

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, January 7, 2026

The Special Magistrate met Wednesday, January 7, 2026, 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
Richard Schauland, Building Official
Barry Fox, Code Enforcement Manager
Curtis Boles, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Morganne Lanni, Code Enforcement Inspector
Emily Howington, Recording Secretary

2. MODIFICATION TO THE AGENDA

3. APPROVAL OF MINUTES

N/A

4. General Public Comments (3 minutes per individual)

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

5. NEW VIOLATION HEARING

5.A. CE2025-0505

120 Arrendondo

Ktn Property management LLC

Ch 19 sec 19-4-

Certain growth and conditions prohibited.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch 19 sec 19-4- certain growth and conditions prohibited. He said the notice of violation, notice of hearing was served and affidavits were on file.

Curtis Boles, Code Enforcement Officer, on September 2, 2025, and November 5, 2025, received complaints about overgrown grass in front and back yard. Mr. Boles observed the house was vacant, on November 4 the NOV sent and on November 24 a NOH issued.

Ms. Vose asked if any respondents were present, there were none.

ORDER

The Special Magistrate issued an Order Finding in Violation, and allowed respondent 2 days to come into compliance if not a fine is set to \$250 per day until abated or addressed by the owner.

5.B. CE2025-0581

Corbitt, Carol

14 Myrtle 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 Ch 19 sec 19-3- unlawful conditions. He said the

notice of violation, notice of hearing was served and affidavits were on file. The property currently has 2 liens for the same violation.

Morganne Lanni, Code Enforcement Officer, reviewed the case, the violation, and provided background information. On November 10, 2025, observed the state of the property. The property has had a total of 18 code cases dating back to 2000. Staff received a formal complaint on December 9, 2025, on December 20, 2025, a NOV and NOH were sent for repeat violation. As of January 2, 2026, no progress has been made.

Carol Corbitt, respondent, was present and stated the property is better now than it was previously. Ms. Vose asked how long respondent required to clean.

Mr. Fox stated they have worked with Corbitt before, and what is not pictured is the yard that in past the city has only charged for abatement. Mr. Fox requested a time of compliance and a running \$500 per day fine for the repeat violation and requesting the authority of abatement because a dumpster will be required.

Ms. Vose stated she will give 2 weeks for compliance, and if the property was not completely clean, a \$500 day fine will be imposed, and the city is authorized after cleaning the area and the cost of cleaning will be added to the \$500 day fine. If there is a future violation, the fine will run at \$500 automatically.

Ms. Vose stated the seriousness of the issue and the repeat violation.

ORDER

Ms. Vose issued an Order Finding in Violation, given 2 weeks to clean if not a fine of \$500 will incur and city staff has authority to abate, the cost of abatement added to fine.

5.c CE2025-0583

Day, Rachel

Day, Walker Lee

114 spartina Ave

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 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 Tomaseli, Code Enforcement Officer, reviewed the case, the violation, and provided background information. City staff received a complaint that an unknown number of trees were removed from vacant lot without permits or approval. Mr. Tomaselli observed 22 stumps and listed all the types of trees; some trees are eligible for after the fact permits but not all. On December 16 NOV and NOH sent and Mr. Tomaselli spoke to respondent.

Respondents Walker Day and Rachel Day were present, and asked for a continuance.

Ms. Vose stated she would table the case until February 4th, 2026.

ORDER

Case was tabled.

5.d CE2025-0591

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 19-3-

Unlawful conditions.

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

Ms. Vose asked if any respondents were present, there were none.

Morganne Lanni, stated a lien was placed on June 4, 2025, and staff received the same complaints July of 2025.

On December 19, 2025, Mrs. Lanni opened repeat violation case and NOV and NOH were sent. The tenant is aware of violation.

Ms. Vose asked if the property was homesteaded, Mr. Fox stated one of respondents was the owner and the property had been homesteaded but staff believed he had passed.

