **up to \$5,000 per tree** may be imposed by the Special Magistrate. The violation may be corrected via:

Obtain after-the-fact permits for nine (9) oaks; appear before the Special Magistrate for 18.9" dbh Live Oak, 25" dbh Live Oak and 19" dbh Live Oak.

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

A handwritten signature in black ink, reading "Morganne E. Lanni", is written over a horizontal line.

Morganne E Lanni

Code Enforcement Inspector

CITY OF ST. AUGUSTINE

Planning and Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9414 8098 9864 3082 8012 19
9414 8098 9864 3082 8037 32

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.



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**

June 24, 2026

IN THE MATTER OF: Owner(s): Harbour Island Executive Center Condo
 Agent(s): Moore, Ashley
 Address: 1301 PLANTATION ISLAND DR S, Saint Augustine, 32080
 Case #: CE2026-0296

HEREBY KNOWN AS RESPONDENT(S)

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

Code Section: Chapter 25, Section 56, Tree removal and replacement.

SITE OF VIOLATION: 1301 PLANTATION ISLAND DR S, Saint Augustine, 32080
LEGAL DESCRIPTION: (OR1616/626) HARBOUR ISLAND EXECUTIVE CENTER CONDO
 COMMON ELEMENTS ARE COMMON TO ALL (PHASES 1 2 3 4)
 AND ARE ASSESSED TO ALL INDIVIDUAL UNIT OWNERS
PARCEL NUMBER: 1622101000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, August 5, 2026, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

Thirteen (13) oak trees excessively trimmed beyond recovery.

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

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

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


Morganne E. Lanni
Code Enforcement Inspector

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

Certified Mail Number: 9414 8098 9864 3082 8012 19
9414 8098 9864 3082 8037 32

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 SERVICE

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

Harbour Island Executive Center Condo
1301 Plantation Island Dr S
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-0296

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June, 18, 2026,
I received a copy of the attached Notice of Hearing for the hearing dated August,
5, 2026.

PRIMARY SERVICE:

3. That on June, 18, 2026

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

4. That on _____, 20____,

I hand delivered said Notice to _____ at
_____.

SECONDARY SERVICE:

5. That on _____, 20____,

I posted said Notice on the property located at
_____.

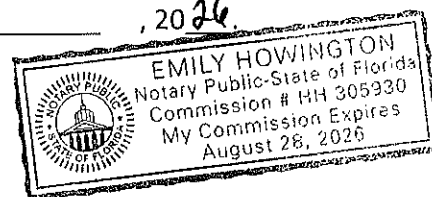
6. That on July, 28, 2026,

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

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF July, 2026.



[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1577300000
Location	4 WHITE ST E
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Retail Stores Anastasia (COM) (680.3)
Tax	1-58 CARVERS SUB ANASTASIA N 24FT OF W60FT OF LOT 5 & W60FT OF LOT 6 BLK 20 & MATANZAS AVE LYING W TO RD A1A OR4824/1504
Description*	*The Description above is not to be used on legal documents. Stores (1100)
Property Use Code	
Subdivision	Anastasia, Map Of
Sec/Twp/Rng	58-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.120
Homestead	N



Owner Information

[ARGYLE FOREST BLVD LLC](#)
100%
3304 COASTAL HWY
SAINT AUGUSTINE, FL 32084-0000

Map



Sec. 8-457. - Unlawful continuance.

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

(Ord. No. 17-08, § 3, 5-22-17)

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 23, 2026

SUBJECT: Case Number: CE2026-0322

**RESPONDENT: ARGYLE FOREST BLVD., LLC
JAGPLAN LLC
PATRICIA SEVERT**

LOCATION: 4 White Street E St Augustine FL. 32080

PARCEL NUMBER: 1577300000

VIOLATION: City Code, Chapter 8, Sec. 457- Unlawful Continuance

BACKGROUND INFORMATION:

My name is James Tomaselli, and I have been sworn in. I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately 32 months, with prior experience obtained as a State Investigator with DBPR addressing Unlicensed Activity and Contractor Malfeasance for approximately four years. This case, number **CE2026-0322**, concerns the property located at **4 WHITE STREET E**, in the City of Saint Augustine, located in Saint Johns' County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owners are, **ARGYLE FOREST BLVD., LLC, JAGPLAN LLC and PATRICIA SEVERT**, and it is reflected as such on the agenda for today's meeting.

On **MARCH 20, 2026**, I addressed unpermitted work and signage violations on the property resulting in a **STOP WORK ORDER** for the unpermitted window installation and Code Cases CE2026-0263-Permits Required and CE2026-0265-Signs Generally. I determined the business, identified as Kaiser's Deli & Market, had permanently closed. CE2026-0263 was resolved on JUNE 1, 2026, when Respondent obtained BP2026-0780.

On **May 27, 2026**, I went to the site to verify the signage had been removed from the closed establishment in order to close code case CE2026-0265. Upon arrival it was verified resulting in case closure. However, it was noted that an AC unit, with designated electrical power had been installed on the North side of the building. It was later determined that the unit was initially located on the West side of the building and had been relocated for additional parking. This works requires both a Mechanical and Electrical Permit and since it was determined none had been obtained, two cases were initiated CE2026-0323-Permits Required, which currently has an OPEN permit application for the work; initiated on July 20, 2026, and this Case, CE2026-0322-Unlawful Continuance-based upon the fact there was a standing STOP WORK ORDER in place, which was

initiated with case CE2026-0263, and not removed until permit issuance on JUNE 1 2026.

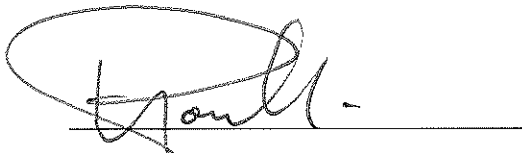
On **JUNE 24, 2026**, I sent the Notice of Violation, citing a violation of the City of Saint Augustine Code, **Chapter 8, Sec. 457- Unlawful Continuance**, for continued and additional work while under a STOP WORK ORDER, and a Notice of Hearing to Respondent via certified and regular mail and determined all certified letters remain in transit as of **July 23, 2026**.

