



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.

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](#).

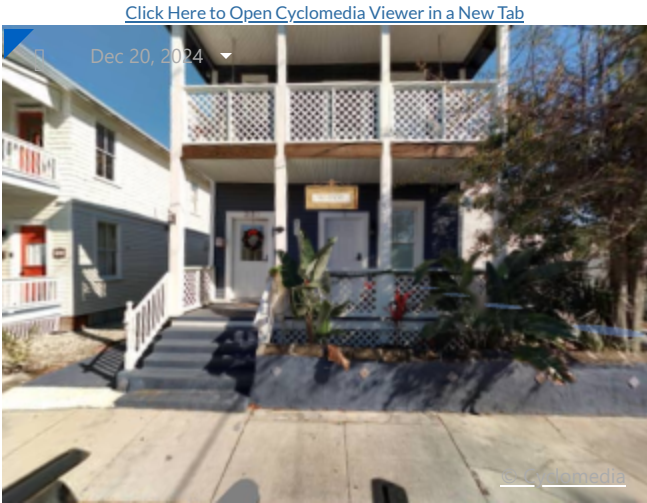
Homestead Compliance

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID	2082400110
Location Address	77 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TR CITY LOT 11 (EX N5FT & EX E5 OF S40FT) BLK K OR5580/978 *The Description above is not to be used on legal documents.
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.060
Homestead	N



Owner Information

[MYH HOLDINGS LLC](#)
100%
775 GLENAIRY DR
ATLANTA, GA 30328-0000

Map



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

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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: August 26, 2026

SUBJECT: Case Number: CE2025-0492

RESPONDENT: MYH HOLDINGS LLC

**LOCATION: 77 Oneida St, Saint Augustine, FL 32084; Parcel Number
2082400110**

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

BACKGROUND INFORMATION:

My name is Morganne Lanni, I am a Code Enforcement Officer for the City of St Augustine, in this capacity for approximately four years. This case, number CE2025-0492, concerns the property located at 77 Oneida Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is MYH Holdings LLC, and it is reflected as such on the agenda for today's meeting.

On October 20, 2025, I received a complaint from a citizen stating she could not park on the street because the short-term rental next door to her was six units and taking all the spaces on the street. While this does not constitute a violation regarding parking, upon my investigation, I discovered that this property was actively listed through their online advertisements as six separate units. According to Ordinance 2010-24, RS-1 and RS-2 zoning districts govern those neighborhoods designated for single-family dwellings and legally existing non-conforming two-family dwelling units only. I attempted to contact the owner by telephone initially but did not hear back for quite some time. After a somewhat extensive period with no communication, I confirmed the active listings for all six units again on July 14, 2026, and subsequently issued an Official Notice of Violation and Notice of Hearing. In the Notice of Violation, a compliance period of ten days was given to gain compliance; either by closing the excess units and updating the listings or obtaining the permits required for the building conversion and appear before the Planning and Zoning Board for the approval of multiple units within RS-2 zoning. Additionally, I cited a violation of the City of Saint Augustine Code, Chapter 28, Section 155, Effect of Ordinance No. 2010-24 on RS-1 and RS-2 short-term rentals. The Notices were delivered to the Respondent via certified mail.

After the Notices had been delivered, during the week of August 12, 2026, I spoke with the owner, Monique Hicks, who advised me she lived in Atlanta, GA and it was the property manager that had separated and rented the units. She advised me that she was attempting to resolve the issue as soon as possible.

I photographed the property on August 11, 2026, and can confirm that these photos have not been altered in any way. I can confirm these photos actively depict the same property as the active listings, and I confirmed listings for all six units were still active as of August 26, 2026.

I have established contact with the Respondent. I can confirm that the respondent understands the violation. As of August 26, 2026, no changes have been made to the advertisements, and no applications have been submitted for the required approvals.

This concludes my presentation pending any questions you may have.


Morganne E Lanni
Code Enforcement Officer

Downtown Boutique Bed & Bath w Balcony, Unit 1

 Share

 Save



Room in boutique hotel in St. Augustine, Florida

2 guests · 1 bedroom · 1 bed · 1 private bath

★ 4.78 · [201 reviews](#)



Hosted by Monique

3 years hosting

- 

Great check-in experience

Recent guests loved the smooth start to this stay.
- 

Self check-in

Check yourself in with the keypad.
- 

Exceptional host communication

Recent guests gave Monique a 5-star rating for communication.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

 [Report this listing](#)

Stay at The Dylan, a boutique hotel where history meets comfort.

Located in the heart of St. Augustine, just 2 blocks from the city’s most famous attractions, our 6 individual suites offer everything you need: luxury bedding, private baths, streaming TV, and complimentary coffee/tea.

After sightseeing, unwind with complimentary Netflix and chill. With free parking and walkable access to restaurants and shops, this is your perfect home base....

Show more

Where you'll sleep



Bedroom

1 king bed

What this place offers

- Wifi
- Dedicated workspace
- Free parking on premises
- 50 inch HDTV with HBO Max, Hulu, Netflix, Fire TV, Amazon Prime Video, Disney+
- Air conditioning
- Patio or balcony
- Shared backyard – Not fully fenced
- Hair dryer
- Refrigerator
- Exterior security cameras on property

Show all 38 amenities

Select check-in date

Add your travel dates for exact pricing

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October 2025

November 2025

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12	13	14	15	16	17	18		9	10	11	12	13	14	15
19	20	21	22	23	24	25		16	17	18	19	20	21	22

[Clear dates](#)

★ 4.78 · 201 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.9	4.8	4.9	4.9	4.7	4.7

Kiara
2 months on Airbnb

★★★★ · July 2025 · Stayed a few nights

The place was not hard to find. The place smelled very moldy along there being mold visibly on the walls. It took a minute to mitigate the mold smell with the Air conditioni...

[Show more](#)

Ashley
2 years on Airbnb

★★★★ · July 2025 · Stayed one night

Not a far walk from downtown. Pretty much what we expected except that some of the complementary things stated in the listing weren't there. For instance, there was...

[Show more](#)

Bre
Castle Pines, Colorado

★★★★★ · June 2025 · Stayed a few nights

Great little spot in the heart of St. Augustine! The location is unbeatable—close to everything. The space had everything we needed and was just as described. The ...

[Show more](#)

Pepper
North Port, Florida

★★★★★ · May 2025 · Stayed a few nights

It was perfect for what we needed for our short stay in St Augustine. The bathroom situation is a bit different, you will be looking at your partner from there if you are stayin...

[Show more](#)

Amanda
10 years on Airbnb

★★★★★ · April 2025 · Stayed one night

lovely quiet neighbourhood, easy to find & access. slept well, appreciated the attention. to detail & loved the big squishy pillows. had everything needed for our overnight,...

[Show more](#)

Magdalena
West Palm Beach, Florida

★★★★★ · August 2025 · Stayed a few nights

The room we ended up staying was pretty good, the first room we walked into had a weird odor but later was told it was the portable AC Unit, which makes sense but we ...

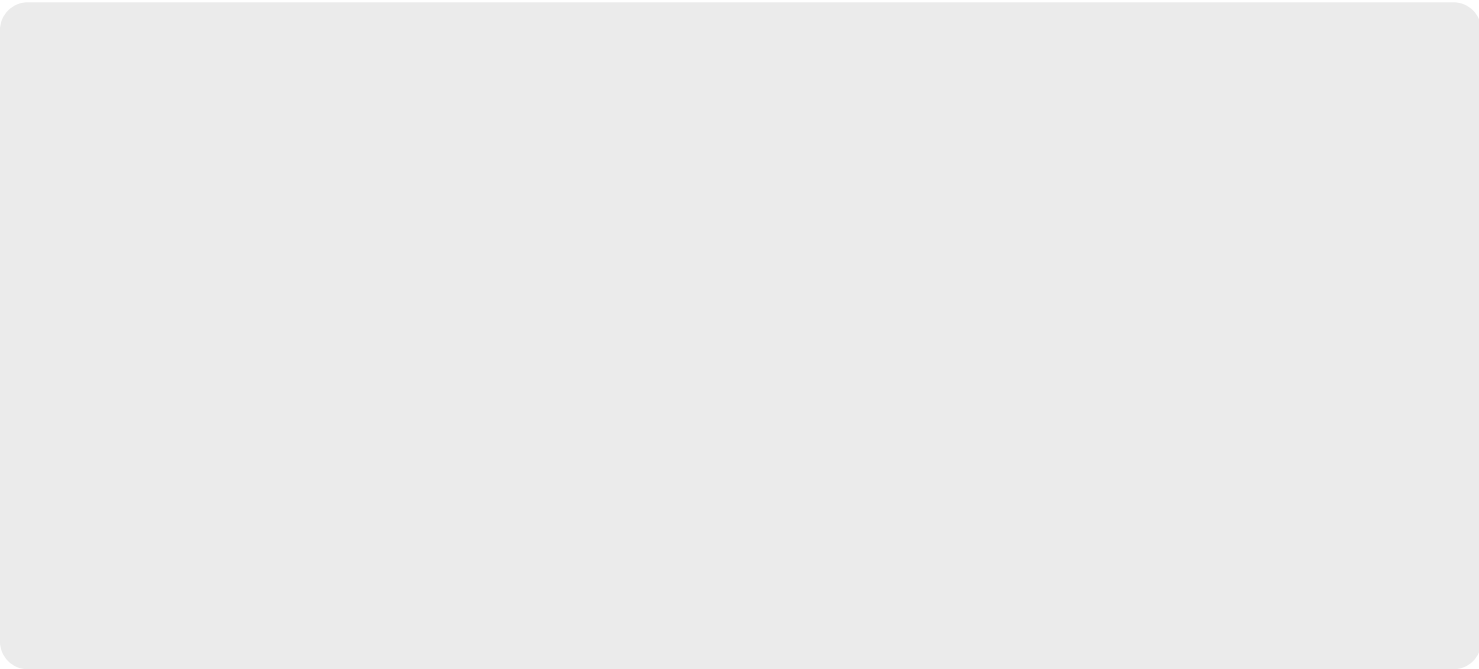
[Show more](#)

Show all 201 reviews

[Learn how reviews work](#)

Where you'll be

St. Augustine, Florida, United States



Neighborhood highlights

Super safe, quaint neighborhood one block from the intracoastal outlet

[Show more](#) >

Meet your host





Monique

Host

1472

Reviews

4.81★

Rating

3

Years hosting

 Born in the 80s

 My work: CEO

[Show more](#) >

[Message host](#)

Response rate: 100%
Responds within an hour

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

- House rules
- Safety & property
- Cancellation policy

10/20/25, 10:10 AM

Check-in after 4:00 PM

Checkout before 10:00 AM

2 guests maximum

Show more >

Downtown Boutique Bed & Bath w Balcony, Unit 1 - Boutique hotels for Rent in St. Augustine, Florida, United States - Airbnb

Exterior security cameras on property

Carbon monoxide alarm

Smoke alarm

Show more >

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > St. Johns County > St. Augustine

Explore other options in and around St. Augustine

- Seminole

Vacation rentals
- Miami

Vacation rentals
- Central Florida

Vacation rentals
- Orlando

Vacation rentals
- Saint Johns River

Vacation rentals
- Gold Coast

Vacation rentals
- Miami Beach

Vacation rentals
- Myrtle Beach

Vacation rentals
- Fort Lauderdale

Vacation rentals

- Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern
- Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Find a co-host
- Airbnb

2025 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays



Anywhere

Any week

Add guests



Downtown Adorable Boutique Bed & Bath, Unit 2

[Share](#) [Save](#)


Room in boutique hotel in St. Augustine, Florida

2 guests · 1 bedroom · 1 bed · 1 private bath

★ 4.8 · [153 reviews](#)

Hosted by Monique

3 years hosting

**Self check-in**

Check yourself in with the keypad.

