

## CITY OF ST. AUGUSTINE

Special Magistrate Meeting  
Wednesday, June 4, 2025

The Special Magistrate met Wednesday, June 4, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Stephanie Velo and the following were present:

### **1. Swearing in of Staff:**

Also Present: Stephaine Velo, Special Magistrate  
April Owen, Assistant City Attorney  
Barry Fox, Code Enforcement Manager  
Curtis Boles, Code Enforcement Inspector  
James Tomaselli, Code Enforcement Inspector  
Morganne Lanni, Code Enforcement Inspector  
Elyse Wiemann, Recording Secretary

Absent: Richard Schauland, City Building Official

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### **2. APPROVAL OF MINUTES**

**Ms. Velo APPROVED the minutes from the May 7, 2025 meeting.**

### **3. General Public Comments (3 minutes per individual)**

The Special Magistrate heard from the following member of the public:

- BJ Kalaidi

### **4. MODIFICATION TO THE AGENDA**

Barry Fox, Code Enforcement Manager, requested that the following cases be removed from the agenda:

- 6(a) CE2024-0478
- 10(a) CE2025-0309
- 12(a) CE2024-0219
- 12(b) CE2024-0455

**Ms. Velo APPROVED the modifications to the agenda.**

### **5. NEW VIOLATION HEARING**

#### **5.A. CE2025-0330**

**Jackson, Edward**

**75 M L King Ave**

**Ch. 28 Sec.28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-146-Registration. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni, Code Enforcement Officer, reviewed the case, the violation, and provided background information. She advised the property to come into compliance.

Ms. Velo asked for clarification regarding the recommendation from the city. She asked did they wanted to enter an order noting the violation occurred or if the city wanted to impose a fine.

Mr. Fox replied that he thought the respondent understood the need to register the property and recommended the case

be closed for compliance with no fines being assessed.

Ms. Velo asked if the respondents associated with the property were present; however, they were not.

## ORDER

**Ms. Velo found the respondent in violation of Ch. 28 Sec. 28-146 for failure to register the vacation rental with the City. She said the respondent was in compliance at this time.**

**5. B) CE2025-0333  
Legacy Portfolio Holdings LLC  
9 Venancio St  
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-146-Registration. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Ms. Velo asked if the respondent was present; however, they were not.

Ms. Velo asked if the staff had a recommendation on the number of days the respondent would need for the property to be brought into compliance.

Mr. Fox replied that in the past, due to having to send out notification via mail, fifteen days had been provided in other cases. He said once the notice was received the respondent was able to register the property online.

Ms. Velo asked if fines the property was not brought into compliance that the fine would accrue after fifteen days or brought back for further adjudication.

Mr. Fox said they were asking for the respondent to come into compliance with the fifteen days or face a fine up to \$250 a

day. He said if they did not come into compliance the case would be brought back for a fine to be assessed.

Ms. Velo said in reference to case CE2025-0333, the respondent was properly provided the notice of the violation, the respondent and property were in violation of Ch. 28 Sec.28-146 of the City Code.

## ORDER

**Ms. Velo ORDERED the property be brought into compliance within fifteen days of the entry of the order or it would be brought back for further adjudication and fines assessed up to \$250 per day.**

**5. C) CE2025-0352  
Legacy Portfolio Holdings LLC  
8 Pacific St  
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-146-Registration. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

Ms. Velo asked if the respondent was present; however, they were not.

Ms. Velo asked if the city had the same recommendation as in the last case.

Mr. Fox replied in the affirmative.

## ORDER

**Ms. Velo ORDERED the property be brought into compliance within fifteen days of the entry of the order or it would be brought back for further adjudication and fines assessed up to \$250 per day.**

## 6. FINE ASSIGNMENT HEARING

**6.A) CE2024-0478**  
**Sellars, Susanne M**  
**91 Kings Ferry Way**  
**Ch. 8 Sec. 8-608- Permits required.**

Item removed from the agenda.