On **July 23, 2026**, I posted the NOV and NOH in the City Clerk's Office and posted the property with a copy of the documents.

I have established contact with the Respondents at this time and explained in detail how to address the city's concerns and believe they understand the allegations.

On **MARCH 20, 2026**, I photographed the property. The photographs accurately show what I saw on that date and have not been altered in any way. Due to this allegation requiring an appearance, a **Notice of Hearing** was issued on **June 24, 2026**, to the Respondents via regular and certified mail, and is currently in transit to all Respondents as of **July 23, 2026**, according to the USPS Tracking Site .

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

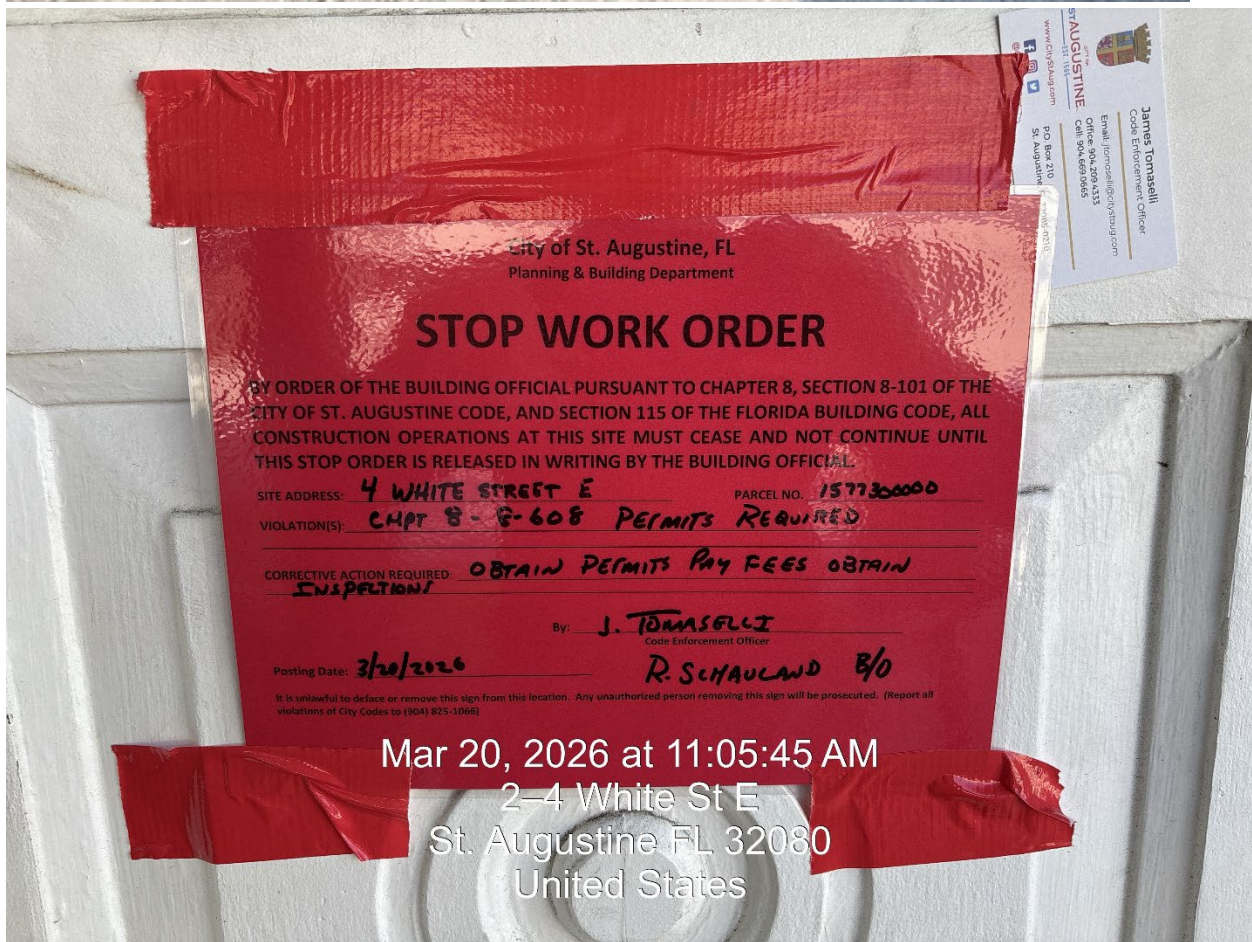
A handwritten signature in black ink, appearing to read "Tomaselli", is written over a horizontal line.

James Tomaselli
Code Enforcement Officer





May 26, 2026 at 11:11:57 AM
4 White St E
St. Augustine FL 32080
United States



Mar 20, 2026 at 11:05:45 AM
2-4 White St E
St. Augustine FL 32080
United States



Mar 20, 2026 at 10:51:25 AM
4 White St E
St. Augustine FL 32080
United States



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

June 24, 2026

IN THE MATTER OF: Name: **ARGYLE FOREST BLVD LLC
JAGPLAN LLC
PATRICIA SEVERT
JOHN GERSON**

Address: 3304 Coastal Highway Saint Augustine Fl 32084
1400 South Ocean Blvd #1201 N Boca Raton Fl 33432

Case #: **CE2026-0322**

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

Code Section: Chapter 8, Sec. 457 – Unlawful Continuance

SITE OF VIOLATION: 4 White Street E St Augustine Fl 32080

LEGAL DESCRIPTION: 1-58 CARVERS SUB ANASTASIA N 24FT OF W60FT OF
LOT 5 & W60FT OF LOT 6 BLK 20 & MATANZAS AVE
LYING W TO RD A1A OR4824/1504

PARCEL NUMBER: 1577300000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on **May 27, 2026**, which revealed the following violations:

Respondent removed and reinstalled ac unit while under STOP WORK ORDER

It is the Finding of the Code Enforcement Division of the Planning and Building Department of the City of St. Augustine that the Respondent shall comply with the above cited sections of the City Code of St. Augustine, Florida, **IMMEDIATELY** of the receipt of this Notice, or a fine of **up to \$500.00 PER DAY** may be imposed by the Magistrate.

