

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, August 6, 2025

The Special Magistrate met Wednesday, August 6, 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
Isabelle Lopez, City Attorney
Barry Fox, Code Enforcement Manager
Morganne Lanni, Code Enforcement Inspector
Curtis Boles, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Elyse Wiemann, Recording Secretary

2. APPROVAL OF MINUTES

2.A. June and July Minutes for Approval

ORDER

Ms. Vose approved the minutes for the June and July Special Magistrate meetings.

3. General Public Comments (3 minutes per individual)

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

4. Modifications to the Agenda

(None)

5. NEW VIOLATION HEARING

5.A CE2025-0396

**Gunther Jeffrey
18 Locust St**

Ch. 28 Sec. 28-146-Registration.

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

ORDER

Ms. Vose issued an Order Finding in Violation and gave the respondent 2 days until Friday, August 8, 2025, to register the short-term rental and if not met a fine of up to \$250 per day would be issued.

5.B. CE2025-0397

**Teisan Family Revocable Living Trust
Teisan Gregory W
47 Grove Ave**

Ch. 28 Sec. 28-33-Certificates of occupancy

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Certificates of occupancy. 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 what city staff were requesting regarding the case.

Mr. Fox stated the current case number was a repeat violation was on an active open order. He further explained on April 9, 2024, the CEAAB found in the original case violation and on June 5, 2024, Special Magistrate Nancy Stuparich confirmed it was not in compliance and fine of \$250 fine per day. Then on March 5, 2025 and Ms. Vose gave new order not in compliance and altered the order stating "no habitation of the shed is permitted, the case is to come back in 6 months in September to see if in compliance and if converted into a shed or a habitable space in the location it was in an should be inspected, respondent is advised not to rent out but if they did should return immediately".

Ms. Vose stated she had to note that the respondent had not registered the short-term rental, and Mr. Fox agreed it could not be approved while unregistered.

Mr. Fox stated staff thought the cert of occupancy was more important than the short-term rental and the registration period was upcoming which would allow the respondent to comply.

Ms. Vose asked if the respondent was present. Gregory Teisan was present and spoke in relation to the timeline and agreed he was aware of the order for occupancy. He said they had done a lot of work on the property. He said they were working with the HARB and Planning and Building and it should be provided in the next few days.

Mr. Fox stated that in the last three weeks the respondent has been working diligently to achieve his certificate of occupancy and

was in the works to obtain the documents required.

Ms. Vose asked when the last inspection would be.

Mr. Teisan said the inspector was supposed to be coming next week and once approved they would register the short-term rental.

Ms. Vose stated if the City's recommendation to give him an additional 60 days she would, but she was upset that the respondent disregarded her order.

ORDER

Ms. Vose issued an Order Finding Violation and closing the case for the repeat violation case of CE2025-0397.

Ms. Vose also state the previous case 2024-0209 would remain open and would have 60 days to come into compliance or a fine of up to \$250 per day would be imposed.

6. FINE ASSIGNMENT HEARING

6.A. CE024-0441

**Jensen, Annie Et Al Holland, Brandy
78 Sanford St
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. Vose found the respondent not in compliance

ORDER

Ms. Vose issued an Order Imposing a Fine in the amount \$250 a day beginning August 6, 2025.

6.B. CE2024-0478
Sellars, Susanne
91 Kings Ferry 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.

Ms. Vose found the respondent out of compliance.

ORDER

Ms. Vose issued an Order Imposing a Fine in the amount of \$250 a day beginning May 17, 2025.

6.C. CE2025-0251
Casa Marisol DE Augustin LLC
53 Avista Circle
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.

Mr. Fox said the respondent was out of compliance for 12 days and then obtained the proper permits.

ORDER

Ms. Vose issued an Order Closing the Case and did not assign a fine.

7. FINE REDUCTION HEARING

(NONE)

8. LIEN HEARING

8.A. CE2024-0397
Bicknell Family Trust Bicknell, Lee
Bicknell, Constance Inez
19 Milton St
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.

The property remained out of compliance and the fine had reached the amount of \$43,000.

ORDER

Ms. Vose issued an Order Imposing a Lien in the amount of \$43,000.

9. COMPLIANCE HEARING

9.A. CE2024-0539
Dao, Binh
26 Vedder St.
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.

Mr. Fox stated that as of July 2, 2025, the property was in compliance, and the fine was paid in full.

ORDER

Ms. Vose issued an Order Closing for Compliance.

9.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
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.

ORDER

Ms. Vose issued an Order Closing for Compliance.

9.C. 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.

ORDER

Ms. Vose issued an Order Closing for Compliance.

9.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. He noted the violation and provided background information regarding the case.

ORDER

Ms. Vose issued an Order Closing for Compliance.

10. PREVIOUSLY HEARD CASES UPDATE

10.A CE2025-0309

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

Barry Fox, Code Enforcement Manager, provided background information for the case.

Isabelle Lopez stated that she advises the PZB and HARB and make clear that they are not the penalizing board but that is addressed by Code Enforcement. She stated what the PZB did was address mitigation of the trees, which couldn't happen on site due to the size of the development plan.

Ms. Vose stated staff could change the order to find in violation for any subsequent actions would be repeat violations but no assessment of a fine for this case.

ORDER

Ms. Vose issued an Order Finding in Violation and closing the case with no fine assessed.

11. ITEMS BY CITY ATTORNEY

Isabelle Lopez stated the current forms did not have a box for the latest law that allows for 20% of the entire property value to be assigned as a fine if a historic property was demolished without a permit.

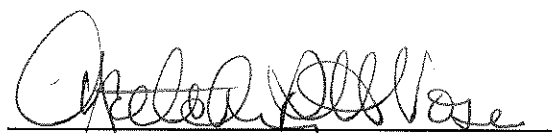
Ms. Vose asked for that to be added to the orders.

12. OTHER BUSINESS

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:03 AM¹


Becky Vose, Special Magistrate

¹ Transcribed by Emily Howington