**6.B) CE2024-0539**  
**Cottage Homestay LLC**  
**26 Vedder St**  
**Ch. 28 Sec. 28-146- Registration.**  
**Ch.8 Section 8-608-Permits Required**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation was incorrect on the agenda and identified the correct violation, which was Chapter 8, Section 8-608-Permits required. He provided background information regarding the case and advised that the property had been out of compliance for twenty-six days; however, came into compliance on

Binh Dao, owner of Cottage Homestay LLC., explained that the reason for the delay was due to plans and contractor issues.

Ms. Velo clarified that Mr. Dao was not disputing that the property was in violation, but was explaining the reason it was not in compliance. She asked if the City was requesting a fine be assessed in the amount of up to \$250 per day.

Mr. Fox replied in the affirmative. He said after Mr. Dao was found in violation, he began working to get the issues resolved as soon as possible. He said the City was not opposed to the fine being lower for the twenty-six days it was out of compliance and suggested \$50 per day.

Ms. Velo noted that the property was brought into compliance on May 15, 2025, and was in compliance with City code ch.8 Section 8-608.

## ORDER

**Ms. Velo ORDERED a \$50 fine per day for the twenty-six days it was out of compliance for a total of \$1,300, and the fine was to be paid within 30 days.**

**6. C) CE2025-0225**  
**Stinson Shane, Stinson Crissy**  
**454 Arricola Ave**  
**Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo said the city was requesting the case be closed since it had come into compliance and no fine was assessed.

Mr. Fox replied in the affirmative.

Ms. Velo asked if the respondent was present; however, they were not.

## ORDER

**Ms. Velo ORDERED that the case was brought into compliance and closed.<sup>1</sup>**

**6. D) CE2025-0232**  
**Beale, Jason**  
**10 Sanchez Ave**  
**Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Mr. Fox asked that a fine be assessed and start on May 22, 2025, and continue to accrue.

Ms. Velo asked if the respondent was present; however, they were not.

<sup>1</sup> Items 1-6(c) Transcribed by Elyse Wiemann

**ORDER**

**Ms. Velo issued an Order Imposing a Fine and set the fine to \$50 per day retro actively beginning May 22, 2025, and accrue until brought into compliance**

**6. E) CE2025-0272**

**Williamson Laura Marie, Williamson Michael Dale  
145 Washington St  
Ch 28 Sec 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; the respondent, Michael Williamson was present.

Ms. Velo asked staff for a recommendation on the fine.

Mr. Fox requested that the fine be lowered between the \$20-\$50 range and since Mr. Williamson was aware of the violation, the short-term rental was immediately registered with the city.

**ORDER**

**Ms. Velo issued an Order Imposing a Fine in the amount of \$25 a day and for the 39 days the property was out of compliance and came into compliance on May 14<sup>th</sup> for a total of \$975.**

**6.F) CE2025-0287**

**Thomas Jeremy Dejernee, Thomas Allison Brooke  
16 Ballard Ave  
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

City staff requested asked for an order of compliance with no fee assessed.

Ms. Velo asked if the respondent was present; however, they were not.

**ORDER**

**Ms. Velo issued an Order Closing for Compliance stating the property was in compliance as of May 29<sup>th</sup> and no fines were assessed.**

**6.G) CE2025-0289**

**Diaz Rebecca Et AL Diaz Lourdes Caridad  
16 Myrtle Ave  
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

City staff requested asked for an order of compliance with no fee assessed.

Ms. Velo asked if the respondent was present; however, they were not.

**ORDER**

**Ms. Velo issued an Order Closing for Compliance stating the property was in compliance as of May 30<sup>th</sup> and no fines were assessed.**

**6.H) CE2025-0293**

**Brown Courtney, Brown John  
206 Cabeza St  
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

**ORDER**

**Ms. Velo issued an Order Closing for Compliance stating the property was in compliance as of May 22<sup>nd</sup> and no fines were assessed.**

**6.I) CE2025-0298  
Graham, Harry Lee Jr Graham, Laura  
101 Kings Ferry Way  
Ch. 28 Sec. 28-16- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

The property was out of compliance for 1 day.