Notice of Violation
CE2026-0322

The violation may be corrected via:

APPEARANCE BEFORE THE MAGISTRATE

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

A handwritten signature in black ink, appearing to read 'J. Tomaselli', is written over a horizontal line.

J. TOMASELLI
Code Enforcement Officer
904 669 0665

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

Certified Mail Number: 9414 8098 9864 3082 8106 79, 9414 8098 9864 3582 1559 97, 9414 8098 9864 3082 8128 71, 9414 8098 9864 3082 8136 18

cc: John P. Regan, City Manager
CEAAB File

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



EST. 1665
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

June 24, 2026

**IN THE MATTER OF: Owner(s): ARGYLE FOREST BLVD LLC
JAGPLAN LLC
PATRICIA SEVERT
JOHN GERSON**

Address: 3304 Coastal Highway Saint Augustine FL 32084
1400 South Ocean Blvd #1201 N Boca Raton FL 33432

Case #: CE2026-0322

HEREBY KNOWN AS RESPONDENT(S)

RE: VIOLATION OF SECTION(S):

Code of Law and Ordinances of St. Augustine, Florida Chapter (8), Section (457)

SITE OF VIOLATION: 4 White Street E, Saint Augustine FL 32080

DESCRIPTION: 1-58 CARVERS SUB ANASTASIA N 24FT OF W60FT OF LOT 5 &
W60FT OF LOT 6 BLK 20 & MATANZAS AVE LYING W TO RD A1A
OR4824/1504

PARCEL NUMBER: 1577300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **WEDNESDAY, August 5, 2026, at 9:00 a.m.** in the Alcazar Room at City Hall, 75 King Street, and you have been placed on the agenda for the meeting in the matter of the following violations:

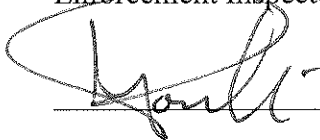
City Code, Chapter 8, Section 457, Unlawful Continuance

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

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

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

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



JAMES TOMASELLI
Code Enforcement Inspector

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

Certified Mail Number: 9414 8098 9864 3082 8106 79, 9414 8098 9864 3582 1559 97, 9414 8098 9864 3082 8128 71, 9414 8098 9864 3082 8136 18

cc: David Birchim, City Manager

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

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
COUNTY OF ST. JOHNS
CITY OF ST. AUGUSTINE Respondent (s)

ARGYLE FOREST BLVD., LLC
JAGPLAN LLC
PATRICIA SEVERT

3304 COASTAL HIGHWAY SAINT AUGUSTINE FL 32804

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2026-0322**

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on **JUNE 24, 2026**,
I received a copy of the attached Notice of Hearing for the hearing dated **AUGUST 5, 2026**.

PRIMARY SERVICE:

3. That on **June 24, 2026**,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.

**9414 8098 9864 3082 8106 79, 9414 8098 9864 3582 1559 97, 9414 8098 9864
3082 8128 71, 9414 8098 9864 3082 8136 18**

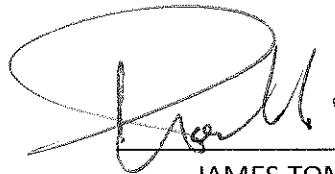
4. That on _____
I hand delivered said Notice to _____.

SECONDARY SERVICE:

5. That on, **July 23, 2026**,
I posted said Notice on the property located at
4 White Street E SAINT AUGUSTINE FLORIDA 32080.

6. That on **July 23, 2026**,

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



JAMES TOMASELLI

Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20__.

Notary Public, State of Florida

My Commission Expires: ____ day of _____, 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

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1242800000
Location	9 S DIXIE HWY
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	SMALL NEIGHBORHOOD SHOPPING - CLASS C (COM) (1640.08)
Tax Description*	5-36 AIKEN PARK LOTS 1 2 3 4 5 6 & 7 BLK E & W1/2 OF ST VACATED IN DB250/150 LYING E OR5349/835 *The Description above is not to be used on legal documents.
Property Use	Community Shopping Centers (1600)
Code	
Subdivision	Aiken Park, A Replat Of A Replat Of
Sec/Twp/Rng	38-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.620
Homestead	N

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

No Image Available

Owner Information

SJCN INC
100%
103 TOLOMATO RD
SAINT AUGUSTINE, FL 32086-0000

Sec. 8-608. - Permit required.

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 27, 2026

SUBJECT: Case Number: CE2026-0330

RESPONDENT: SJCIN INC

**LOCATION: 9 S Dixie Hwy, Saint Augustine, FL 32084; Parcel Number
1242800000**

VIOLATION: City Code, Chapter 8, Section 608 – Permits required.

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately four years. This case, number CE2026-0330, concerns the property located at 9 S Dixie Hwy, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is SJCIN INC and it is reflected as such on the agenda for today's meeting.

On June 1, 2026, I received a complaint about an observed construction debris piled outside of a dumpster. Upon my investigation, I concluded that the debris was from the interior of 9 S Dixie Hwy, where it appeared construction work was being completed inside. The work seemed to include structural, electrical and mechanical systems. After a review of our permitting software program, I determined that there were no permits issued for any work to be completed at this address. I posted a stop work order and left my contact information for the contractor or project manager to hopefully contact me. I did receive a phone call from the owner a few weeks later, stating he was working on getting a contractor to pull the permit for the work that was initiated.

I issued an official Notice of Violation and Notice of Hearing on June 18, 2026. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 8, Section 608, for permits required. Both notices were delivered to the Respondent via certified mail.

I have established contact with the Respondent. I feel the respondent does understand the violation. On June 1, 2026, I photographed the property. The photographs accurately show what I saw on that day and have not been altered in any way.

This concludes my presentation pending any questions you may have.