Mr. Fox asked if fine was to start on the date of discovery December 19, 2025.

ORDER

Ms. Vose issued an Order Finding in Violation for a repeat violation and imposed a fine beginning December 19, 2025, of \$500 per day.

5.e CE2025-0592

**Roots Construction Group LLC
6 blanche lane
Ch 19 sec 19-3-
Unlawful conditions**

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

On January 5, 2023, a lien of 50k was placed on the property for past violation.

James Tomaselli, dec 19 2025, served large construction, vehicles, and mini

house, say prior identical case resulting in a lien. The NOV and NOH for repeat violation on Dec 19, 2025. Mr. Tomaselli established contact with the respondent and is aware of violation.

Respondent, Joseph Largay, 505 Wilson Rd, Hastings, was present. Mr. Largay stated the property is encompassed by temporary fence. Mr. Largay stated the property had been partially cleaned and the property is commercial and stated the tiny house is not used as a dwelling.

Ms. Vose asked what property is used for, respondent stated he was working on the tiny house.

Mr. Fox stated storage of construction debris by contractor is permitted of use by exception and have to be a licensed contractor, on this property the use by exception was not given.

Mr. Largay stated he was not currently licensed contractor.

Ms. Vose stated it was a repeat violation because of the unsheltered storage of junk and debris.

ORDER

Ms. Vose issued an Order Finding in Violation for a repeat violation and gave until January 212026 to clean property or a fine of \$500 per day would accrue beginning the date of violation, December 19 2025.

6. FINE ASSIGNMENT HEARING

6.A. 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 and he reviewed the violation Ch. 8 Sec. 8-608- Permits required. He said relayed the history of the case and the previous orders.

Ms. Vose asked if any respondents were present, there were none.

The property remains in violation and the fine reached the threshold of \$50,000.

ORDER

Ms. Vose issued an Order Imposing a Fine of \$50,000 to be paid in 30 days.

6.b CE2025-0333

**Legacy Portfolio Holdings LLC
9 Venancio St
Ch 28 sec 28-145-
Registration**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation Ch. 8 Sec. 8-608- Permits required. He said relayed the history of the case and the previous orders.

Ms. Vose asked if any respondents were present, there were none. The fine has reached \$47,250.

ORDER

Ms. Vose issued an Order Imposing a Fine of \$47,250 to be paid in 30 days.

6.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 Ch. 8 Sec. 8-608- Permits required. He said relayed the history of the case and the previous orders.

Ms. Vose asked if any respondents were present, there were none. The fine has reached \$47,250.

ORDER

Ms. Vose issued an Order Imposing a Fine of \$47,250 to be paid in 30 days.

7. FINE REDUCTION HEARING

(NONE)

8. LIEN HEARING

None

9. COMPLIANCE HEARING

**9.A. CE2024-0219
Ray, Rima
135 Menendez
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. 25 Sec. 25-56- Tree removal and replacement. He said relayed the history of the case and the previous orders.

On July 3, 2025, the fine was paid in full, permits have been issued.

Ms. Vose asked if any respondents were present, there were none.

ORDER

Ms. Vose issued an Order Closing Case for Compliance.

10. PREVIOUSLY HEARD CASES UPDATE

**CE2023-0219 & CE 2024-0600
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 19-3-
Unlawful conditions.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation Ch 19 sec 19-3- Unlawful conditions. He relayed the

history of the cases and the previous orders.

Mr. Fox stated two liens in the amount of \$50,000 each for a total lien of \$100,000 in addition to running fine established today. It is believed the resident has passed on and property removed from homestead status. It is believed the tenet is not an owner and will continue to run logging business with no regard to the liens. City staff request for authorization for foreclose on the property.

ORDER

Ms. Vose authorized the city's foreclosure on this property. The order to be sent post hearing.

11. ITEMS BY CITY ATTORNEY

12. OTHER BUSINESS

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:09m



Becky Vose, Special Magistrate