

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, November 5, 2025

The Special Magistrate met Wednesday, November 5, 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: Garret Olsen, Special Magistrate
Isabelle Lopez, 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

There were none.

3. APPROVAL OF MINUTES

The Special Magistrate postponed the approval of the minutes.

4. General Public Comments (3 minutes per individual)

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

- There were none.

5. NEW VIOLATION HEARING

5.A. **CE2024-0387**
Pantling, Jamie
81 Coquina Ave
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. Mr. Fox 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.

On May 14, 2024, a shed was relocated from one side of the property to the other. The shed movement was unpermitted, a stop work order was initiated. Notice of Violation followed by Notice of Hearing were posted and sent via email. Respondent initiated PZB permitting process but fell short of requirements.

The Special Magistrate, Garrett Olsen, asked if the respondent was present. The respondent Jamie Pantling 81 Coquina ave was sworn in and stated PZB approval was obtained about where shed was relocated. Mr. Pantling stated issues with contractors, and was given an extension on the permit one week ago. Invoices and scope of work were submitted in the city permitting site. Mr. Pantling stated having survey issues, was left with a survey that didn't include the shed even though the shed was built before the house. Survey was redone in error.

Mr. Olsen asked respondent if contesting the violation, Mr. Pantling stated no, but he was asking for more time and consideration. Mr. Fox stated that at one time Mr. Pantling was attempting to rebuild his house after a hurricane, asked if we could table the case for 60 days to allow for more time to correct the permitting issue.

Isabelle Lopez, City attorney, stated that January 7, 2026, would be the Special Magistrate hearing in 60 days.

ORDER

No order was imposed, the case was tabled for the January 7, 2026, hearing.

**5.B. CE2025-0223
20/20 Commercial Holdings
Washington LLC
142 Washington St
Ch. 28 Sec. 28-90-
Administration records,
and appeals. (a)**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 28-90- Administration records, and appeals. (a) 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.

Mrs. Lanni stated on January 8, 2025, received information from Candice Seymour, historic preservation officer, that windows were removed without prior HARB approval. Original wood windows had been destroyed and disposed of before the stop work order. This case was brought to Special Magistrate but was tabled due to HARB meeting. HARB gave orders on how the property could become compliant. On September 9th, Mrs. Lanni noticed the property was for sale and contacted Mrs. Seymour to see if the

HARB instructions had been done, Mrs. Seymour confirmed the conditions were not met.

Mr. Olsen, asked if the respondent was present. Shane Jackson, 142 Washington St. was present, Mr. Olsen asked if he disputed with the city's finding the case in violation. Mr. Jackson stated yes, and he bought the property as an investment and bought the property to add a balcony. Mr. Jackson stated he pulled demolition permit and obtained plumbing and electrical permit. Mr. Jackson stated he replaced 30 windows and most were inoperable or were not in, and previous owners had replaced windows with glass shutters. Mr. Jackson asked for relief on the 2 of the 3 judgements and applied for window replacement permit. Mr. Jackson said he applied to HARB for the balcony, and that the windows were brought up due to that inspection. Mr. Olsen asked for clarification and on the relief requested, and if it was in regards to HARB, only has the extent to either find the code case in violation or not. Mr. Olsen asked if respondent thought about how long the would take to rectify.

Mr. Jackson spoke more about the process of replacing the windows and the disrepair of the original windows, and was asked to remove windows but that it would take special order glass. He sent photos of replacement glass to city staff. Mr. Olsen asked how long he would need and asked staff to address the conditions of the HARB order, that one of the conditions was to retain windows that the respondent stated were not savable. Mr. Fox stated that the do not create HARB orders just enforce them, and the only reason brought to Special Magistrate is because the property was for sale and was asking to find in violation so that the HARB orders will be carried out if not by this respondent then by the next owner, and Code Enforcement's job is to just enforce the HARB code and ensure compliance is met.

Mr. Olsen asked how long house has been on the market, Mr. Jackson said 4 months.

Mr. Jackson said that the building inspectors saw the property but that they could not approve due to the HARB orders.

ORDER

Mr. Olsen issued an Order Finding in Violation and allowed the respondent 60 days to come into compliance by adhering to the HARB orders, and if not met a fine of up to \$250 per day will be issued.

3. **CE2025-0479
Ortiz, Joseph A Et AL
Bunch, John LOrtiz, Joseph V
25 Sevilla 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.

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

Mrs. Lanni stated she received a complaint in form of email from Mr. Steve Wood and Mrs. Karen Wood regarding junk and debris and 2 inoperable vehicles. Mrs. Lanni completed a record search which showed 4 previous cases for same violation and hand delivered the Notice of Violation to the resident Mr. Ortiz, she also emailed the notice to other owners out of state. A member of staff inspected the property on November 4th, and saw the grass has been cut, a lot of debris removed, but vehicles remain. Mrs. Lanni stated this is a reoccurring violation and this action has been in the past.