**Great location**

Guests who stayed here in the past year loved the location.

**Exceptional host communication**

Recent guests gave Monique a 5-star rating for communication.

Add dates for prices

CHECK-IN
Add dateCHECKOUT
Add dateGUESTS
1 guest

Check availability

[Report this listing](#)

Stay at The Dylan, a boutique hotel where history meets comfort.

Located in the heart of St. Augustine, just 2 blocks from the city's most famous attractions, our 6 individual suites offer everything you need: luxury bedding, private baths, streaming TV, and complimentary coffee/tea.

After sightseeing, unwind with complimentary Netflix and chill. With free parking and walkable access to restaurants and shops, this is your perfect home base....

Show more

Where you'll sleep



Bedroom

1 king bed

What this place offers

- Wifi
- Dedicated workspace
- Free parking on premises
- HDTV with Disney+, Hulu, Fire TV, Amazon Prime Video, Chromecast, HBO Max, Netflix, Apple TV
- AC - split type ductless system
- Private patio or balcony
- Backyard
- Hair dryer
- Exterior security cameras on property
- Carbon monoxide alarm

Show all 35 amenities

Select check-in date

Add your travel dates for exact pricing

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October 2025

November 2025

			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22

Clear dates

★ 4.8 · 153 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.9	4.9	4.9	4.9	4.8	4.8

Sabrina

5 years on Airbnb

★★★★★ · 6 days ago · Stayed a few nights

We enjoyed our stay. The place was clean and cute. The location was perfect, we were able to walk to all the attractions that downtown St Augustine offers....

Show more

Noah Bradley

Ocala, Florida

★★★★★ · 2 weeks ago · Stayed a few nights

We loved staying at Monique's place. It was very clean, almost spotless, and we felt right at home. When we had questions Monique and/or her team were sure to respond...

Show more

Kayla

Italy

★★★★★ · August 2025 · Stayed a few nights

Monique's place was perfect for what we needed in St Augustine. Clean, cute space good for two people. Around a 15 min walk to main areas of downtown. Had a minor ...

Show more

Kimberly

Huntersville, North Carolina

★★★★★ · April 2025 · Stayed a few nights

Really cute place! Traveling alone, this was the perfect size for me! Loved that there was still a king sized bed in a smaller accomodation - Monique really did a great job wit...

Show more

Mady

5 years on Airbnb

★★★★★ · 1 week ago · Stayed a few nights

Monique and her team were great to work with! Super communicative and quick to answer any questions! As for the location, 10/10! You are right smack in the middle of it ...

Show more

Michelle

Bel Air, Maryland

★★★★★ · August 2025 · Stayed a few nights

My husband and I were in town for a few days and stayed at Monique's place. Easy walk to downtown, nearby brewery and great coffee/chai place (southern brew) ...

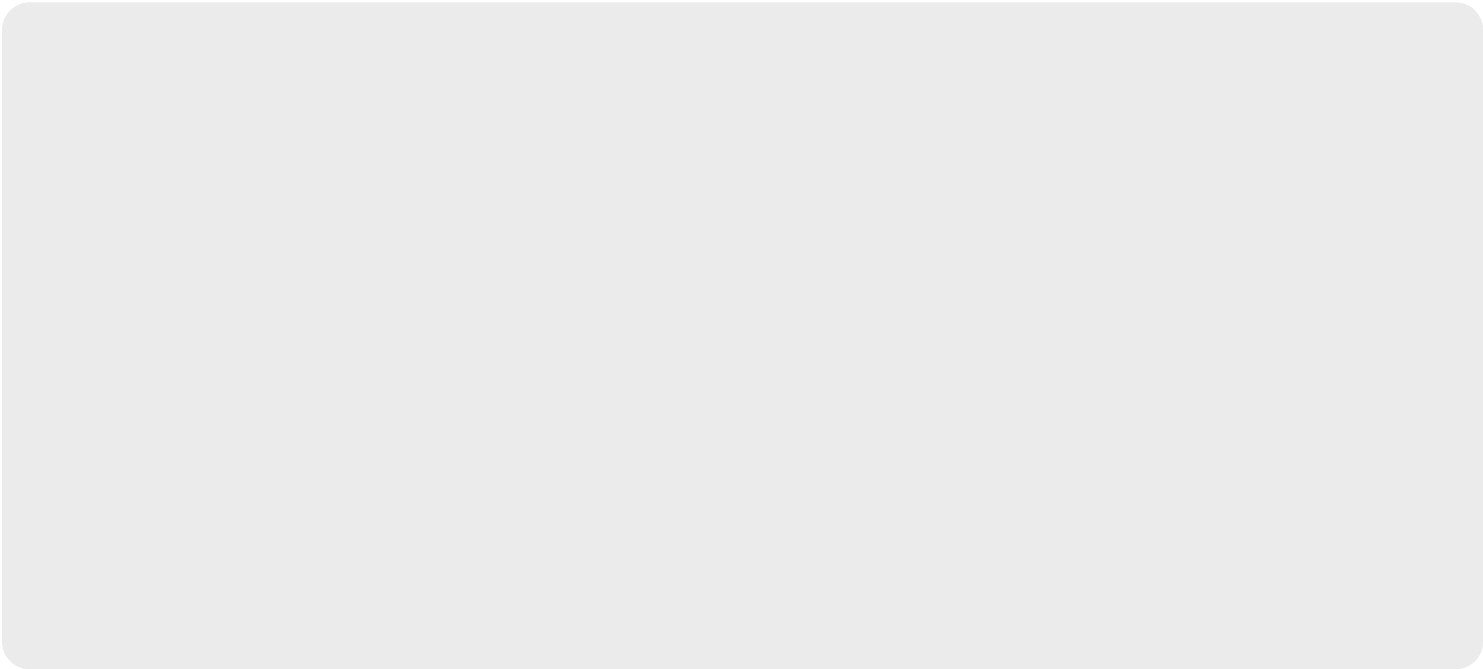
Show more

Show all 153 reviews

Learn how reviews work

Where you'll be

St. Augustine, Florida, United States



Neighborhood highlights

Super safe, quaint neighborhood one block from the intracoastal outlet

[Show more](#) >

Meet your host





Monique

Host

1472

Reviews

4.81★

Rating

3

Years hosting

 Born in the 80s

 My work: CEO

[Show more](#) >

[Message host](#)

Response rate: 100%
Responds within an hour

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

- House rules
- Safety & property
- Cancellation policy

10/20/25, 10:09 AM

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more >

Downtown Adorable Boutique Bed & Bath, Unit 2 - Boutique hotels for Rent in St. Augustine, Florida, United States - Airbnb

Exterior security cameras on property

Carbon monoxide detector not required

Smoke alarm

Show more >

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > St. Johns County > St. Augustine

Explore other options in and around St. Augustine

- Seminole

Vacation rentals
- Miami

Vacation rentals
- Central Florida

Vacation rentals
- Orlando

Vacation rentals
- Saint Johns River

Vacation rentals
- Gold Coast

Vacation rentals
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Airbnb.org emergency stays



Open app

USD

Trip Boards

List your property

Help

My trips

Sign in

Home > Vacation Rentals > United States of America > Florida > St. Johns County > St. Augustine >

The Dylan Suites 3 - Steps from Downtown & Flagler, St. Augustine

< See all properties



Save

The Dylan Suites 3 - Steps from Downtown & Flagler

Hotel in St. Augustine, a short walk to St. George Street

Choose dates to view prices

Where to?
St. Augustine, Florida, United States of ...



Overview Amenities Policies Location

9.6 Exceptional

See all 23 reviews >

Popular amenities

Parking available

Air conditioning

See all >

Fri, Oct 24 → Sun, Oct 26

October 2025							November 2025						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
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19	20	21	22	23	24	25	16	17	18	19	20	21	22
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St. Augustine, FL
View in a map >

- St. George Street 5 min walk
- Flagler College 6 min walk
- Castillo de San Marcos National Monument 14 min walk
- St. Augustine, FL (UST-Northeast Florida Regional) 11 min drive

See all about this area >

Clear

Done

Downtown Cozy Boutique Bed & Bath, Unit 4

 [Share](#)

 [Save](#)



Room in boutique hotel in St. Augustine, Florida

2 guests · 1 bedroom · 1 bed · 1 private bath

 Guest favorite 

4.83

★★★★★

143

Reviews



Hosted by Monique

3 years hosting

- 

Self check-in

Check yourself in with the keypad.
- 

Comfy bed for better sleep

The room-darkening shades and extra bedding are loved by guests.
- 

Great location

Guests who stayed here in the past year loved the location.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest 	

Check availability

 [Report this listing](#)

Stay at The Dylan, a boutique hotel where history meets comfort.

Located in the heart of St. Augustine, just 2 blocks from the city’s most famous attractions, our 6 individual suites offer everything you need: luxury bedding, private baths, streaming TV, and complimentary coffee/tea.

After sightseeing, unwind with complimentary Netflix and chill. With free parking and walkable access to restaurants and shops, this is your perfect home base....