Morganne E. Lanni

Morganne E Lanni
Code Enforcement Officer

Jun 2, 2026 at 2:10:25 PM
CE INSP M.LANNI



Jun 1, 2026 at 10:03:01 AM
CE INSP M.LANNI



Jun 1, 2026 at 10:03:16 AM
CE INSP M.LANNI



Jun 1, 2026 at 10:05:28 AM
CE INSP M.LANNI



Jun 1, 2026 at 10:04:12 AM
CE INSP M.LANNI



AFFIDAVIT OF SERVICE

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

SJON INC

9 S Dixie Hwy

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-0330

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June, 18, 2026,
I received a copy of the attached Notice of Hearing for the hearing dated August,
5, 2026.

PRIMARY SERVICE:

3. That on June, 18, 2026,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20____,
I hand delivered said Notice to _____ at
_____.

SECONDARY SERVICE:

5. That on July, 28, 2026,
I posted said Notice on the property located at
9 S Dixie Hwy, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

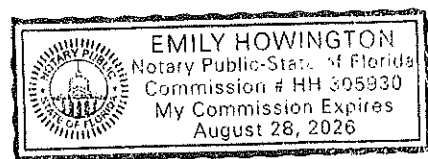
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF July, 2026.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	1278300000
Location	833 S PONCE DE LEON BLVD
Address	841 S PONCE DE LEON BLVD 961 S PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	SMALL NEIGHBORHOOD SHOPPING - CLASS A (COM) (1640.02)
Tax	3/14 ANDALUCIA PARQUE S'LY PT OF LOTS 80 THRU 84 & ALL LOTS
Description*	85 THRU 87 OF BLK C & VACA SEBASTIAN BLVD LYING E'LY OF LOT 84 OF BLK C ALL PTS LYING E'LY OF US 1 & 3/60 ANDALUCIA PARQUE BLOCK D PT OF LOT 112 & VACA PT OF CADIZ ST 33X52X62FT NE'LY OF LOT 112 ALL PTS LYING E'LY OF US 1 & 3/87 SEMINOLE PARK (1) & (1-1) OF TRACT NAMED GEO W CORBETT & TURTLE PEN & PTS OF LOTS 12 14 15 & 16 OF BLK A & PTS OF LOTS 11 13 & 14 OF BLK C & PT OF VACA CHEROKEE ST (1) LYING BETWEEN THOSE PARTS OF BLKS A & C ALL PTS LYING E'LY OF US 1 OR6226/563 *The Description above is not to be used on legal documents.
Property Use	Community Shopping Centers (1600)
Code	
Subdivision	Andalucia Parque
Sec/Twp/Rng	39-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	2.760
Homestead	N



Owner Information

CL PONCE DE LEON PLAZA FL LLC
100%
C/O CURBLINE PROPERTIES
3300 ENTERPRISE PKWY
BEACHWOOD, OH 44122-0000

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

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

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

- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.

e. Whether the tree has been designated a preserved tree.

f. Impact upon the urban and natural environment, including:

Ground and surface water stabilization.

Water quality and aquifer recharge.

Ecological impacts.

Noise pollution.

Air movement.

Air quality.

Wildlife habitat.

g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.

(d) *Issuance of permit.* The planning and building division shall issue the removal permit unless, upon consideration of the criteria set forth above, the division finds any of the following will result:

(1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.

(2)

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

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

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

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

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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: July 27, 2026

SUBJECT: Case Number: CE2026-0338

**RESPONDENT: CL PONCE DE LEON PLAZA FL LLC
C/O Curblin Properties**

**LOCATION: 833 S Ponce de Leon Blvd, Saint Augustine, FL 32084; Parcel
Number 1278300000**

**VIOLATION: City Code, Chapter 25, Section 56- Tree Removal and
Replacement.**

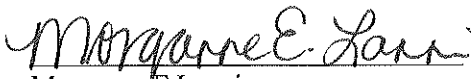
BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately four years. This case, number CE2026-0338, concerns the property located at 833 S Ponce de Leon Blvd, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is CL Ponce de Leon Plaza FL LLC, and it is reflected as such on the agenda for today's meeting.

On June 10, 2026, I received a complaint from a citizen stating she fell and injured herself in a visible hole in the sidewalk. I responded to the property and observed the trip hazard, which appeared to be an empty tree grate. I attempted contact with a property manager through one of the businesses on-site, but was informed I would need to contact the owner for information regarding the sidewalk. Upon further investigation, I noted that eleven (11) trees were removed, and several of the tree grates had already been filled in with concrete. All eleven (11) trees were removed without permits or approvals, and based on this information, I issued an Official Notice of Violation and Notice of Hearing on June 24, 2026, giving the Respondent ten (45) days to appear before the Special Magistrate. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 25, Section 56, for tree removal and replacement. The Notices were delivered to the Respondent via certified mail.

I have not established contact with the Respondent. I cannot confirm if the respondent understands the violation.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer





AFFIDAVIT OF SERVICE

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

CL Ponce de Leon Plaza FL LLC
833 S Ponce de Leon Blvd
St. Augustine, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-0338

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

1. That I am employed by the City of St. Augustine Code Enforcement Department.
2. That pursuant to Florida Statute 162.12, on June, 18, 2026,
I received a copy of the attached Notice of Hearing for the hearing dated August,
5, 2026.

PRIMARY SERVICE:

3. That on June, 18, 2026,
I mailed said Notice by certified U. S. Mail to the respondent, at the above listed address.
4. That on _____, 20____,
I hand delivered said Notice to _____ at
_____.

SECONDARY SERVICE:

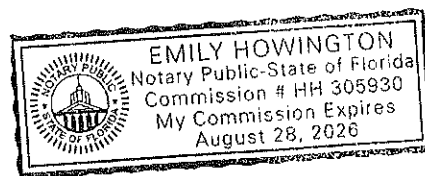
5. That on _____, 20____,
I posted said Notice on the property located at
_____.
6. That on July, 28, 2026,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF July, 2026.

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



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1909400000

14 MYRTLE AVE
SAINT AUGUSTINE 32084-0000

Williams Addition (597)

WILLIAMS ADDN W53FT LOT 4 BLK B OR511/22
**The Description above is not to be used on legal documents.*

Single Family (0100)

Williams Addition

7-7-30

City of St Augustine (District 452)

19.5552

0.150

Y



Owner Information

Owner Name

Mailing Address

Corbitt Carol Lee 100%

14 MYRTLE AVE
SAINT AUGUSTINE, FL 32084-2830

Exemption Information

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

Sec. 19-3. - Unlawful conditions.