Mr. Olsen asked staff for direction. Mr. Fox stated staff comfortable with finding in violation, and close for compliance and how in previous action the property is usually in compliance before hearing.

Mr. Olsen asked if any respondent's were present, the respondent, Joseph Ortiz, 25 Sevilla St. was present. Mr. Olsen asked about the vehicles, Mr. Ortiz stated the truck is operable, and the other town car is not and 2 months ago it became inoperable and cannot be safely transported out. Mr. Olsen asked if vehicles were registered. Mr. Ortiz stated they are not registered due to recent retirement and the vehicles will be obtained by another person. Mr. Olsen asked if they will come off the property, Mr. Ortiz said yes. Mr. Olsen asked if there was any other junk or debris staff did not locate, Mr. Ortiz stated there was not.

ORDER

Mr. Olsen issued an Order Finding in Repeat Violation and closed the case for compliance.

4. **CE2025-0483
Kalil Land LLC95 Chapin St
Ch. 25 Sec. 25-56-
Tree removal and replacement.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 25 Sec. 25-56- Tree removal and replacement. 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. Tomaselli stated on October 10, 2025 observed land clearing including 2 dahoon holly trees and 3 oak trees. The Notice of Violation and Notice of Hearing were sent stating the violation was irreplaceable and irreparable.

Mr. Tomaselli stated he never spoke to owner but did speak to contractor, stated they made a mistake, and used a sub contractor an wanted to rectify situation.

Mr. Fox stated there were 5 trees that could be shown definitely. Mr. Olsen asked if respondent present, not present. Mr. Moore told Mr. Tomaselli assured that would try to replace trees where they can fit when property is developed. Mr. Olsen asked if respondent seemed credible, Mr. Tomaselli said yes because the respondent reached out quickly in response to the violation.

ORDER

Mr. Olsen issued an Order Finding in Violation and issued a fine for removal of 5 protected trees, a fine of \$300 for each tree for the removal of 5 trees, totaling a fine of \$1,500 to be paid within 30 days.

6. FINE ASSIGNMENT HEARING

(None)

7. FINE REDUCTION HEARING

(None)

8. LIEN HEARING

(None)

9. COMPLIANCE HEARING

9.A. CE2025-0448

Kunsch Properties LLC

222 W King St

Ch. 8 Sec. 8-457-Unlawful continuance.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 Sec. 8-457-Unlawful continuance. He said relayed the history of the case and the previous orders.

Ch. Sec. – Unlawful continuance

Mr. Fox provided history, the property accrued a \$250 fine for the 1 day out of compliance. The respondent paid fine in full and property in compliance.

ORDER

Ms. Vose issued an Order Closing Case for Compliance.

10. PREVIOUSLY HEARD CASES UPDATE

10.A. CE2025-0456Pitts Barry Living Trust Pitts, John Paul

17 Salt Run Ct

Ch. 25 Sec. 25-56-Tree removal and replacement.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 25 Sec. 25-56- Tree removal and replacement. He said relayed the history of the case and the previous orders.

Mr. Fox read previous order, fine was set at \$2,400 and to plant 16 new cedars. The fine was paid, but trees had specific timeframe to plant, but property is currently going under contract, and respondent is asking how to mitigate the 16 trees. City staff is ok with mitigation for the trees.

Mr. Fox stated the property has potential buyer and is hoping to mitigate the trees instead of replanting so that the case can be closed prior to the sale. Mr. Olsen asked about the requirement of replacement of 16 trees, Mr. Fox stated that it is a requirement of the city code to replace 2x the number of trees removed.

Mrs. Lopez stated past hearing had testimony from a biologist that the tree planting season is in December. Mr. Fox stated the case was brought back because the owner showed good faith and paid his fine immediately and staff doesn't want to cause a hold of the sale.

Mr. Fox stated he is concerned about forcing the new owner to plant the trees but that city does need some action on the replacement of trees.

Mrs. Lopez spoke on about the monitoring the tree for a year. Mr. Fox stated the tree mitigation fund is not to circumvent the

replanting of trees but to assist if the full amount cannot be planted. Mr. Fox stated comfortable with replanting 8 trees and paying for 8 trees into the mitigation fund. Further discussion continued.

Mr. Olsen agreed to a modification of the existing order that was issued on October 1, 2025, stated 8 trees to replant and \$300 fine per trees for 8 trees, have until December 3, 2025, modification to the order.

If respondent cannot meet modification by December 3, 2025 then the case will revert back to the original order. This is a verbal modification.


11. ITEMS BY CITY ATTORNEY

12. OTHER BUSINESS

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:23 A.M.



Garret Olsen, Special Magistrate

+Transcribed by Emily Howington.