CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, March 5, 2025

The Special Magistrate met Wednesday, March 5, 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
April Owen, Assistant 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

Becky Vose introduced herself and explained her role within the meeting and qualifications for doing so, as well as Code Enforcement procedures.

2. APPROVAL OF MINUTES

Heard after item 13.

MOTION

Ms. Vose approved the minutes from the February 5, 2025, Special Magistrate Meeting.

3. MODIFICATIONS TO THE AGENDA

MOTION

Barry Fox, Code Enforcement Manager, said there were several changes to the agenda. He asked for items 5 (c). CE2024-0479, 5 (d). CE2024-0538, 5(g). CE2024-0591, 5(h). CE2025-0201, and 5(j). CE2025-0209 to be removed from the agenda as they had come into compliance prior to the meeting.

4. General Public Comments (3 minutes per individual)

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

- Joseph Largay

5. NEW VIOLATION HEARING

5.a) CE2024-0415
Balch, Robert K Balch, Beverly A Balch, Robert M Balch, Robert K Trust
1 Ponce De Leon Ave
Ch. 8 Sec. 608 Permits required

Barry Fox, Code Enforcement Manager, said the respondent was identified as the Robert K Trust, Rober K, Beverly A, and Robert M Balch. 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; however, no one was present.

Ms. Vose found the property in violation and asked how long it would take to obtain permits.

Richard Schauland, noted it would take at least 30 days.

Fine would be contingent upon requesting the Land Development

MOTION
The respondent had until 5pm on March 7th to apply for the permit but if did not and subsequently apply for a permit building 45 days after – Fine will start March 7th of $250 if they do apply for it will have 45 days to apply if not fines will run

5.b) CE2024-0467
Corbitt, Carol Lee
14 Myrtle Avenue
Ch. 19 Sec. 4 -Certain growth and conditions prohibited.

Barry Fox, Code Enforcement Manager, said the respondent was identified as Carol Lee Corbitt. He reviewed the violation which was, Ch. 19 Sec. 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, reviewed the case, the violation, and provided background information.

Carol Lee Corbitt was present and said the overgrowth of vegetation had been taken care of. She said she had two gentlemen come out to the property and assist her in the process as she was unable.

Mr. Boles said he went to the property three days ago and nothing had been done. He said he would go by the property today to confirm.

Mr. Fox said they could table the item and if there was a change it could be taken care of administratively, but if not, it could come back at the next meeting.

5.c) CE2024-0479
Katz Bronson Abraham Etal
Katz Grayson Alexander
186 Blanco St
Ch. 8 Sec. 608- Permits required

Removed from the agenda as noted under 3 Modifications to the agenda.

5. d) CE2024-0538
San Marco Office LLC Ansbacher Law Shee, Christopher Kuzoian, Stephen B
6 Court Theophelia
Ch. 8 Sec. 301- Property maintenance code.

Removed from the agenda as noted under 3 Modifications to the agenda.

5. e) CE2024-0575
Old Stone Management Inc
228 Pelican Reef
Ch. 25 Sec. 56- Tree removal and replacement

Barry Fox, Code Enforcement Manager, said the respondent was identified as Old Stone Management, Inc. He reviewed the violation which was, Ch. 25 Sec. 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.

Michelle Bruckheimer spoke as an authorized agent for the respondent.

Mr. Fox explained that Mr. Tomaselli was responsible for confirming trees on lots with the survey provided. He said this was how this case began.

Becky Vose asked if there was evidence of live trees removed from the lot

Mr. Tomaselli said the survey provided was November and no trees were shown to be removed.

Mr. Fox said there were more trees on the site than was shown on the survey

Ms. Vose said no violation was proved.

5. f) CE2024-0590
Kunsch Properties LLC Kunsch, Ryan Derkum, Terri
222 W King St
Ch. 8 Sec. 608- Permits required

Barry Fox, Code Enforcement Manager, said the respondents were identified as Kunsch Properties, LLC, Ryan Kunsch, and Terri Derkum. He reviewed the violation, which was 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.

Ryan Kunsch, respondent, said the steel structure was taken down by another party. He said it was owned by the Sailor Exchange and was sold by them.

Ms. Vose asked how long it would take to get an after the fact permit. Richard Schauland replied that it could be done today.

Ms. Vose gave the respondent until March 7th at 5:00 pm to have the contractor apply for an after-the-fact permit. If not done, on the 8th there would be a $250 a day fine.

Was in violation,

5. g) CE2024-0591
Kunsch Properties LLC Kunsch, Ryan Derkum, Terri
222 W King St
Ch. 8 Sec. 608- Permits required

Removed from the agenda as noted under 3 Modifications to the agenda.

5. h) CE2025-0201
Forrest Collins Et AL Lamolinara, Natalie
4 Sanchez Cove Ave
Ch. 22 Sec. 16(b)(i)(i)- Use of and or construction in city right of way.

Removed from the agenda as noted under 3 Modifications to the agenda.

5. i) CE2025-0204
Chip Shot Properties LLC Hudmon, Stanton Indriolo, Joseph Wainwright, Mark Easton, William
32 St. Francis St.
Ch. 8 Sec. 608- Permits required

Barry Fox, Code Enforcement Manager, said the respondents were identified as Chip Shot Properties, LLC. 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.

Mark Wainwright, respondent, said they were in the process of going the HARB.