Show more

Where you’ll sleep



Bedroom

1 king bed

What this place offers

-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  50 inch HDTV with Netflix, Amazon Prime Video, Disney+, Fire TV, Hulu, HBO Max
-  Air conditioning
-  Patio or balcony
-  Backyard
-  Hair dryer
-  Exterior security cameras on property
-  Carbon monoxide alarm

Show all 37 amenities

Select check-in date

Add your travel dates for exact pricing

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October 2025

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30

Clear dates

4.83

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5

4

3

2

1

Cleanliness

4.9

Accuracy

4.8

Check-in

4.9

Communication

4.9

Location

4.8

Value

4.8

Scott

Chaska, Minnesota

★★★★★ · 2 weeks ago · Stayed a few nights

While a compact unit, it provides a very comfortable king bed, nice bath/shower, and is very convenient to walk to the historic district or a nice restaurant called St Augustin...

Show more

Jennifer

New York, United States

★★★★★ · August 2025 · Stayed a few nights

We had a wonderful stay at Monique's place! Gorgeous setting in St Augustine close to everything, well kept, and attention to detail was on point! The small touches ...

Show more

Stephanie

Jose

 Sissonville, West Virginia

★★★★★ · August 2025 · Stayed about a week

Very affordable and clean. I like getting to meet Monique in person. She was very sweet and pleasant to talk to. Had one minor issue and it was fixed immediately. Everything ...

[Show more](#) **Abbie**
8 months on Airbnb

★★★★★ · August 2025 · Stayed a few nights

Great area, very walkable to downtown and many of the trolley stops. We were here for 2 nights and had a great time. Very easy communication and seamless check-in check out.

 Ewing Township, New Jersey

★★★★★ · August 2025 · Stayed a few nights

Monique's place is charming and cozy and has everything you need for the space and the location can't be beat, you are a few blocks from everything. I intend to definitely ...

[Show more](#) **Jaida**
Largo, Florida

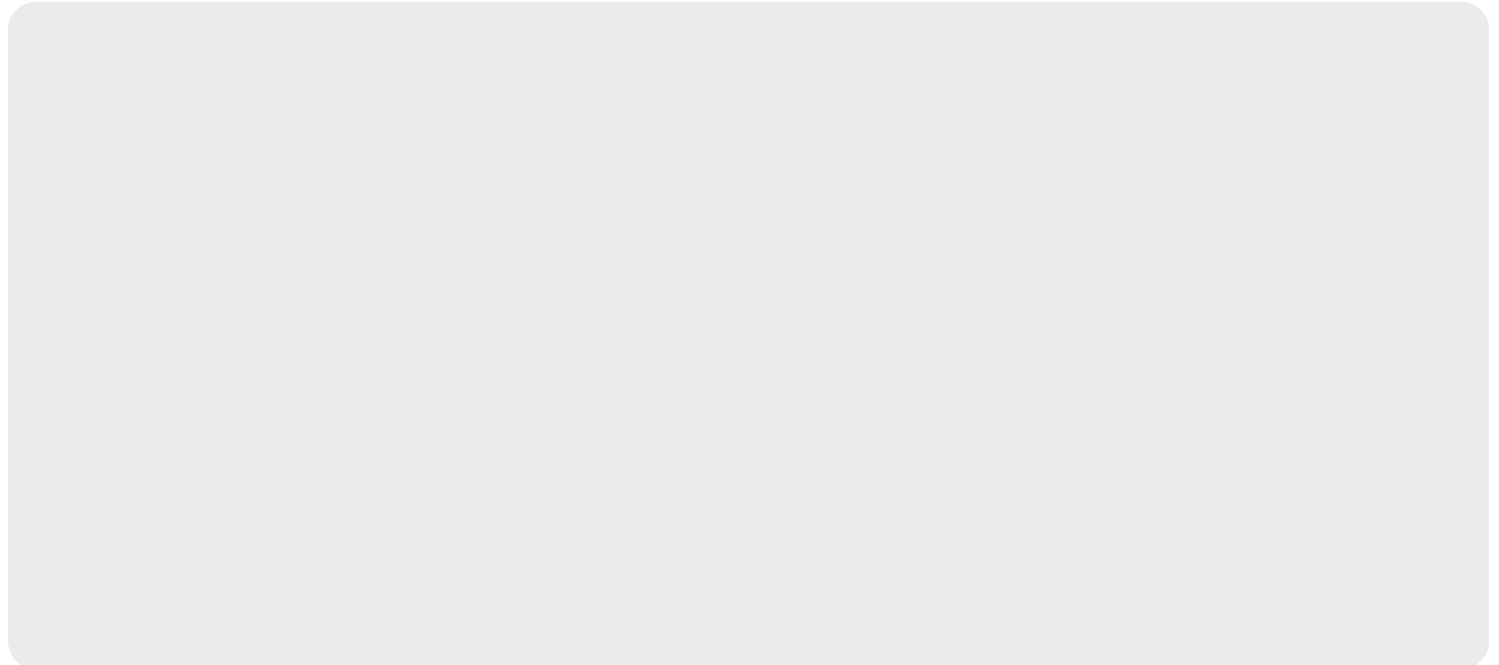
★★★★☆ · June 2025 · Stayed one night

If you're looking for a budget friendly place to stay, this place is good. I did think I was booking in one of the boutique hotel type accommodations in St Augustine, bu...

[Show more](#)[Show all 143 reviews](#)[Learn how reviews work](#)

Where you'll be

St. Augustine, Florida, United States



Neighborhood highlights

Nestled in a super safe and quaint neighborhood, this home offers a peaceful retreat just one block from the beautiful Intracoastal Waterway. Guests can enjoy morning walks by the water, watch passing boats, or take in the refreshing coastal breeze.

...

Meet your host



Monique
Host

1472
Reviews

4.81★
Rating

3
Years hosting

 Born in the 80s

 My work: CEO

Show more >

Message host

Response rate: 100%

Responds within an hour

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

2 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Carbon monoxide detector not required

Smoke alarm

Show more >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

Add dates >

Airbnb > United States > Florida > St. Johns County > St. Augustine

Explore other options in and around St. Augustine

Seminole
Vacation rentals

Orlando
Vacation rentals

Miami Beach
Vacation rentals

Miami
Vacation rentals

Saint Johns River
Vacation rentals

Myrtle Beach
Vacation rentals

Central Florida
Vacation rentals

Gold Coast
Vacation rentals

Fort Lauderdale
Vacation rentals

Support

Help Center

Get help with a safety issue

AirCover

Hosting

Airbnb your home

Airbnb your experience

Airbnb your service

Airbnb

2025 Summer Release

Newsroom

Careers

- | | | |
|-----------------------------|----------------------------|----------------------------|
| Anti-discrimination | AirCover for Hosts | Investors |
| Disability support | Hosting resources | Gift cards |
| Cancellation options | Community forum | Airbnb.org emergency stays |
| Report neighborhood concern | Hosting responsibly | |
| | Airbnb-friendly apartments | |
| | Join a free Hosting class | |
| | Find a co-host | |

Downtown Spacious Boutique Bed & Bath, Unit 5

 [Share](#)

 [Save](#)



Room in hotel in St. Augustine, Florida

2 guests · 1 bedroom · 1 bed · 1 private bath

 Guest favorite 

4.85

★★★★★

119

Reviews



Hosted by Monique

3 years hosting

- 

Self check-in

Check yourself in with the keypad.
- 

Comfy bed for better sleep

The room-darkening shades and extra bedding are loved by guests.
- 

Vibrant neighborhood

Guests say this area is walkable with lots to explore, especially for dining out.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

 [Report this listing](#)

Stay at The Dylan, a boutique hotel where history meets comfort.

Located in the heart of St. Augustine, just 2 blocks from the city’s most famous attractions, our 6 individual suites offer everything you need: luxury bedding, private baths, streaming TV, and complimentary coffee/tea.

After sightseeing, unwind with complimentary Netflix and chill. With free parking and walkable access to restaurants and shops, this is your perfect home base....

Show more

Where you’ll sleep



Bedroom

1 king bed

What this place offers

-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  50 inch TV with HBO Max, Fire TV, Netflix, Hulu, Disney+, Amazon Prime Video
-  AC - split type ductless system
-  Bathtub
-  Patio or balcony
-  Backyard
-  Exterior security cameras on property
-  Carbon monoxide alarm

Show all 41 amenities

Select check-in date

Add your travel dates for exact pricing

<

October 2025

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Clear dates

4.85

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5

4

3

2

1

Cleanliness

4.9

Accuracy

4.9

Check-in

4.9

Communication

5.0

Location

4.9

Value

4.8

Michelle

Atlanta, Georgia

★★★★★ · 1 week ago · Stayed a few nights

Very cute spot for adventuring in historic downtown area. Parking was really convenient and Monique and team were hospitable and friendly. Will check availability here next ...

Show more

Angie Marcella

Tampa, Florida

★★★★★ · August 2025 · Stayed a few nights

The place was perfect for a weekend stay. The host responded quickly and resolved the issue when I needed towels in the room. I really appreciated how close it was t...

Show more

Jameson

Connor

 Orlando, Florida

★★★★★ · May 2025 · Stayed a few nights

I thoroughly enjoyed my stay at this Airbnb. Everything was excellent—the location was convenient, and the property was exceptionally clean. My only minor concern was the ...

[Show more](#) **Brittany**
Tampa, Florida

★★★★★ · July 2025 · Stayed a few nights

As a Floridian, this place stood out as a way to escape the touristy stuff while also enjoying the touristy spots. Great location near all the fun of St. Augustine but also offered ...

[Show more](#) 3 years on Airbnb

★★★★★ · July 2025 · Stayed a few nights

I read some reviews and saw there wasn't a microwave so I prepared to not have one and was pleasantly surprised when I saw one on the counter, it's a great little place if yo...

[Show more](#) **Lisa**
Tampa, Florida

★★★★★ · June 2025 · Stayed a few nights

very comfortable and quiet stay. hosts were friendly and responsive. location was easy to find and was in a walkable area. we loved that it was close to all of the landmarks an...

