CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, April 2, 2025

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

1. Swearing in of Staff:

Also Present: Becky Vose, Special Magistrate
Isabelle Lopez, City Attorney
Richard Schauland, Building Official
Barry Fox, Code Enforcement Manager
Curtis Boles, Code Enforcement Inspector
Morganne Lanni, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Elyse Wiemann, Recording Secretary

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2. APPROVAL OF MINUTES

Becky Vose approved the minutes from March 5, 2025, Special Magistrate Meeting.

3. MODIFICATIONS TO THE AGENDA

Barry Fox, Code Enforcement Manager, requested to move item 5f to item 5b since both items were regarding the same location.

4. General Public Comments (3 minutes per individual)

Becky Vose heard from the following members of the public:

- BJ Kalaidi

5. NEW VIOLATION HEARING

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

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

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

Becky Vose asked if the respondent was present and the respondents were not present at the time.

Becky Vose found them in violation.

Barry Fox recommended ten days to file for a permit, or could they property could come in compliance by removing the dock pilings and sail boat.

ORDER

Becky Vose ordered that the respondent had ten days to apply for a permit or remove the dock pilings and sailboat and if not completed a $250 fine per day will be assessed.

After the order was set for both cases, the respondent, Ms. Holbrook arrived, and Ms. Vose had them sworn in to hear their testimony. Ms. Holbrook stated she had spoken to Mr. Tomaselli and her brother had done the work on the property without her knowledge.

The Order by Ms. Vose was reiterated.

CE2025-0255
Holbrook Juan A Rev Trust Holbrook, Juan A Holbrook, Maria Cornelia Wagman, Andrea Holbrook
10 N St. Augustine Blvd
Ch. 8 Sec. 457-Unlawful continuance.

Item heard at the same time as item 5.(a) as it was for the same property and respondent.

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

Mr. Fox recommended a fine since the violation was identified as unlawful continuance.

ORDER

Ms. Vose found the respondent in violation and assigned a flat $250 fine.

5.b[1]) CE2024-0616
Savita1 Corp Inc
20 DeSoto Pl
Ch. 8 Sec. 608- Permits

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 Sec. 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.

Ms. Vose asked if the respondent was present.

The respondent was not present.

Permit could be applied to the building department

Ms. Vose found the applicant in violation.

ORDER

Ms. Vose ordered the respondent had 3 days until April 4, 2025, to obtain a permit or a fine of $250 per day will be assessed beginning April 4, 2025.

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

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 Sec. 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.

Mr. Fox said the December 30th building permit was applied for but returned with insufficient information

Ms. Vose asked if the respondent was present.

The respondents, Joseph Ogeka, and Lillian Ogeka, were present and stated they did not know a permit was required and apologized for not having the permit and wanted to correct the wrong by applying for the permit.

Mr. Schauland stated the respondent would need a contractor to reinstate the permit;

[1] Item numbers did not change in order to reflect the agenda

and because it is in a trust the homestead exemption is not applicable.

ORDER

Ms. Vose found the property in violation and gave 20 days to find a contractor and come into compliance by applying for the permit, if not in compliance there will be a fine of $250 per day beginning April 2, 2025.

5. d) CE2025-0202
Hansson Trust Callen, Lance C
Cullen, Kriston Robinson
66 Masters Dr
Ch.8 Sec. 608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 Sec. 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.

Would be over the counter permit and needed product approval could be done within a day

Ms. Vose asked if the respondent was present; however, no one was present.

ORDER

Ms. Vose ordered the respondent had 3 days until April 4, 2025, to obtain a permit or a fine of $250 per day will be assessed beginning April 4, 2025.

5.e) CE2025-0223 20/20 Commercial Holdings Washington LLC Jackson, Edwards S Sr Jackson, Sara B
142 Washington St
Ch. 28 Sec. 28-90-Administration records, and appeals (a).

