



City of

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

CITY OF ST. AUGUSTINE SPECIAL MAGISTRATE CODE ENFORCEMENT

WEDNESDAY, SEPTEMBER 2, 2026 - 9:00 AM

ALCAZAR ROOM

1. Swearing in of Staff
2. Approval of Minutes
3. General Public Comments for Items Not on the Agenda
4. Modifications to the Agenda
5. New Violation Hearing
 - a) CE2025-0492
Myh Holdings LLC
77 Onieda St
Chapter 28, Section 155-
Effect of Ordinance No. 2010-24 on RS-1 and RS-2 short-term rentals.
 - b) CE2026-0357
Buck James S
17 Daniels St
Chapter 19, Section 4-
Certain growth and conditions prohibited.
 - c) CE2026-0361
Cook Alan R
Cook Erin Jill
230 Coquina Ave
Chapter 25,
Section 56-
Tree removal and replacement.

6. Fine Assignment Hearing
 - a) CE2025-0520
Thrive Chiro Holdings LLC
218 San Marco Ave
Chapter 28, Section 146-
Registration.
 - b) CE2025-0546
Pugh Emily S
23 Lovett St
Chapter 28, Section 146-
Registration.
7. Fine Reduction Hearing
None
8. Lien Hearing
 - a) CE2025-0365
RTC Smart & Construction LLC
Falcon Eduardo Torres
28 Rollins Ave
Ch. 8 Sec. 8-608-
Permits required.
 - b) CE2025-0505
Ktn Property Management LLC
120 Arrendondo Ave
Ch. 19 Sec. 19-4-
Certain growth and conditions prohibited.
 - c) CE2025-0535
Diaz Rebecca Et AL
Diaz Lourdes Caridad
16 Myrtle Ave
Chapter 28, Section 146-
Registration.

d) CE2025-0591
Prevatt Rosa Jane Et AL
Peterson R L
Peterson David
Rohrer Gloria Jean
Peterson Dee Ann
Harvey Lori
Peterson Lee
Peterson Todd
Petereson-Golde Amy
Enos Shawna
30 S Leonardi St
Ch. 19 Sec. 19-3-
Unlawful conditions.

e) CE2026-0283
Baker, Kellen Et Al
Irons, Matthew
83 Weeden St
Ch. 28 Sec. 28-146-
Registration.

9. Compliance Hearing

a) CE2026-0330
SJCN Inc
9 S Dixie Hwy
Ch. 8 Sec. 8-608-
Permits required.

10. Previously Heard Cases Update

11. City Attorney Items

12. Other Business

13. Adjournment

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Special Magistrate 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.