[Show more](#)[Show all 119 reviews](#)[Learn how reviews work](#)

Where you'll be

St. Augustine, Florida, United States

Neighborhood highlights

Super safe, quaint neighborhood one block from the intracoastal outlet

[Show more >](#)

Meet your host



1472

Reviews

4.81★

Rating

3

Years hosting

Monique

Host

 Born in the 80s

 My work: CEO

[Show more >](#)

[Message host](#)

Response rate: 100%
Responds within an hour

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

- Check-in after 4:00 PM
- Checkout before 11:00 AM
- 2 guests maximum

[Show more >](#)

Safety & property

- Exterior security cameras on property
- Carbon monoxide detector not required
- Smoke alarm

[Show more >](#)

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

Airbnb > United States > Florida > St. Johns County > St. Augustine

Explore other options in and around St. Augustine

- | | | |
|--|--|--|
| Seminole
Vacation rentals | Miami
Vacation rentals | Central Florida
Vacation rentals |
| Orlando
Vacation rentals | Saint Johns River
Vacation rentals | Gold Coast
Vacation rentals |
| Miami Beach
Vacation rentals | Myrtle Beach
Vacation rentals | Fort Lauderdale
Vacation rentals |

- | | | |
|------------------------------|------------------------|----------------------------|
| Support | Hosting | Airbnb |
| Help Center | Airbnb your home | 2025 Summer Release |
| Get help with a safety issue | Airbnb your experience | Newsroom |
| AirCover | Airbnb your service | Careers |
| Anti-discrimination | AirCover for Hosts | Investors |
| Disability support | Hosting resources | Gift cards |
| Cancellation options | Community forum | Airbnb.org emergency stays |

- Report neighborhood concern
- Hosting responsibly
- Airbnb-friendly apartments
- Join a free Hosting class
- Find a co-host

The Dylan Suites 6 - Steps from Downtown & Flagler, St. Augustine

[← See all properties](#)

Save

The Dylan Suites 6 - Steps from Downtown & Flagler

Hotel in St. Augustine, a short walk to St. George Street

Choose dates to view prices



Overview

Amenities

Policies

Location

9.8

Exceptional

[See all 9 reviews >](#)

\$161 avg per night

[Price details >](#)

Popular amenities

- Parking available
- Air conditioning
- [See all >](#)

Explore the area



- St. Augustine, FL

[View in a map >](#)
- St. George Street

5 min walk
- Flagler College

6 min walk
- Castillo de San Marcos National Monument

14 min walk
- St. Augustine, FL (UST-Northeast Florida Regional)

11 min drive

[See all about this area >](#)

Rooms & beds

1 bedroom (sleeps 2)

Bedroom 1



Where to?



Dates



Travelers

1 bathroom

Bathroom 1

Spaces



Deck or patio



Balcony



Garden

[See all rooms and beds details](#)

\$161

avg per night

Check availability



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

CODE ENFORCEMENT DIVISION

July 14, 2026

IN THE MATTER OF: Owner(s): Myh Holdings LLC
 Agent(s): N/A
 Address: 77 ONEIDA ST, Saint Augustine, 32084
 Case #: CE2025-0492

HEREBY KNOWN AS RESPONDENT(S)

OFFICIAL NOTICE OF VIOLATION

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

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

SITE OF VIOLATION: 77 ONEIDA ST, Saint Augustine, 32084
LEGAL DESCRIPTION: DUMAS TR CITY LOT 11 (EX N5FT & EX E5 OF S40FT) BLK K
 OR5580/978
PARCEL NUMBER: 2082400110

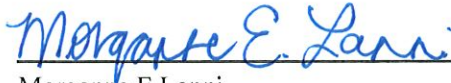
The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on October 20, 2025 which revealed the following violations:

More than two units being rented as short-term rentals within RS-2 zone.

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

Close excess short-term rental units and/or obtain building permits and appear before Planning and Zoning Board for approval of multiple units.

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



Morganne E Lanni

Code Enforcement Inspector

CITY OF ST. AUGUSTINE

Planning and Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9414 8098 9864 3083 9653 85

9414 8098 9864 3083 9655 52

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.



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**

July 14, 2026

IN THE MATTER OF: Owner(s): Myh Holdings LLC
 Agent(s): N/A
 Address: 77 ONEIDA ST, Saint Augustine, 32084
 Case #: CE2025-0492

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 77 ONEIDA ST, Saint Augustine, 32084
LEGAL DESCRIPTION: DUMAS TR CITY LOT 11 (EX N5FT & EX E5 OF S40FT) BLK K
 OR5580/978
PARCEL NUMBER: 2082400110

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, September 2, 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:

More than two units being rented as short-term rentals within RS-2 zone.

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 3083 9653 85
9414 8098 9864 3083 9655 52

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

MYH HOLDINGS LLC
77 ONEIDA ST
ST. AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2025 - 0492

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 July, 14, 2026,

I received a copy of the attached Notice of Hearing for the hearing dated September,
2, 2026

PRIMARY SERVICE:

3. That on July, 14, 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 August, 11, 2026,

I posted said Notice on the property located at

77 Oneida St, St. Augustine, FL 32084

6. That on _____, 20____,

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

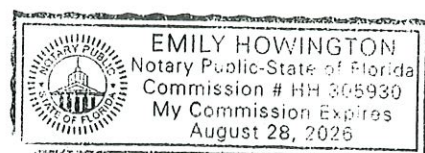
Morganne E. Lanni
Code Enforcement Inspector

FURTHER, Affiant saith not.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF August, 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

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1190200000

17 DANIELS ST
SAINT AUGUSTINE 32084-0000

Bravo Park (684)

1-133 WILDWOOD PARK LOT 1 & N 30 FT OF LOT 2 BLK D
OR854/1430

*The Description above is not to be used on legal documents.
Single Family (0100)

Wildwood Park, Map Of
37-7-30

City of St Augustine (District 452)

19.5552

0.150

N



Owner Information

[BUCK JAMES S](#)
100%
18 DANIELS ST
SAINT AUGUSTINE, FL 32084-0000

Valuation Information

Assessed Year	2026
Building Value	\$23,623.00
Extra Features Value	\$0.00
Total Land Value	\$151,200.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$174,823.00
Total Deferred	\$102,043.00
Assessed Value	\$72,780.00
Total Exemptions	\$0.00
Taxable Value	\$72,780.00

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

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

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

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

**CITY OF ST. AUGUSTINE
MEMORANDUM**

TO: Code Enforcement Special Magistrate

DATE: August 26, 2026

SUBJECT: Case Number: CE2026-0357

RESPONDENT: Buck James S

**LOCATION: 17 Daniels St, Saint Augustine, FL 32084; Parcel Number
1190200000**

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

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 CE2026-0357, concerns the property located at 17 Daniels Street, in the City of Saint Augustine, located in Saint Johns County, FL. According to the official records of the Property Appraiser of St. Johns County, the property owner is James S Buck, and it is reflected as such on the agenda for today's meeting.

On June 26, 2026, I received a complaint from a citizen stating the property was overgrown. I responded to the property and confirmed the violation. I attempted contact with the complainant as well as the owner, who lives at 18 Daniels Street, but did not receive an answer from either party. This property was clearly vacant, and based on this information, I issued an Official Notice of Violation and Notice of Hearing on July 10, 2026, giving the Respondent ten (10) days to gain compliance by cutting the grass and removing the overgrowth from the structure. In the notice, I cited a violation of the City of Saint Augustine Code, Chapter 19, Section 4, for certain growth and conditions prohibited. The Notices were sent to the Respondent via certified mail, as well as posted on the site of violation August 11, 2026. On July 20, 2026, I reinspected the property and noted the violation remained.

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

Jun 29, 2026 at 10:33:33 AM
CE INSP M.LANNI



Jun 29, 2026 at 10:34:55 AM
CE INSP M.LANNI



Aug 11, 2026 at 11:29:39 AM
CE INSP M.LANNI





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

CODE ENFORCEMENT DIVISION

July 10, 2026

IN THE MATTER OF: Owner(s): BUCK JAMES S
 Agent(s): N/A
 Address: 17 DANIELS ST, Saint Augustine, FL, 32084
 Case #: CE2026-0357

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 19, Section 4 - Certain growth and conditions prohibited.

SITE OF VIOLATION: 17 DANIELS ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-133 WILDWOOD PARK LOT 1 & N 30 FT OF LOT 2 BLK D
 OR854/1430
PARCEL NUMBER: 1190200000

The City of St. Augustine conducted an inspection and/or review of City records regarding the subject property on June 26, 2026 which revealed the following violations:

Overgrowth of weeds/grass.

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

Cut grass/ remove weeds and overgrowth from roof and structure.

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



Morganne E Lanni

Code Enforcement Inspector

CITY OF ST. AUGUSTINE

Planning and Building Department

P.O. Box 210

St. Augustine, FL 32085-0210

Certified Mail Number: 9414 8098 9864 3083 8729 28
9414 8098 9864 3583 0870 06

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.



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**

July 10, 2026

IN THE MATTER OF: Owner(s): BUCK JAMES S
 Agent(s): N/A
 Address: 17 DANIELS ST, Saint Augustine, FL, 32084
 Case #: CE2026-0357

HEREBY KNOWN AS RESPONDENT(S)

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

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

SITE OF VIOLATION: 17 DANIELS ST, Saint Augustine, FL, 32084
LEGAL DESCRIPTION: 1-133 WILDWOOD PARK LOT 1 & N 30 FT OF LOT 2 BLK D
 OR854/1430
PARCEL NUMBER: 1190200000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet on **Wednesday, September 2, 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:

Overgrowth of weeds/grass.

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 3083 8729 28
9414 8098 9864 3583 0870 06

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

BUCK JAMES S
17 DANIELS ST
ST. AUGUSTINE, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026-0357

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 July, 10, 2026,
I received a copy of the attached Notice of Hearing for the hearing dated September,
2, 2026.

PRIMARY SERVICE:

3. That on July, 10, 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:

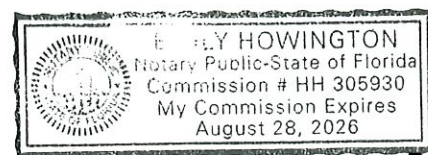
5. That on August 11, 2026,
I posted said Notice on the property located at
17 Daniels St, St. Augustine, FL 32084.
6. That on _____, 20____,
I posted said Notice at the City of St. Augustine Clerks Office located at 75 King St.,
St. Augustine, FL.

FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF August, 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

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2236500000

230 COQUINA AVE
SAINT AUGUSTINE 32080-0000

Davis Shores South (590)

3-102 DAVIS SHORES SE 35FT LOT 10 & ALL LOT 11 BLK 64
OR5925/308
***The Description above is not to be used on legal documents.**

Single Family (0100)

Davis Shores Ocean View Section

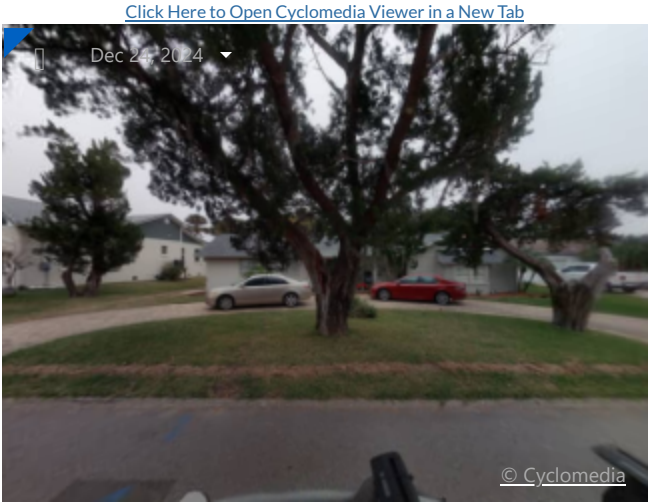
21-7-30

City of St Augustine (District 452)

19.5552

0.240

Y



Owner Information

[COOK ALAN R,ERIN JILL](#)

100%

230 COQUINA AVE
SAINT AUGUSTINE, FL 32080-5357

COOK ERIN JILL

100%

230 COQUINA AVE
SAINT AUGUSTINE, FL 32080-5357

Exemption Information

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

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: August 26, 2026

SUBJECT: Case Number: CE2026-0361

RESPONDENT: COOK ALAN R,ERIN JILL and COOK ERIN JILL

**LOCATION: 230 Coquina Avenue, Saint Augustine, FL 32080;
Parcel Number 2236500000**

**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 CE2026-0361, concerns the property located at 230 Coquina Avenue 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 Alan and Erin Cook, and it is reflected as such on the agenda for today's meeting.

On July 7, 2026, I observed a very large debris pile in front of the property located at 230 Coquina Avenue. I attempted contact with the owner via the front door but was unsuccessful. I then attempted contact with the tree removal company and inquired if they had received the permits for the removal of the trees. A worker who identified himself as "in charge" of the operation stated he was under the impression it was the owner's responsibility to obtain the permits as he did not have one. I then asked about the presence of an arborist report, and another individual who worked for the company confirmed they did not have one. On July 7, 2026, I counted eight (8) trees had been removed without a permit, nor the presence of an arborist report. I was unable to identify two (2) out of the eight trees because the manner in which they were removed obscured the characteristics necessary for identification. The other six (6) trees were identified as four palm trees and two Southern Red Cedars. Based on my investigation, I issued an Official Notice of Violation and an Official Notice of Hearing on July 14, 2026, giving the Respondent sixty (60) days to appear before the Special Magistrate for the removal of eight 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 July 7, 2026. These photos accurately depict what I saw that day and have not been altered in any way. On August 12, 2026, I received an email from a Mr. Ray Jarrett, who identified himself as a certified arborist; he submitted a copy of an arborist report for review. Upon review of the arborist report, dated July 20, 2024, I noted inconsistencies in the documentation of the subject trees. For example, the report addresses the trees jointly, rather than individually, and did not speak to the condition of said trees. Further, this report only mentions six (6) trees removed, alternative to the eight that I observed upon my arrival on July 7, 2026.

As of August 26, 2026, no after-the-fact removal applications have been submitted. I have spoken with both owners 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

Jul 7, 2026 at 1:17:08 PM
CE INSP M.LANNI



Jul 7, 2026 at 1:20:00 PM
CE INSP M.LANNI



Jul 7, 2026 at 1:20:08 PM
CE INSP M.LANNI



Jul 7, 2026 at 1:20:18 PM
CE INSP M.LANNI



Jul 7, 2026 at 1:20:20 PM
CE INSP M LANNI



Jul 7, 2026 at 1:20:30 PM
CE INSP M.LANNI



Jul 7, 2026 at 1:20:34 PM
CE INSP M.LANNI



Jul 7, 2026 at 1:20:58 PM
CE INSP M.LANNI




Morganne E Lanni

Code Enforcement Inspector

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

Certified Mail Number: 9414 8098 9864 3083 9664 74
9414 8098 9864 3083 9667 17

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.

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 3083 9664 74
9414 8098 9864 3083 9667 17

cc: David Birchim, City Manager

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AFFIDAVIT OF SERVICE

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

COOK, ALAN R, ERIN JILL
COOK ERIN JILL
230 COQUINA AVE
ST. AUGUSTINE, FL 32080

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE 2026 0361

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 July, 14, 2026,

I received a copy of the attached Notice of Hearing for the hearing dated September
2, 2026.

PRIMARY SERVICE:

3. That on July, 14, 2026,

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

4. That on August, 11, 2026

I hand delivered said Notice to Erin Cook at
230 Coquina Ave, St. Augustine, FL 32080.

SECONDARY SERVICE:

5. That on _____, 20____,

I posted said Notice on the property located at
_____.

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.

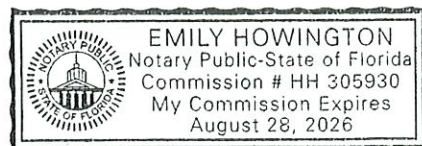
Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF August, 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

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

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



Owner Information

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

Map



Sec. 28-146. - Registration.

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

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

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



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

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

August 12, 2026

IN THE MATTER OF: Owner(s): Thrive Chiro Holdings LLC

Agent(s):

Address: 218 SAN MARCO AVE, Saint Augustine, FL, 32084

Case #: CE2025-0520

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

Code Section: Chapter 28, Section 146, Registration.

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

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

PARCEL NUMBER: 1562100000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing**, regarding your case on **September 2, 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

Thrive Chiro Holdings LLC
218 San Marco Ave
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0520

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated Feb. 4, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28, Section 146 as of August 27, 2026.

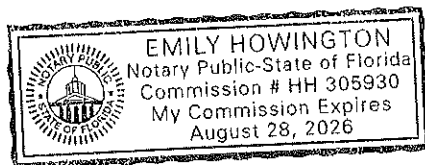
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF August, 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: CE2025-0520

IN THE MATTER OF:

Thrive Chiro Holdings LLC

218 SAN MARCO AVE, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 28, Section 146, Registration.

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

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

PARCEL NUMBER: **1562100000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **FEBRUARY 04, 2026**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on **February 04, 2026**, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on November 18, 2025:

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

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

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

4. On December 04, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On January 08, 2026, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 04, 2026.
6. On February 04, 2026, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

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

AND

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

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

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

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

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

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

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

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

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

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

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



Garrett Olsen

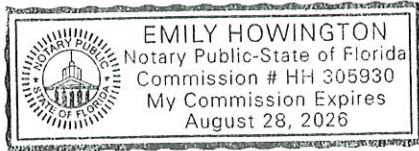
, Special Magistrate

City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 4 day of February, A.D., 26.



[Signature]
Notary Public, State of Florida

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

CERTIFICATE OF SERVICE

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

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

9489009000276675251354

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

9489009000276675251361

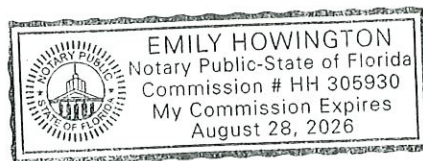
Thrive Chiro Holdings LLC, D'AGOSTINO, DERIC L, 470 OSCEOLA AVENUE, JACKSONVILLE BEACH, FL 32250

9489009000276675251378

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

9489009000276675251385

on this 5 day of February, 2020



St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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

Homestead Compliance

Sales Questionnaire Form

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

Sales Questionnaire

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

2110400000

23 LOVETT ST
SAINT AUGUSTINE 32084-0000

Keith Subdivision (SF & MH) (623)

2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOT 5 BLK F
OR5453/1791 & 6089/1436(Q/C)
*The Description above is not to be used on legal documents.

Single Family (0100)

Keith Subdivision, Map Of Subdivision Of
19-7-30
City of St Augustine (District 452)

19.5552

0.090

Y



Owner Information

PUGH EMILY S
100%
23 LOVETT ST
SAINT AUGUSTINE, FL 32084-0000

Exemption Information

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

Valuation Information

Assessed Year	2026
Building Value	\$553,217.00
Extra Features Value	\$23,400.00
Total Land Value	\$149,240.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$725,857.00
Total Deferred	\$82,541.00
Assessed Value	\$643,316.00
Total Exemptions	\$51,411.00
Taxable Value	\$591,905.00