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

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



CITY OF
ST AUGUSTINE
EST. 1666

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 FINE**

July 20, 2026

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

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

Case #: CE2025-0581

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

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

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

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

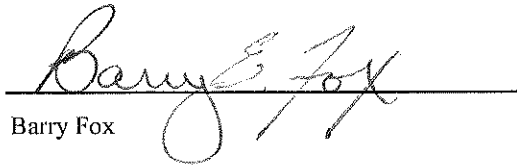
PARCEL NUMBER: 1909400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing**, regarding your case on **August 5, 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 NON-COMPLIANCE

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

Corbitt, Carol Lee

14 Myrtle Ave

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0581

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated January 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) Chapter 19, Section 3 as of July 27, 2026.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

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

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2025-0581

IN THE MATTER OF:

Corbitt Carol Lee

14 MYRTLE AVE, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

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

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

PARCEL NUMBER: **1909400000**

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on December 09, 2025:

Loose debris scattered throughout property.

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

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

4. On December 10, 2025, the Planning and Building Department sent an "Official Notice of Violation" to formally advise the respondent of the violation, via certified mail.

5. On December 10, 2025, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for January 07, 2026.

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

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

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

AND

- a. ☐ You are in Compliance, at the time of this hearing.
- b. ☐ No fine will be assigned and the case will be closed.
- c. ☒ Other: has until Jan. 21, 2026 to complete

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

- a. ☐ You have 21 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 21 days, found to be compliant at this time, and the fine is set at \$ 500/day.

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

- a. ☒ A fine of up to \$ 500/day Will be imposed for each day the violation continues.
- b. ☐ You were in violation for 21 days, found to be compliant at this time, and the fine is set at \$ 500/day.

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

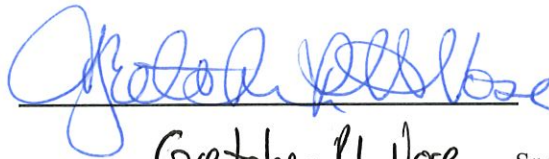
- a. ☐ and the Fine is set at \$ 500/day per violation totaling to \$ 500/day

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

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

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

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

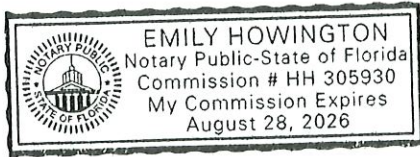


Gretchen RL Vose, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

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



[Signature]
Notary Public, State of Florida

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

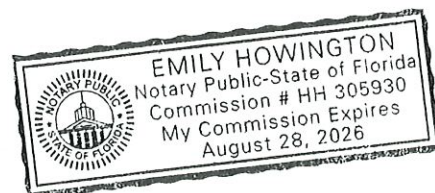
CERTIFICATE OF SERVICE

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

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

9489 0090 0027 6675 2524 12

on this 7 day of January, 2025 



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

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
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 LIEN**

July 20, 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 **Lien Hearing**, regarding your case on **August 5, 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 NON-COMPLIANCE

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

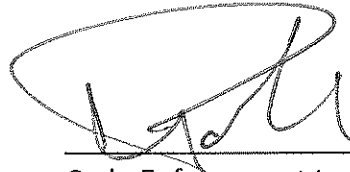
TRUE REAL ESTATE INVESTMENTS, LLC
NCH REGISTERED AGENT

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2026-0216

I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated February 4, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s), Chapter 8 Sec. 608 Permits Required as of, February 4, 2026.

FURTHER, Affiant saith not.

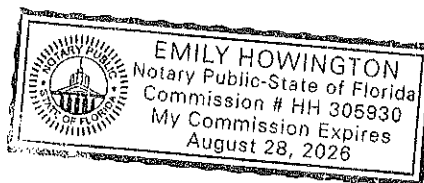


Code Enforcement Inspector
James Tomaselli

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF July, 2026.


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: 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.



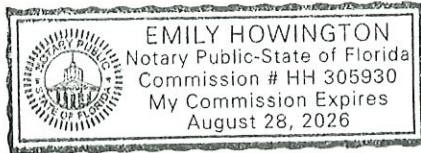
Garrett Olsen, Special Magistrate

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

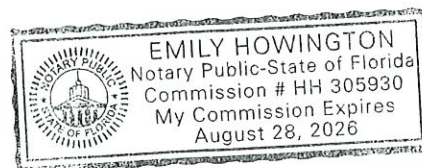
NCH REGISTERED AGENT, 390 NORTH ORANGE AVE., STE. 2300-N, ORLANDO, FL 32801

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



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	1120100000
Location Address	6 BLANCHE LN SAINT AUGUSTINE 32084-0000
Neighborhood	Dancy Tract (SF) (487)
Tax Description*	5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)
Property Use Code	Vacant Residential (0000)
Subdivision	Altavilla Subdivision
Section/Range	42 N 12 E
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.150
Homestead	N

St. Johns County, FL

[Skip to main content](#)



Owner Information

Owner Name	Roots Construction Group LLC 100%
Mailing Address	505 WILSON RD HASTINGS, FL 32145-0000

Map



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)

AFFIDAVIT OF NON-COMPLIANCE

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

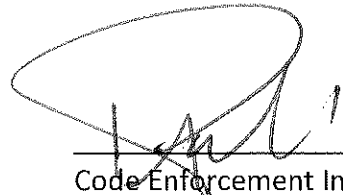
JOSEPH L LARGAY JR
ROOTS CONSTRUCTION GROUP LLC

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0592

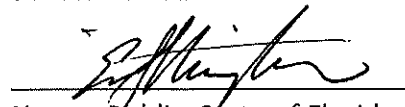
I, JAMES TOMASELLI, have personally examined the property described in the Code Enforcement Order dated February 4, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s), Chapter 19 Sec. 3 Unlawful Conditions as of, June 4, 2026.

FURTHER, Affiant saith not.