Mr. Fox explained that the reason fines were not being requested was the properties had been brought into compliance and there was a fee associated with the registration and that would have to be registered again in October 2025.

Ms. Velo asked if the respondent was present; however, they were not.

**ORDER –**

**Ms. Velo issued an Order Closing for Compliance stating the property was in compliance as of May 23<sup>rd</sup> and no fines were assessed.**

**6.J) CE2025-0303  
Beale, Jason A  
55 Abbott St  
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

The property has remained out of compliance. The city asked for a fine be set at \$250 per day beginning May 23<sup>rd</sup>.

Ms. Velo asked if the respondent was present; however, they were not.

**ORDER**

**Ms. Velo issued an Order Imposing a Fine and would start on May 23<sup>rd</sup> and accrue everyday thereafter fine set at \$250 a day**

**7. FINE REDUCTION HEARING**

**(NONE)**

**8. LIEN HEARING**

**8. A) CE2023-0208  
Roots Construction Group, LLC  
6 Blanche Ln  
Ch. 19 Sec. 3- Unlawful conditions.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked staff for a recommendation. The case had been previously presented for a fine reduction request however the respondent did not attend to make their case.

Ms. Velo asked if the respondent was present; however, they were not.

**ORDER**

**Ms. Velo issued an Order Imposing a Lien in the amount of \$50K.**

**8.B) CE2024-0337  
Shanks Mary Joe Living Trust Etal,  
Kingwood Essie Estelle,  
Fryar Charlie Mae, Jones James Arthur,  
Jones Wayne Alexander, Jones Wayne  
Arthur, Reese Jimmy Lee, Paul Blount  
Rhonda Lavone, Shanks, Mary J  
100 Fred Waters Way  
Ch. 8 Sec. 8-301- Property maintenance  
code.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

City staff asked for a lien in the amount \$50K.

The responded Wayne Arthur Jones was present and spoke on behalf of the property owner. He said Mary Jo Shanks had dementia and her husband was her caretaker. He advised that even if the notices were being accepted the information was not being passed on to him nor his sister. He said they paid the taxes on the property, and he was willing to do what was necessary.

Mr. Fox said the issues could be tabled for 60 days to help remedy the issue.

Ms. Velo stated she could impose fines or allow 60 days to address the issues of the property and bring the property into compliance.

#### **ORDER**

**No order was issued; the case was tabled for 60 days to be brought back at the September hearing.**

#### **8.C) CE2024-0600**

**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. 3- Unlawful conditions.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo spoke about the length of the respondents and asked staff regarding notices.

Ms. Fox stated staff mailed the notices to the registered property and spoke to people on the property who were not listed as the owner, but the resident, which was the grandson, was running a logging business on site but was nonresponsive and there had been no contact with the grandfather.

Ms. Velo asked if the respondent was present; however, they were not.

#### **ORDER**

**Ms. Velo issued an Order Imposing a Lien in the amount of \$50k.**

#### **8.D) CE2025-0255**

**Holbrook Juan A Rev Trust, Holbrook Juan A  
Holbrook Maria Cornelia, Wagman Andrea Holbrook  
10 N St Augustine Blvd  
Ch. 8 Sec. 8-457- Unlawful continuance.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

The property was in compliance as of June 3<sup>rd</sup>.

#### **ORDER**

**Ms. Velo issued an Order Closing for Compliance, and no fines were assessed.**

## 9. COMPLIANCE HEARING

**9.A) CE2024-0415**  
**Balch, Robert K Et AL Balch, Beverly A**  
**Balch, Robert M Balch Robert K Trust**  
**1 Ponce De Leon Ave**  
**Ch. 8 Sec. 8-608- Permits required.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

As of March 6, the property was in compliance.

Ms. Velo asked if the respondent was present; however, they were not.

### ORDER

**Ms. Velo issued an Order Closing for Compliance.**

**9.B) CE2024-0524**  
**Holbrook Juan A Rev Trust Holbrook**  
**Juan A Holbrook Maria Cornelia**  
**Wagman Andrea Holbrook**  
**10 N St Augustine Blvd**  
**Ch. 8 Sec. 8-608- Permits required.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

As of April 11<sup>th</sup>, the property was brought into compliance.