Item Removed

5. f) CE2025-0255
Holbrook Juan A Rev Trust Holbrook, Juan A Holbrook, Maria Cornelia Wagman, Andrea Holbrook
10 N St. Augustine Blvd
Ch. 8 Sec. 457-Unlawful continuance.

Item moved to 5(b) and heard at the same time as item 5 (a).

5. g) CE2025-0266
Rose, Howard Noel
6 Oglethorpe Blvd
Ch. Sec. 28-146.-Registration.

Item Removed

5. h) CE2025-0271
Van Dyke, Jared Et AL Van Dyke, Joshua
26 Rohde Ave
Ch. Sec. 28-146.-Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 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. Vose asked if the respondent was present; however, no one was present.

Found in Violation

ORDER

Ms. Vose ordered the respondent had 3 days until April 4, 2025, to register the short-term rental or a fine of $250 per day will be assessed beginning April 4, 2025.

5. i) CE2025-0272
Williamson, Laura Marie Williamson, Michael Dale
145 Washington St
Ch. Sec. 28-146.-Registration.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. Sec. 28-146.-Registration. He said the notice of violation and the 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. Vose asked if the respondent was present; however, no one was present.

ORDER

Ms. Vose ordered the respondent had 3 days until April 4, 2025, to register the short term rental or a fine of $250 per day will be assessed beginning April 4, 2025.

6.Fine Assignment Hearing

6. a) CE2024-0600
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
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.

Becky Vose asked if the respondent was present; however, no one was present.

ORDER

Ms. Vose confirmed the fine of $50,000.

7.Fine Reduction Hearing

7. a) CE2023-0208
Roots Construction LLC
Largay, Joseph Jr
6 Blanche Lane
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. Vose asked if the respondent was present; however, no one was present.

ORDER

Ms. Vose denied the fine reduction.

8. Lien Hearing

8.a) CE2024-0464
Hutchinson, Michael W
204 Pelican Reef Rd
Ch. 25 Sec. 25-56- Tree removal and replacement.

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

Becky Vose asked if the respondent was present. An owner's authorization form was on file for Brittany Crosby and Jason Forrest, Mr. Forrest had been hired to work on the property, stated the homeowners were out of town and didn't receive notice and wanted to work with putting trees back on the property.

Becky Vose asked if Michale Hutchinson owned the property when the trees were removed.

Barry Fox clarified that city staff were required to notify the owner which was done.

Becky Vose stated that under the City Code the fine could have been $5,000 per tree and instead what she assessed was $1500 per tree.

ORDER

Becky Vose ordered that a lien by placed in the amount of $24,500. In addition, the

respondent must add back 30 red cedars and 2 oak trees on site

8. b) CE2024-0600
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
Ch. 19 Sec. 3- Unlawful conditions.

Item moved to 6(a) for proper due process

9. Compliance Hearing

9. a) CE2022-0217
Valerie Lee Properties LLC
38 White St E
Ch. 8 Sec. 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.

ORDER

Ms. Vose found the case to be in compliance.

9. b) CE2023-0290
Roberts Marc H
14 Fancher Ct
Ch. 25 Sec. 58- Tree removal and replacement

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

ORDER

Ms. Vose found the case to be in compliance.

9. c) CE2024-0455
Van Family Irrevocable Trust Van Johnnie Mae Van Edwin H Trustee
56B Spring St
Ch. 8 Sec. 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.

ORDER

Ms. Vose found the case to be in compliance.

9. d) CE2024-0550
Rer Pro Invest LLC
80 Anderson St
Ch. 8 Sec. 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.

ORDER

Ms. Vose found the case to be in compliance.

9. e) CE2024-0599
Tricat Lllp
Shenandoah St
Ch. 17 Sec. 72-Engaging in business without a receipt; failure to comply.

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

ORDER

Ms. Vose found the case to be in compliance.

10. Previously Heard Cases Update

(None)

11. City Attorney Items

(None)

12. Other Business

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:46 AM

Becky Vose, Special Magistrate

+ Completed by Emily Howington.