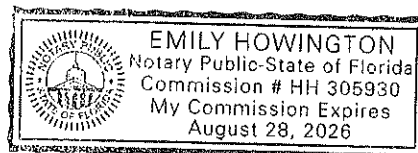
Code Enforcement Inspector
James Tomaselli

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF July, 2026.



Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





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

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

July 20, 2026

IN THE MATTER OF: Owner(s): ROOTS CONSTRUCTION GROUP LLC

Agent(s): JOSEPH J LARGAY JR

Address: 6 BLANCHE LN, Saint Augustine, FL, 32084

Case #: CE2025-0592

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: 6 BLANCHE LN, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: 5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15 OR4482/1066(T/D)

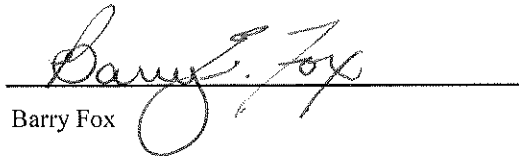
PARCEL NUMBER: 1120100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Lien Hearing**, regarding your case on **August 5, 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.

A handwritten signature in black ink, appearing to read "Barry Fox", is written over a horizontal line.

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.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0592

IN THE MATTER OF:

ROOTS CONSTRUCTION GROUP LLC
JOSEPH J LARGAY JR
6 BLANCHE LN, 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: **6 BLANCHE LN, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **5-49 ALTAVILLA SUB OF BLK 19 DANCY LOT 15
OR4482/1066(T/D)**

PARCEL NUMBER: **1120100000**

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 December 19, 2025:

Respondent, after prior warnings, continues to collect and store excessive building materials, junk and debris on property

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

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

4. On January 7, 2026, the case was found in violation and was issued an **"Order Finding Violation"** which allowed the respondent **(14)** days from the date of the Order to correct the violation by cleaning up the property according to code after which if compliance was not met a fine of **\$500** 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 _____ and the fine is set to \$_____ per day until compliance is met.
- c. ☐ The violation remains for _____ days after the compliance period ended and the fine is set to \$_____ per day for a total amount of \$_____.
- d. ☒ Other: fine is set to \$50,000.00

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

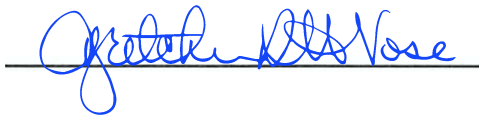
- e. ☐ and the Fine is set at \$_____.

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

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
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 COMPLIANCE**

July 20, 2026

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

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

Case #: CE2025-0561

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

Code Section: Chapter 28, Section 146, Registration.

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

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

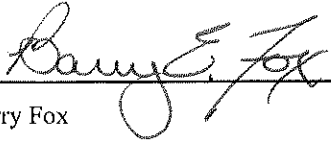
PARCEL NUMBER: 1237900120

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Lien Hearing**, regarding your case on **August 5, 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

Dinnan Richard

6 Hopkins Street

St. Augustine, FL 32084

Respondent

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

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated July 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 July 14, 2026.

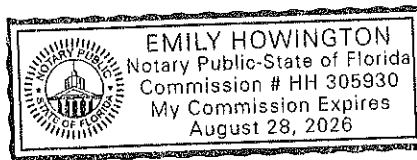
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF July, 2026

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026



Year/8/11	0026	3444294	Payment	Effective Date	07/14/2026
Category	02415C	Cash Receipts	Entry Date/Tyme	07/14/2026	11:46
Receipt	3444294		Clerk	1596	counter
Amount		500.00	Department	51515	Payment
Batch	11105302		Source	Entry	07/14/2026
Transaction	5248959		GL Eff. Date		
Customer			Posted Date		
Property Code			Yr/Per/Int		
Web Transaction?	N		Batch Status:	In Proof/Initial	
External Batch			Reversal Status:	Not Reversed	
Reference			Reason		
Receipt Comment	Ce25-0561	6 hopkins	Receipt Memo	Ce25-0561	6 hopkins

Report generated: 07/14/2026 11:51
User: 1596pcounter
Program ID: arbitring



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER REDUCING FINE

CASE NUMBER 2025-0561

IN THE MATTER OF:

Dinnan, Richard
6 Hopkins St
St. Augustine, FL 32084
(Hereinafter referred to as Respondent)

RE: VIOLATION OF SECTION(S): Code of Law and Ordinances of St. Augustine, Florida:
City Code, Chapter 28, Section 28-146- Registration.

VIOLATION SITE: **6 Hopkins St, St. Augustine, Fl 32084**

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

PARCEL NUMBER: **1237900120**

ORDER

THIS MATTER having come to be heard before the Special Magistrate of the City of St. Augustine on **July 1, 2026**, upon the motion of the Respondent to reduce the penalties previously imposed by this Special Magistrate, and the Special Magistrate, having considered the testimony and evidence, hereby finds as follows:

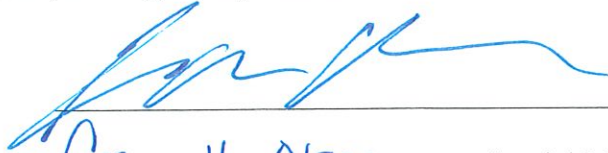
1. That the Special Magistrate, pursuant to appropriate Orders, has imposed penalties and fines against the subject property pursuant to an Order dated May 6, 2026, for payment of fines of \$14,500.00 be issued.
2. That the code violations on the site have been addressed by the owner, and the property ~~is to~~ reappear before the Special Magistrate on Apr. 13, 2026 for a compliance hearing.
3. That it is the duty of the Special Magistrate to endeavor to bring property into compliance with the codes of the City of St. Augustine, and the Special Magistrate has the power, by Florida Statutes, Chapter 162, to reduce fines under appropriate circumstances.

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

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

1. That the fines and penalties previously imposed by this Special Magistrate are hereby reduced to a total of 500.00 DOLLARS, to be paid within 30 days or revert back to \$14,500.00.