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

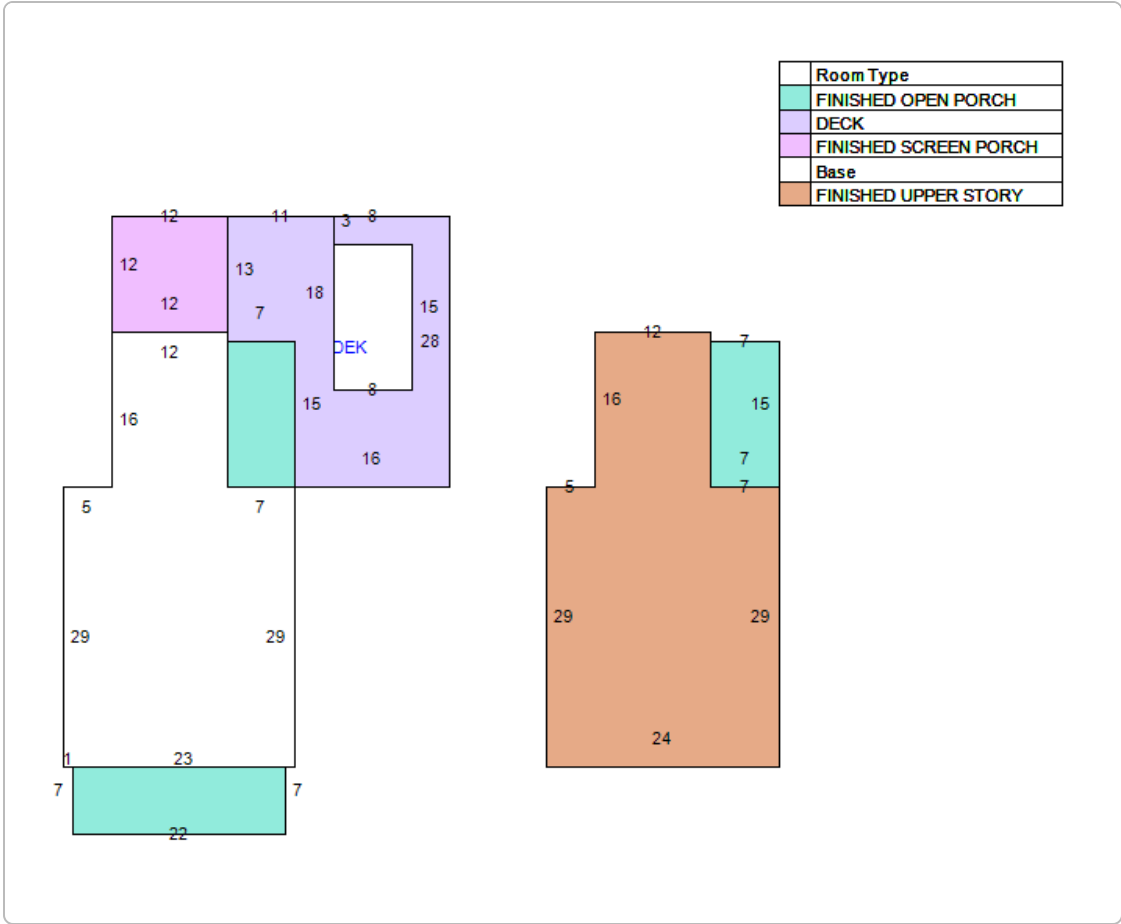
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	\$657,464	\$25,200	\$149,240	\$0
2024	\$636,114	\$12,000	\$167,895	\$0
2023	\$636,114	\$12,800	\$149,240	\$0
2022	\$495,465	\$4,778	\$142,076	\$0
2021	\$168,308	\$4,778	\$121,258	\$0
2020	\$161,916	\$4,368	\$97,006	\$0
2019	\$149,014	\$4,641	\$97,006	\$0
2018	\$149,818	\$4,914	\$89,544	\$0
2017	\$152,325	\$6,081	\$80,590	\$0
2016	\$154,229	\$6,488	\$69,956	\$0
2015	\$161,741	\$6,537	\$55,965	\$0

Building Information

Building	1	Roof Cover	Metal
Building Value	\$553,217	Roof Structure	Gable Hip
Year Built	1920	Interior Flooring	Ceramic Tile, Pine Wood
Actual Area	2703	Interior Wall	Drywall
Conditioned Area	1776	Heating Type	Air Duct
Use	Single Family Residence	Air Conditioning	Central
Style	01	Bedrooms	3
Exterior Wall	Wood	Baths	3

Description	Square Footage
FINISHED UPPER STORY	888
BASE AREA	888
FINISHED SCREEN PORCH	144
FINISHED DECK	419
FINISHED OPEN PORCH	105
FINISHED OPEN PORCH	154
FINISHED OPEN PORCH	105
Total SqFt	2703

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pool - Average (RES)		23400

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	41	100	41	EF	\$149,240

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
1/28/2025	1/24/2025	\$100.00	QUIT CLAIM DEED	6089	1436	U	I	PUGH EMILY S ET AL	PUGH EMILY S
12/27/2021	12/27/2021	\$715,000.00	WARRANTY DEED	5453	1791	Q	I	ENGELBRECHT PETER J	PUGH EMILY S ET AL
	5/16/2003	\$100,000.00	WARRANTY DEED	1957	936	U	I	CULLAR ESSIE	ENGELBRECHT PETER J

Sec. 28-146. - Registration.

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

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

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



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

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

August 12, 2026

IN THE MATTER OF: Owner(s): Pugh Emily S

Agent(s):

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

Case #: CE2025-0546

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

Code Section: Chapter 28, Section 146, Registration.

SITE OF VIOLATION: 23 LOVETT ST, Saint Augustine, FL, 32084

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

PARCEL NUMBER: 2110400000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Fine Assignment Hearing**, regarding your case on September 2, 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

Pugh, Emily S
23 Lovett St
St. Augustine, FL 32084
Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2025-0546

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated Feb. 4, 2026, in reference to the above case, and find that said property is **NOT** in compliance with the City of St. Augustine Code of Ordinance(s) Ch. 28, Section 146 as of August 27, 2026.

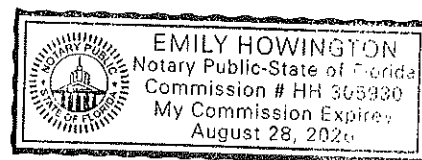
FURTHER, Affiant saith not.

Morganne E. Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF August, 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: CE2025-0546

IN THE MATTER OF:

Pugh Emily S

23 LOVETT ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 28, Section 146, Registration.

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

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

PARCEL NUMBER: **2110400000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON **FEBRUARY 04, 2026**, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Respondent is the legal owner and/or occupant of the subject property and was duly notified of the hearing held on **February 04, 2026**, in accordance with Chapter 162 F.S.

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on December 01, 2025:

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

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

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

4. On December 04, 2025, the Planning and Building Department sent an **"Official Notice of Violation"** to formally advise the respondent of the violation, via certified mail.
5. On January 08, 2026, the Planning and Building Department sent the respondent, via certified mail, an **"Official Notice of Special Magistrate Hearing"** and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for February 04, 2026.
6. On February 04, 2026, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

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

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

AND

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

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

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

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

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

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

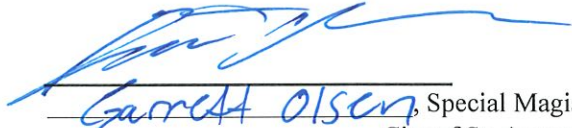
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

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

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

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

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

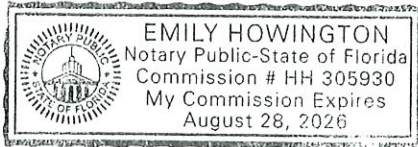


Garrett Olsen, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST.

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

Witness my hand and official seal, this 4 day of February, A.D., 2024.



[Signature]
Notary Public, State of Florida

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

BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

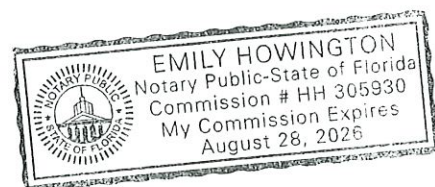
CERTIFICATE OF SERVICE

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

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

9489009000276675251323

on this 5 day of February, 2026 



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

Skip to main content

Sales Questionnaire

2026 TRIM Notice

St. Johns County, FL

2026 TRIM Notice (PDF)

Summary

Parcel ID 1206900000
Location Address 28 ROLLINS AVE
SAINT AUGUSTINE 32084-0000
Neighborhood King-Madore West Old Dixie (2500)
Tax Description* 8-83 ROLLINS SUB LOT 14 BLK 1 OR6092/1721
*The Description above is not to be used on legal documents.
Property Use Code Single Family (0100)
Subdivision Rollins Subdivision-Second Amended
Sec/Twp/Rng 45-7-29
District City of St Augustine (District 452)
Millage Rate 19.5552
Acreage 0.160
Homestead N



Owner Information

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

Valuation Information

Assessed Year	2026
Building Value	\$153,055.00
Extra Features Value	\$0.00
Total Land Value	\$93,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$246,055.00
Total Deferred	\$0.00
Assessed Value	\$246,055.00
Total Exemptions	\$0.00
Taxable Value	\$246,055.00

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

Sec. 8-608. - Permit required.

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



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

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

August 12, 2026

IN THE MATTER OF: Owner(s): RTC SMART & CONSTRUCTION LLC
EDUARDO TORRES FALCON

Agent(s):

Address: 28 ROLLINS AVE, SAINT AUGUSTINE, FL, 32084

Case #: CE2025-0365

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

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

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

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

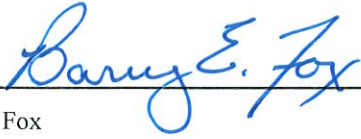
PARCEL NUMBER: 1206900000

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 **September 2, 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.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0365

IN THE MATTER OF:

RTC SMART & CONSTRUCTION LLC
EDUARDO TORRES FALCON
28 ROLLINS AVE, SAINT AUGUSTINE, FL, 32084

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: **28 ROLLINS AVE, SAINT AUGUSTINE, FL, 32084**
LEGAL DESCRIPTION: **8-83 ROLLINS SUB LOT 14 BLK 1 OR6092/1721**
PARCEL NUMBER: **1206900000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JULY 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 July 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 June 03, 2025:

**RESPONDENT PERFORMED INTERIOR AND EXTERIOR
RENOVATION WORK WITHOUT REQUIRED PERMITS**

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

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

4. On December 3, 2025, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (10) days from the date of the Order to correct the violation by obtaining permits according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On June 18, 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 July 1, 2026 .

6. On July 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 197 days after the compliance period ended and the fine is set to \$ 250 per day for a total amount of \$ 49,250.00

d. ☒ Other: pay the fine within 30 days, or
City will be recording lien after
hearing.

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

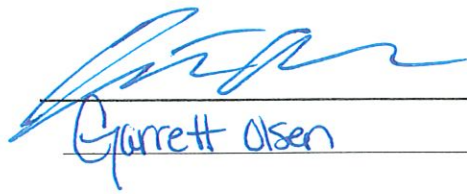
- e. ☐ and the Fine is set at \$_____.

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



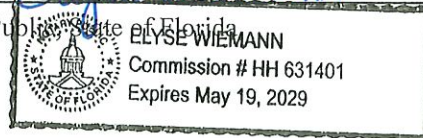
_____, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 18 day of July, A.D., 2020

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.

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

Apply for Exemptions

St. Johns County, FL
Homestead Compliance

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

Homestead Compliance

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

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



Owner Information

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

Map





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

August 12, 2026

IN THE MATTER OF: Owner(s): KTN PROPERTY MANAGEMENT LLC

Agent(s):

Address: 120 ARREDONDO AVE, Saint Augustine, FL, 32080

Case #: CE2025-0505

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

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

SITE OF VIOLATION: 120 ARREDONDO AVE, Saint Augustine, FL, 32080

LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 41 THRU 44 BLK 21 OR5761/1187

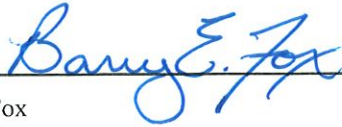
PARCEL NUMBER: 2170900000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a Lien **Hearing**, regarding your case on September 2, 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.

