

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, July 2, 2025

The Special Magistrate met Wednesday, July 2, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Becky Vose, and the following were present:

1. Swearing in of Staff:

Also Present: Becky Vose, Special Magistrate
April Owen, Assistant City Attorney
Richard Schauland, Building Official
Barry Fox, Code Enforcement Manager
Curtis Boles, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Emily Howington, Recording Secretary

2. MODIFICATION TO THE AGENDA

Item 5c was removed from the agenda.

3. APPROVAL OF MINUTES

There were no minutes requiring approval.

4. General Public Comments (3 minutes per individual)

Public comment was opened; however, there was no response.

5. NEW VIOLATION HEARING

5.A. CE2025-0251

**Casa Marisol DE Augustin, LLC
Hill, James W Hill, Anne L
53 Avista Circle**

Ch. 8 Sec. 8-608-Permits required

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 Sec. 8-608-Permits required. He said the notice of violation, notice of hearing was served and affidavits were on file.

James Tomaselli, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

A Building Permit was initiated but not completed.

Mr. Tomaselli stated as of June 24th a notice was sent requesting the documents of the Building Permit were not digitally signed and to send them so that the permit could be issued.

The Special Magistrate asked if any respondents were present.

The respondent, Anne Hill was present and authorized the contractor Shawn Price, to speak. And additional contractor was present and sworn in, name unclear on audio.

The contractor stated they submitted plans that were digitally signed.

Richard Schauland stated plans were uploaded but not the correct plans.

A 2nd contractor stated the plans were dependent on waiting for an engineer.

City staff notes asked for the correct plans and requested a signature.

Mr. Schauland pulled up the plans on the city portal.

Mr. Fox stated the work was done without permits or plans but the property was sited 4 months ago, and while the respondent attempted to work on compliance, the initial case was opened because they worked without permits.

Mr. Schauland spoke on the authorization codes for digital signatures and requested the engineer email the plans directly.

ORDER

The Special Magistrate issued an Order Finding Violation, allowing 5 days for compliance or a fine of up to 250 per day will be issued.

5.B. CE2025-0314

**Anderson Teresa D Etal,
Anderson Robert Lee Jr
33 Nesmith Ave
Ch. 19 Sec. 19-3- Unlawful conditions**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 19 Sec. 19-3- Unlawful conditions. He said the notice of violation, notice of hearing was served and affidavits were on file.

Curtis Boles, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

The Special Magistrate asked Mr. Boles if he would describe the car as junk. Mr. Boles confirmed it was classified as junk and debris per the city code.

Ms. Vose asked if the car was inoperable, Mr. Boles confirmed it was inoperable.

Ms. Vose asked if any respondents were present, however, there were not.

Ms. Vose asked city staff for a recommendation of a compliance period.

Mr. Fox said because the respondent had contacted staff that 30 days was reasonable.

ORDER

Order Violation issued, given 30 days to come into compliance or a fine up to 250 per day would be issued.

5.C. CE2025-0358

**Karayanis, Lazarus
216 Kenan St
Ch. 25 Sec. 25-56-Tree removal and replacement.**

This item was removed from the Special Magistrate by the Special Magistrate.

5.D. CE2025-0381

**James, Sharon LA Joyce
Hill, Laschel Erika
Whitty, Tremayne Justin
65 Julia St
Ch. 19 Sec. 19-3- Unlawful conditions.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 19 Sec. 19-3- Unlawful conditions. He said the notice of violation, notice of hearing was served and affidavits were on file.

Curtis Boles, Code Enforcement Officer, reviewed the case, the violation, and provided background information.

The Special Magistrate asked if respondents had reached out to staff, Mr. Boles said they had not.

Ms. Vose asked if any respondents were present, however there were not. Ms. Vose asked staff for compliance recommendations and Mr. Fox suggested 10 days.

ORDER

The Special Magistrate issued an Order Finding Violation and gave the respondent 10 days to come into compliance, if not a fine of up to 250 per day would be imposed.

6. FINE ASSIGNMENT HEARING

6.A. 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 registration

Code Enforcement Officer Morganne Lanni provided background information on past orders. The case was found in violation and the Special Magistrate gave 15 days to come into compliance. The case was issued a fine of up to \$250 per day.

As of July 2nd, the property is still out of compliance.

ORDER

The Special Magistrate issued an Order Imposing a Fine, stating the fine beginning June 12, 2025, and set at \$250 per day.

6.B. 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 registration

Code Enforcement Officer Morganne Lanni, provided background information on past orders finding the case in violation and the Special Magistrate gave 15 days to come into compliance

As of July 2nd, the property is still out of compliance.

Mr. Fox stated the two fine assignment properties are owned by the same LLC and the LLC is inactive and cannot be contacted, and the property appraiser only lists an address on Montana.

Ms. Lanni, also stated certified mail was sent to the site of violation and received no response.

ORDER

The Special Magistrate issued an Order Imposing a Fine, starting the fine beginning June 12, 2025, and set at \$250 per day.

7. FINE REDUCTION HEARING

(NONE)

8. LIEN HEARING

8.A. CE2024-0227

**Bicknell, Lee
Bicknell Family Trust
Bicknell, Constance Inez
19 Milton St
Ch. 19 Sec. 19-3- Unlawful conditions.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 19 Sec. 19-3- Unlawful conditions. Mr. Fox said the past orders and notice of hearing were served and affidavits were on file. Mr. Fox provided background information of past orders on the case.

Mr. Fox stated the fine had reached \$45,500 and staff requested a lien in that amount.

ORDER

The Special Magistrate issued an Order Imposing a Lien in the amount of \$45,500.

9. COMPLIANCE HEARING

9.A. CE2024-0616

**Savital Corp Inc.
20 DeSoto Pl
Ch. 8 Sec. 8-608- Permits required.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 permits required. Mr. Fox provided background information on past orders

finding the case in violation and the Special Magistrate gave 3 days to come into compliance.

On May 5, 2025, The Special Magistrate imposed a fine for a total of \$1,600.

On June 5, 2025, the fine was paid in full, and city staff were requesting order closing for compliance.

ORDER

The Special Magistrate issued an Order Closing for Compliance.

10. PREVIOUSLY HEARD CASES UPDATE

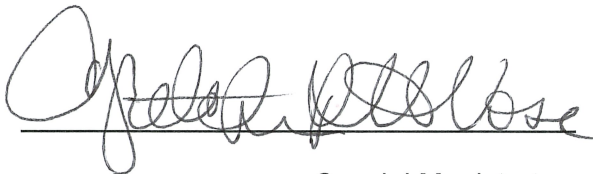
11. ITEMS BY CITY ATTORNEY

12. OTHER BUSINESS

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:41 AM.*



_____, Special Magistrate

*Transcribed by Emily Howington