Ms. Velo asked if the respondent was present; however, they were not.

### ORDER

**Ms. Velo issued an Order Closing for Compliance.**

**9.C) CE2024-0541**  
**Mkwan Tr Holden Karl Parker**  
**42 S Whitney St**  
**Ch. 28 Sec. 33- Certificates of**  
**occupancy.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

### ORDER

**Ms. Velo issued an Order Closing for Compliance.**

**9.D) CE2024-0617**  
**38 Rohde Ave Land Trust Ogeka Joseph**  
**Jr, Ogeka Linda Ogeka Lilianne**  
**38 Rohde Ave**  
**Ch. 8 Sec. 8-608- Permits required.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

### ORDER

**Ms. Velo issued an Order Closing for Compliance.**

**9.E) CE2025-0292**  
**Cranford, Trevor John Et AL Cranford,**  
**Taryn Lindsey**  
**11 Nesmith Ave**  
**Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Velo asked if the respondent was present; however, they were not.

**ORDER**

**Ms. Velo issued an Order Closing for Compliance.**

**9.F) CE2025-0296**

**Corta Fdi LLC  
20 Riberia St  
Ch. 28 Sec. 28-146- Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

The respondent, Jackie Presnic, stated the property was bought in March and they were unaware the property had to be registered yearly in October; however, the issue had been taken care of by registering the property.

**ORDER**

**Ms. Velo issued an Order Closing for Compliance.**

**9.G) CE2024-0586**

**Les Bons Temps Rouler LLC  
102 Fred Waters Way  
Ch. 8 Sec. 8-608- Permits required.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

In violation for approximately 90 days, the LLC lists a local attorney responsible for several properties, but this attorney has not responded to notices for any of the properties. Staff were able to get in contact with an owner who was unaware of the violation because the attorney had not responded for forwarded any of the notices. City staff wanted the Special Magistrate to vacate the days the property

was out of compliance due to the issues with the registered agent.

Ms. Velo asked if the property was in violation for the past 90 days but was in compliance now.

Mr. Fox replied it was in compliance now that contact has been made.

Ms. Velo verified that staff did not want fines assigned.

Mr. Fox stated yes, and staff requests for no fines but the violation would stay on the record.

Ms. Velo asked if the respondent to come forward and speak.

The respondent, Charles Collier attorney to the respondent and Derek Hinman, son of the property owner. They stated they were only made aware of this issue 2 weeks ago.

Speakers stated the Law firm registered with the LLC would no longer be associated with this property.

**ORDER**

**Ms. Velo issued an Order Closing for Compliance.**

**10. PREVIOUSLY HEARD CASES UPDATE**

**10.A) CE2025-0309**

**Woodward, William T Woodward,  
Rebekah B Woodward, William Terrence  
59 A Weeden St  
Ch. 25 Sec. 25-56- Tree removal and replacement.**

Item removed from the agenda.

**11. ITEMS BY CITY ATTORNEY**

**Next meeting July 2<sup>nd</sup>**

**12. OTHER BUSINESS**

**12.A) CE2024-0219**

Rima, Ray  
135 Menendez Rd  
Order Imposing Lien requiring  
signature.

Item removed from the agenda.

**12.B) CE2024-0455**

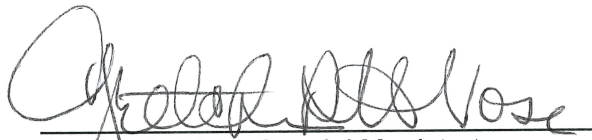
56 B Spring St  
Order Closing Case for Compliance  
requiring signature.

Item removed from the agenda.

**12.C) April Hearing Minutes requiring  
signature.**

**13. ADJOURNMENT**

There being no further business, the  
meeting was adjourned at 10:26 am.<sup>2</sup>

  
for Stephanie Velo, Special Magistrate

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<sup>2</sup> Items 6(d)-13 Transcribed by Emily Howington