DONE AND ORDERED at a public hearing on the 1ST OF JULY 2026, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

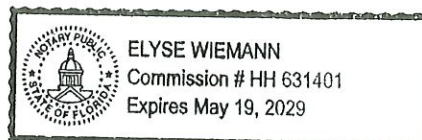

Garrett Olsen, Special Magistrate
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 1st day of July, 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.

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

1496900000

10 HYBISCUS AVE
SAINT AUGUSTINE 32084-0000

Fort Moosa Gardens (705)

4-34 FT MOOSA GARDENS ALL LOT 7 (EX W12FT) & ALL LOT 9 (EX E45FT) BLK A OR2165/422
*The Description above is not to be used on legal documents.

Single Family (0100)

Fort Moosa Gardens, Revised Plat Of 60-7-30

City of St Augustine (District 452)

19.5552

0.140

Y



Owner Information

CATALETA SCOTT A
100%
10 HYBISCUS AVE
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead Band		\$19,908
Homestead		\$25,000

Sec. 8-608. - Permit required.

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



CITY OF
ST AUGUSTINE.
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 COMPLIANCE**

July 20, 2026

IN THE MATTER OF: Owner(s): Cataleta, Scott

Address: 10 HYBISCUS AVE, Saint Augustine, FL, 32084

Case #: CE2026-0252

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: 10 HYBISCUS AVE, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: 4-34 FT MOOSA GARDENS ALL LOT 7 (EX W12FT) & ALL LOT 9 (EX E45FT) BLK A OR2165/422

PARCEL NUMBER: 1496900000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Lien Hearing**, regarding your case on **August 5, 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. AUGUSTIN
CITY OF ST. AUGUSTINE

SCOTT A CATALETA

Respondent(s)

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: **CE2026-0252**

I, **James Tomaselli** 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 17 Sec. 72 as of **JUNE 29, 2026**.

FURTHER, Affiant saith not.



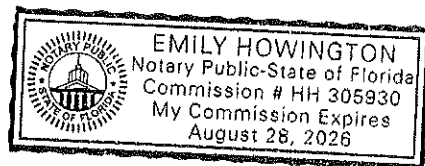
Jame Tomaselli

Code Enforcement Inspector

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


Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2026-0252

IN THE MATTER OF:

CATALETA SCOTT A

10 HYBISCUS 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 608, Permit required. (Building)

VIOLATION SITE: **10 HYBISCUS AVE, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **4-34 FT MOOSA GARDENS ALL LOT 7 (EX W12FT) & ALL LOT 9 (EX E45FT) BLK A OR2165/422**

PARCEL NUMBER: **1496900000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JUNE 3, 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 3, 2026, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on March 07, 2026:

Respondent installed structural steps in front of residence w/o permits or permissions

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 19, 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 19, 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 3, 2026.
6. On June 3, 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: 30 days to come into compliance;
permits or removal of ramp.

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

- a. ☒ You have 30 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)

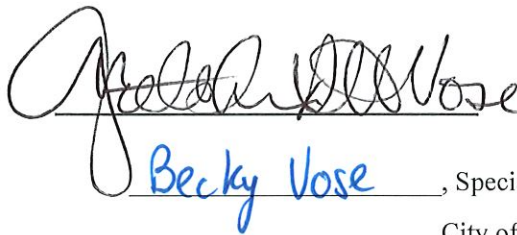
- a. ☐ and the Fine is set at \$ per violation totaling to \$

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on Aug. 5, 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 OF JUNE, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.


Becky Vose

, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 1 day of 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](#).