VENDOR NUMBER	VENDOR NAME	CHECK NUMBER	CHECK DATE	CHECK AMOUNT
8211	TBL Services, LLC	135779853	07/30/2026	\$5,800.00

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	INVOICE AMOUNT
07/27/2026	0007177	WO #12 - Abatement of 120 Arrendondo PO #: 20260973 - Building & Code Enforcement	\$5,800.00

P.O. Box 210
St. Augustine, FL
32085-0210

Wells Fargo Bank, N.A.
420 Montgomery St.
San Francisco, CA 94104

Vendor Number
8211

Check Number
135779853

Check Date
07/30/2026

VOID 90 DAYS FROM DATE OF ISSUE

*** Five Thousand Eight Hundred Dollars And Zero Cents ***

\$5,800.00

Pay To
The
Order Of

8211
TBL Services, LLC
7501 Cowpen Branch Rd
Elkton, FL 32033

City Manager

Financial Services Director

MPMP



CITY OF ST AUGUSTINE
PO BOX 210
ST Augustine FL 32084
120 Arredondo streer

INVOICE

Invoice # 0007177
Invoice Date 07/27/2026
Due Date 07/27/2026

Item	Description	Unit Price	Quantity	Amount
	Mow all designated lawn areas, edge sidewalks, curbs, and landscape beds as needed, blow off all grass clippings and debris from sidewalks, driveways, and other hard surfaces, and leave the property in a clean, neat condition. Labor, equipment, and cleanup are included.	5800.00	1.00	5,800.00
PO# 20260973				
Subtotal				5,800.00
Total				5,800.00
Amount Paid				0.00
Balance Due				\$5,800.00



Inv# 0007177
TBL Services, LLC
07/27/2026 # Pages ' FP1 DOC135S7345
PO# 20260973



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0505

IN THE MATTER OF:

Ktn Property Management LLC

120 ARREDONDO AVE, Saint Augustine, FL, 32080

(Hereinafter referred to as Respondent)

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

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

VIOLATION SITE: 120 ARREDONDO AVE, Saint Augustine, FL, 32080

LEGAL DESCRIPTION: 3-98 DAVIS SHORES LOTS 41 THRU 44 BLK OR 5761/1187

PARCEL NUMBER: 2170900000

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JULY 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 July 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 November 14, 2025

Grass Overgrown Front and Back Yard. 3. The above described is a violation of the following Section(s) of the City Code of St. Augustine:

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

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

5. On December 17, 2025, the Planning and Building Department sent the respondent, via certified mail, an "Official Notice of Special Magistrate Hearing" and posted a copy at the property and with the City Clerk's office for the Special Magistrate Hearing for January 7, 2026.

6. On January 7, 2026, the Special Magistrate heard the testimony and examined the evidence of this case and issued the following order:

4. On December 3, 2025, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (10) days from the date of the Order to correct the violation by obtaining permits according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On June 18, 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 July 1, 2026.

6h On July 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 \$ _____ per day until compliance is met.
- c. ☒ The violation remains for 172 days after the compliance period ended and the fine is set to \$ 250.00 per day for a total amount of \$ 43,000.00
- d. ☒ Other:

pay the fine within 30 days, or City will be recording lien after hearing.

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

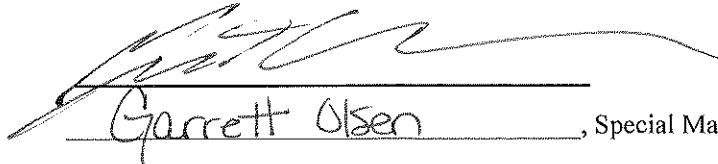
- e. ☐ and the Fine is set at \$ _____

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 SHALL 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 SECTIONS 162.08 AND 162.09, FLORIDA STATUTES. FURTHER INFORMATION ON THIS MATTER MAY BE OBTAINED BY CONTACTING THE BUILDING AND CODE ENFORCEMENT DIVISION, P.O. BOX 210, ST. AUGUSTINE, FL 32085-0210, (904) 825-1066.

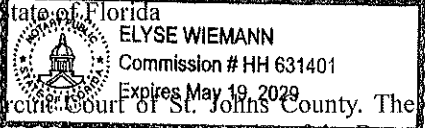
DONE AND ORDERED THIS 1ST OF JULY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.


_____, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I, HEREBY CERTIFY that on this day, personally appeared before me, and 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/he executed the same purpose therein expressed.

Witnessed my hand and official seal, this 1st day of July, A.D., 2020

Elyse Wiemann
Notary Public, State of Florida
ELYSE WIEMANN
Commission # HH 631401
Expires May 19, 2029

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

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID

Location Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1909300000

16 MYRTLE AVE
SAINT AUGUSTINE 32084-0000

Williams Addition (597)

CITY OF ST AUGUSTINE WILLIAMS ADDN E47FT OF LOT 4 BLK B
OR5588/1783
**The Description above is not to be used on legal documents.*

Single Family (0100)

Williams Addition

7-7-30

City of St Augustine (District 452)

19.5552

0.130

N



Owner Information

DIAZ REBECCA ET AL

100%

16 MYRTLE AVE

SAINT AUGUSTINE, FL 32084-0000

DIAZ LOURDES CARIDAD

100%

16 MYRTLE AVE

SAINT AUGUSTINE, FL 32084-0000

Valuation Information

Assessed Year	2026
Building Value	\$272,344.00
Extra Features Value	\$0.00
Total Land Value	\$215,730.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$488,074.00
Total Deferred	\$0.00
Assessed Value	\$488,074.00
Total Exemptions	\$0.00
Taxable Value	\$488,074.00

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

Sec. 28-146. - Registration.

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

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

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



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

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

August 13, 2026

IN THE MATTER OF: Owner(s): Diaz Rebecca Et AL
Diaz Lourdes Caridad

Agent(s):

Address: 16 MYRTLE AVE, Saint Augustine, FL, 32084

Case #: CE2025-0535

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

Code Section: Chapter 28, Section 146, Registration.

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

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

PARCEL NUMBER: 1909300000

The 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 **September 2, 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.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0535

IN THE MATTER OF:

Diaz Rebecca Et AL
Diaz Lourdes Caridad

16 MYRTLE AVE, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

City Code, Chapter 28, Section 146, Registration.

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

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

PARCEL NUMBER: **1909300000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON JULY 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 July 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 01, 2025:

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

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

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

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

5. On June 18, 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 July 1, 2026.

6. On July 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 138 days after the compliance period ended and the fine is set to \$450 per day for a total amount of \$62,100.00

- d. ☒ Other: pay the fine within 30 days, or
City will be recording lien

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

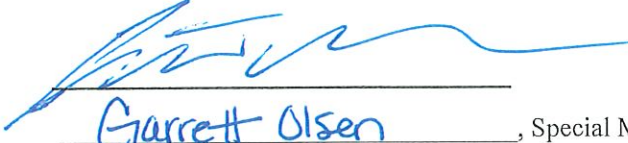
- e. ☐ and the Fine is set at \$_____.

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.

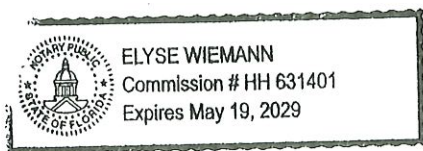
DONE AND ORDERED THIS 1ST OF JULY, 2026. In open session at the Alcazar Room, 75 King Street, St. Augustine, Florida.


_____, Special Magistrate
Garrett Olsen
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 1st day of July, A.D., 2026



Elyse Wiemann
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

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

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



Owner Information

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

Sec. 19-3. - Unlawful conditions.

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

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



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

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

August 12, 2026

IN THE MATTER OF: Owner(s): Prevatt Rosa Jane Et AL
Peterson R L
Peterson David
Rohrer Gloria Jean
Peterson Dee Ann
Harvey Lori
Peterson Lee
Peterson Todd
Peterson-Golde Amy
Enos Shawna

Agent(s):

Address: 30 S LEONARDI ST, Saint Augustine, FL, 32084

Case #: CE2025-0591

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

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

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

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

PARCEL NUMBER: 1202800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Lien Hearing**, regarding your case on September 2, 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.



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER IMPOSING A FINE

CASE NUMBER: CE2025-0591

IN THE MATTER OF:

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

30 S LEONARDI ST, Saint Augustine, FL, 32084

(Hereinafter referred to as Respondent)

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

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

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

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

PARCEL NUMBER: **1202800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A
HEARING HELD ON JULY 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 July 1, 2026, in accordance with Chapter 162 F.S.

The respondent and/or representative ☒ was / ☐ was not present, *Shane Peterson, grandson.*

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

Property littered with unsheltered junk and debris.

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

City Code, Chapter 19, Section 3
Unlawful conditions.

4. On January 07, 2026, the case was found in violation and was issued an **"Order Finding Violation"** stating as of December 19, 2025 the property was in repeat violation and set a fine of \$500 per day.

5. On June 18, 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 July 1, 2026.

6. On July 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 194 days days after the compliance period ended and the fine is set to \$ 500 per day for a total amount of \$ 97,000.00.
- d. ☒ Other: pay the fine within 30 days, or City will be recording a lien after hearing, or apply for reduction hearing.

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

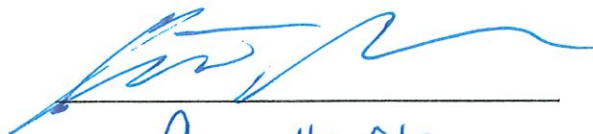
- e. ☐ and the Fine is set at \$_____.

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



Garrett Olsen

, Special Magistrate

City of St. Augustine

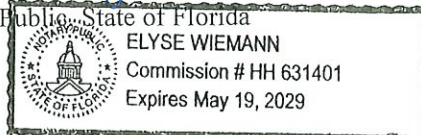
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Garrett Osen, 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 1st day of July, A.D., 2026

Elyse Wiemann

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

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID	2068300000
Location Address	83 WEEDEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY S32.5 OF W65 FT OF LOTS 12 & 13 BLK B OR6388/758 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.5552
Acreage	0.060
Homestead	N



Owner Information

BARBARA CHRISTINE BECHLER REVOCABLE TRUST D:08/18/2004	BECHLER BARBARA C TRUSTEE
100%	0%
439 KAREN DR	439 KAREN DR
ALPHARETTA, GA 30009-0000	ALPHARETTA, GA 30009-0000

Sec. 28-146. - Registration.

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

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

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



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

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

August 12, 2026

IN THE MATTER OF: Owner(s): Baker Kellen Et AL
Irons Matthew

Agent(s):

Address: 83 WEEDEN ST, Saint Augustine, FL, 32084

Case #: CE2026-0283

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

Code Section: Chapter 28, Section 146, Registration.

SITE OF VIOLATION: 83 WEEDEN ST, Saint Augustine, FL, 32084

LEGAL DESCRIPTION: DUMAS TRACT CITY S32.5 OF W65 FT OF LOTS 12 & 13 BLK B
OR5714/9

PARCEL NUMBER: 2068300000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Lien Hearing**, regarding your case on September 2, 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 blue ink, 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.

PAYMENT SUMMARY RECEIPT

CITY OF ST. AUGUSTINE - LIVE
75 King Street

DATE: 08/03/26 CUSTOMER#:
TIME: 15:46:11
CLERK: 1596pcou

RECPT#: 3459338 PREV BAL: 3500.00
TP/YR: P/2026 AMT PAID: 3500.00
BILL: 3459338 ADJSTMNT: .00
EFF DT: 08/03/26 BAL DUE: .00

Misc Cash Receipts

-----TOTALS-----

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

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

PAID BY: CE26-0283 83 weeden
PAYMENT METH: CHECK
PAYMENT REF: 131617

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

*partial payment.
remaining balance:
\$ 4,500.*

Check No. 131617
Order No. 26-1352
Amount \$3,500.00

Paid to COSA Code Enforcement
Date 08/03/2026

Amount Breakdown
Escrowed Funds \$3,500.00

Payee: COSA Code Enforcement
Order Number: 26-1352
Closer Name: Senida Mujic
Borrower: The Barbara Christine Bechler Revocable Trust
Seller: Kellen Baker
Purchase Price: \$450,000.00
Loan Amount: \$0.00
Property: 83 Weeden Street, St. Augustine, FL 32084
Memo: CE2026-0283



BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA

ORDER REDUCING FINE

CASE NUMBER 2026-0283

IN THE MATTER OF:

Baker, Kellen, Et Al
Irons, Matthew
83 Weeden 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: **83 Weeden St, St. Augustine, FL 32084**

LEGAL DESCRIPTION: **DUMAS TRACT CITY S32.5 OF W65 FT LOTS 12 & 13 BLK B OR5714/9**

PARCEL NUMBER: **2068300000**

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 June 1, 2026, for payment of fines of \$13,250.00 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 N/A 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 July 1, 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 3,500.00 DOLLARS, *payable within 30 days or reverts back to \$8,000.00*

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

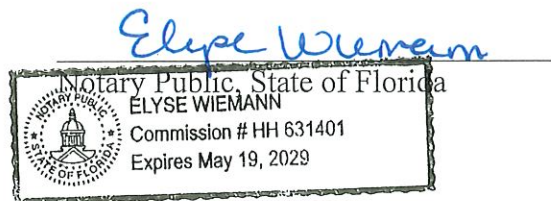

Garrett Olsen, Special Magistrate

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 15 day of July, A.D., 2026.



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

ORDER IMPOSING A FINE

CASE NUMBER 2026-0283

IN THE MATTER OF:

Baker, Kellen, Et Al
Irons, Matthew
83 Weeden 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: **83 Weeden St, St. Augustine, FL 32084**

LEGAL DESCRIPTION: **DUMAS TRACT CITY S32.5 OF W65 FT LOTS 12 & 13 BLK B OR5714/9**

PARCEL NUMBER: **2068300000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON JULY 1, 2026, AND, BASED ON THE EVIDENCE, HAS ADJUDGED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

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

2. During a routine code enforcement inspection of the property, staff observed the following code violations on April 7, 2026:

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

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

City Code, Chapter 28, Section 146- Registration.

4. On December 3, 2025, the case was found in violation and was issued an "Order Finding Violation" which allowed the respondent (10) days from the date of the Order to correct the violation by obtaining permits according to code after which if compliance was not met a fine of up to \$250 per day may be issued for each day out of compliance.

5. On June 18, 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 July 1, 2026.

6. On July 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 \$ _____ per day until compliance is met.
- c. ☒ The violation remains for 32 days after the compliance period ended and the fine is set to \$ 250.00 per day for a total amount of \$ 8,000.00

d. ☒ Other: must be paid within 30 days, unless
fine reduced in reduction hearing.

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

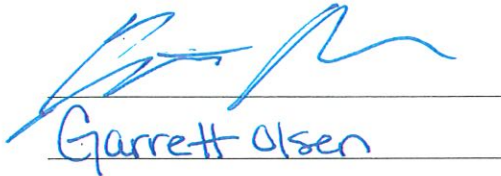
- e. ☐ and the Fine is set at \$ _____

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 OFFICAL RECORD BOOKS OF ST. JOHNS COUNTY FORTHWITH AND SHALL CONSTITUTE A LIEN AGAINST THE ABOVE PROPERTY DESCRIBED, AND UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY THE VIOLATOR, PURSUANT TO CHAPTER 162.08 AND 162.09 OF THE FLORIDA STATUES. YOUR CONTINUED NON-COMPLIANCE CAN RESULT IN FORECLOSURE, JUDICIAL SALE, AND LOSS OF 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 JULY 2026. In open session at the Alcazar Room, 75 King Steet, st. Augustine Fl.



Garrett Olsen

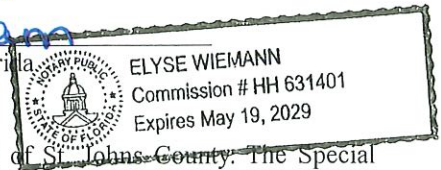
, Special Magistrate
City of St. Augustine

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I, HEREBY CERTIFY that on this day, personally appeared before me, and 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/he executed the same purpose therein expressed.

Witnessed my hand and official seal, this 1st day of July, A.D., 2020

Elyse Wiemann
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

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID

Location

Address

Neighborhood

Tax Description*

Property Use Code

Subdivision

Sec/Twp/Rng

District

Millage Rate

Acreage

Homestead

1242800000

9 S DIXIE HWY

SAINT AUGUSTINE 32084-0000

SMALL NEIGHBORHOOD SHOPPING - CLASS C (COM) (1640.08)

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.

Community Shopping Centers (1600)

Aiken Park, A Replat Of A Replat Of

38-7-30

City of St Augustine (District 452)

19.5552

0.620

N



Owner Information

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

Valuation Information

Assessed Year	2026
Building Value	\$708,431.00
Extra Features Value	\$17,543.00
Total Land Value	\$402,000.00
Agricultural (Assessed) Value	\$0.00
Agricultural (Market) Value	\$0.00
Just Market	\$1,125,000.00
Total Deferred	\$23,816.00
Assessed Value	\$1,101,184.00
Total Exemptions	\$0.00
Taxable Value	\$1,101,184.00

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

Sec. 8-608. - Permit required.

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



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

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

August 13, 2026

IN THE MATTER OF: Owner(s): SJCN INC

Agent(s): A&G BOOKKEEPING SERVICES

Address: 9 S DIXIE HWY, Saint Augustine, FL, 32084

Case #: CE2026-0330

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: 9 S DIXIE HWY, Saint Augustine, FL, 32084

LEGAL 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

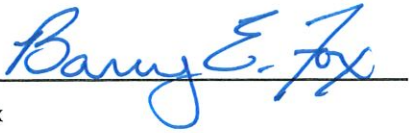
PARCEL NUMBER: 1242800000

The purpose of this letter is to notify you that the City of St. Augustine Special Magistrate will meet for a **Compliance Hearing**, regarding your case on September 2, 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

SJCN INC

9 S Dixie Hwy

St. Augustine, FL 32084

Respondent

CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE CASE NUMBER: CE2026-0330

I, Morganne E Lanni, have personally examined the property described in the Code Enforcement Order dated August 5, 2026, in reference to the above case, and find that said property is **NOW** in compliance with the City of St. Augustine Code of Ordinance(s) Chapter 8, Section 608 as of August 05, 2026.

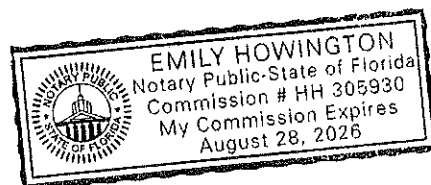
FURTHER, Affiant saith not.

Morganne E Lanni
Code Enforcement Inspector

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF August, 2026.

[Signature]
Notary Public, State of Florida

My Commission Expires: 28 day of August, 2026.





BEFORE THE
SPECIAL MAGISTRATE
ST. AUGUSTINE, FLORIDA
ORDER FINDING VIOLATION

CASE NUMBER: CE2026-0330

IN THE MATTER OF:

SJCN INC

A&G BOOKKEEPING SERVICES

9 S DIXIE HWY, 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: **9 S DIXIE HWY, Saint Augustine, FL, 32084**

LEGAL 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**

PARCEL NUMBER: **1242800000**

THE SPECIAL MAGISTRATE HEARD TESTIMONY AND EXAMINED EVIDENCE AT A HEARING HELD ON AUGUST 5, 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 **8/5/2026**, 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 June 01, 2026:

Renovation work completed without permits.

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

City Code, Chapter 8, Section 608,

Permit required. (Building)

4. On 6/18/2026, the Planning and Building Department sent an "**Official Notice of Violation**" to formally advise the respondent of the violation, via certified mail.

5. On 6/18/2026 , 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 8/5/2026.

6. On 8/5/2026, 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 7 days to become compliant or a fine of up to \$250 will be imposed for each day the violation continues. *Compliance requires complete filing for permits.*
- 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)

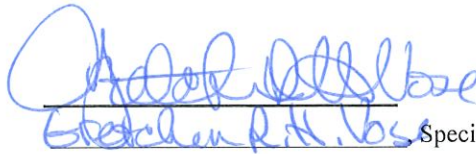
- a. ☐ and the Fine is set at \$_____ per violation totaling to \$_____

7. RESPONDENT IS HEREBY FURTHER NOTIFIED TO REAPPEAR before the Special Magistrate for a compliance hearing on Sept. 2, 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 at a public hearing on the 5TH OF AUGUST, 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, and Gretchen R.H. Vorse, 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 5 day of August, 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.

CODE ENFORCEMENT
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32084-4386

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