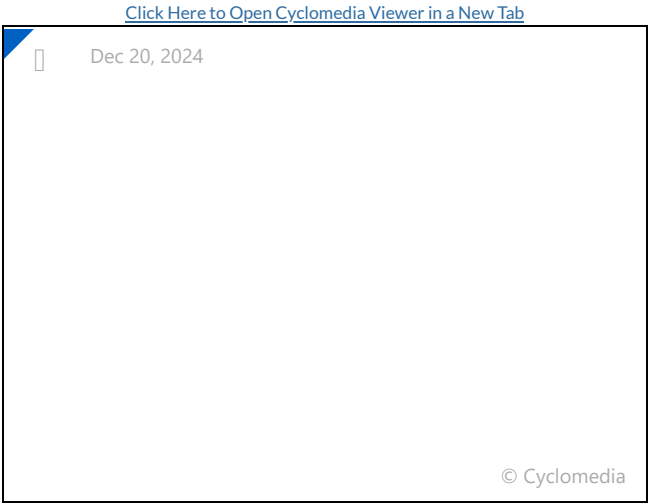
Homestead Compliance

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

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



Owner Information

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

Map



Valuation Information

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

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

Historical Assessment Information

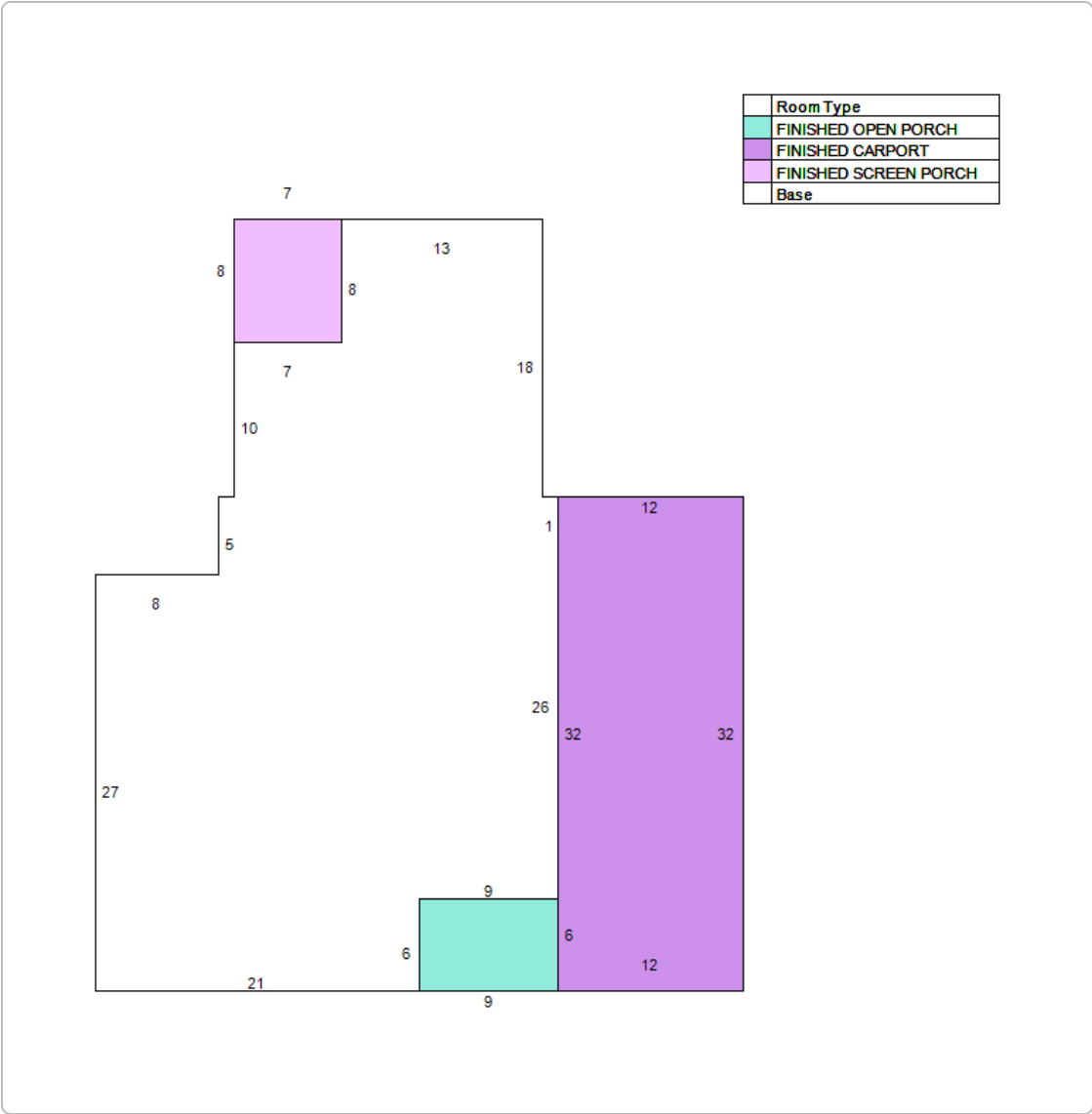
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$126,478	\$0	\$145,080	\$0
2024	\$101,271	\$0	\$145,080	\$0
2023	\$101,186	\$0	\$168,051	\$0
2022	\$104,000	\$0	\$140,824	\$0
2021	\$64,918	\$0	\$87,048	\$0
2020	\$66,270	\$0	\$77,376	\$0
2019	\$62,409	\$0	\$77,376	\$0
2018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

Building Information

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

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

Sketch Information



Land Information

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

Sale Information

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

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

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 4/29/2026, 3:55:57 AM](#)

Contact Us



Sec. 8-301. - Property maintenance code.

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

(Ord. No. 18-15, § 3, 12-10-18)



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**

July 20, 2026

IN THE MATTER OF: Owner(s): Julao Rosaliza

Address: 19 HILDRETH DR, Saint Augustine, FL, 32084

Case #: CE2026-0288

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

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

SITE OF VIOLATION: 19 HILDRETH DR, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: 2-18 FULLERWOOD PARK SUB NE PART OF LOT 10 BLK 1 N50 X E 100
X S52 X W107FT OR780/819 (P/R)

PARCEL NUMBER: 1517400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Lien Hearing**, regarding your case on **August 5, 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.

A handwritten signature in cursive script, reading "Barry E. Fox", is written over a horizontal line.

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

Julao Rosaliza

19 Hildreth Dr

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2026-0288

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 8, Section 301 as of June 11, 2026.

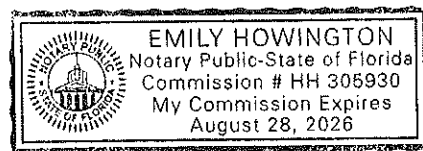
FURTHER, Affiant saith not.

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





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER FINDING VIOLATION

CASE NUMBER: CE2026-0288

IN THE MATTER OF:

Julao Rosaliza

19 HILDRETH DR, 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 301, Property maintenance code.

VIOLATION SITE: **19 HILDRETH DR, Saint Augustine, FL, 32084**

LEGAL DESCRIPTION: **2-18 FULLERWOOD PARK SUB NE PART OF LOT 10 BLK 1
N50 X E 100 X S52 X W107FT OR780/819 (P/R)**

PARCEL NUMBER: **1517400000**

THE 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:

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

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

**City Code, Chapter 8, Section 301
Property maintenance code.**

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: _____

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

- a. ☒ You have 60 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues; *notify the City with contract to correct the damage and repair the damage.*
- 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)

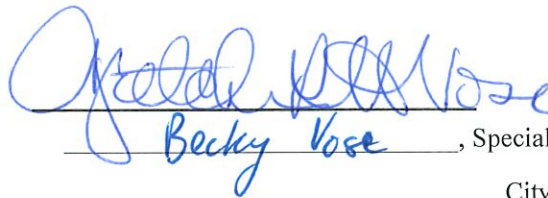
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

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



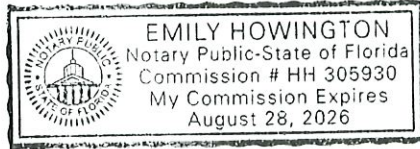
, Special Magistrate

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, 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.



[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

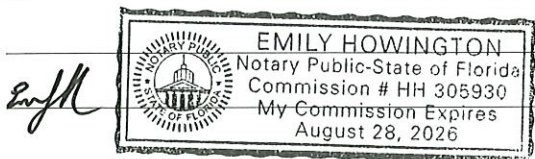
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail to

JULAO ROSALIZA, 29 RAVENSWOOD DR, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2478 45

JULAO ROSALIZA, 19 HILDRETH DR, SAINT AUGUSTINE, FL 32084

9489 0090 0027 6675 2478 52



on this 7 day of May, 26