Ms. Vose found in the case violation but could be fixed by updating his current permit. No later than Friday March 7th by 5:00p.m. if it doesn't happen there would be a $250 a day fine until completed

5. j) CE2025-0209
Le Tony Van Et AL Doa Loan
72 Saragossa St.
Ch 8 Sec. 608- Permits required.

Removed from the agenda as noted under 3 Modifications to the agenda.

5. k) CE2025-0215
Chip Shot Properties LLC Hudmon, Stanton Indriolo, Joseph Wainwright, Mark Easton, William
32 St. Francis St.
Ch. 28 Sec. 91- Enforcement

Barry Fox, Code Enforcement Manager, requested for the item to be tabled as the respondent had to attend the Historic Architectural Review Board (HARB).

Ms. Vose was in agreeance.

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

Barry Fox, Code Enforcement Manager, said the respondents were identified as 20/20 Commercial Holdings Washington LLC. He reviewed the violation as, Ch. 28 Sec. 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.

Shane Jackson, respondent, provided testimony.

Mr. Fox said the windows were lost and replaced with vinyl and had to be approved by HARB.

Motion – in violation – should be on the April agenda and would reassess at that time.

5. m) CE2025-0241
Sta-Bull Holdings LLC Law, Thomas Law, Mariama
110 Anastasia Blvd
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Sta-Bull Holdings LLC Law. He reviewed the violation as Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply. 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.

Mr. Schauland said the business tax receipt was denied due to several items.

Mr. Ellis, business owner, provided testimony.

There was discussion on the time frame and additional steps required.

Mr. Fox suggested tabling the item as the owner was informed. He said he did not want to hold a property owner responsible for what a business owner was doing.

Ms. Vose tabled the matter and should be taken care of before the meeting. If progressing well, it could be pushed off until the following meeting or could be closed administratively

6. Fine Assignment Hearing

6. a) CE2023-0208
Roots Construction Group LLC
Largay, Joseph Jr.
6 Blanche Ln, Saint Augustine, FL, 32084
Ch. 19 Sec. 3- Unlawful conditions

Barry Fox, Code Enforcement Manager, said the respondents were identified as Roots Construction Group, LLC. He reviewed the violation as Ch. 19 Sec. 3-Unlawful conditions. He reviewed the case and provided background information.

Joseph Largay, respondent, provided testimony.

Ms. Vose requested the removal of the trailer as it needed to be removed as it was one of the issues for the property.

Ms. Lanni said it was only the two items as mentioned by Mr. Fox.

There was discussion of the fine.

MOTION- Ms. Vose assed the 50k fine and brought back at the discretion of the City determined case was in violation. Ms. Vose advised the respondent to get the truck and trailer removed. Staff ordered to bring the case back in 60 days for a lien if not paid

6. b) CE2024-0209
Teisan Family Revocable Living Trust Teisan, Gregory W
47 Grove Ave
Ch. 28 Sec. 33- Certificates of occupancy.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Gregory W. Teisan and Teisan Family Revocable Living Trust. He reviewed the violation as Ch. 28 Sec. 33- Certificates of occupancy. He reviewed the case and provided background information.

Ms. Lanni said she had not been contacted saying it was converted back and was still not in compliance. She said the last stay was in July 2024.

Hilliary Teisan, respondent, provided testimony.

Ms. Vose said the order was to be reverted to a shed and not used as a habitable space. She said the property needed to be brought into compliance and then after that the respondent could do whatever they wanted.

Mr. Fox said there was no issue about rolling the fines back to the original date of the violation or the last stay in July 2024.

Ms. Vose suggested getting assistance from the City regarding the permit. She asked if an Airbnb would be allowed in this location.

Mr. Fox said it was a complex issue as the building was in a setback and to be habitable space would also require approval.

ORDER
No habitation for the property in Violation – no fine assessed and directed the City to bring this back in 6 months if the City learned it was being used as an Airbnb bring it back immediately.

6. c) CE2024-0397
Bicknell Family Trust Bicknell, Constance Inez Bicknell, Lee
19 Milton St
Ch. 8 Sec. 608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Constance Inez Bicknell, Lee Bicknell, and Bicknell Family Trust. He reviewed the violation as Ch. 8 Sec. 608- Permits required. He reviewed the case and provided background information.

Ms. Vose asked if a representative for the Bicknell Family Trust; however, the respondent was not present.

ORDER
Fine was assigned $250 per day would begin on February 15, 2025

6. d) CE2024-0455
Irrevocable Van Family Trust Van Moore, Myra, Van, Edwin H
56B Spring St
Ch. 8 Sec. 608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Irrevocable Van Family Trust Van Moore. H reviewed the violation as Ch. 8 Sec. 608-

Permits required. He reviewed the case and provided background information.

Mr. Tomaselli said the permit was issued on March 4, 2025.

No fine assessed – will be brought back for compliance

6. e) CE2024-0550
Rer Pro Invest LLC, Esteva Ruano, Roxana
80 Anderson St
Ch. 8 Sec. 608- Permits required

Barry Fox, Code Enforcement Manager, said the respondents were identified as Rozana Esteva Ruano and Rer Pro Invest, LLC. He reviewed the violation as Ch. 8 Sec. 608- Permits required. He reviewed the case and provided background information.

Barry Fox, Code Enforcement Manager, said the respondent was identified as Irrevocable Van Family Trust. He reviewed the violation as Ch. 8 Sec. 608- Permits required. He reviewed the case and provided background information.

Mario Ruaz* respondent, provided testimony.

Mr. Schauland said that on December 13th more information was requested which was provided on January 3rd and then issued on January 16th, and the permit was sent to the contractor.

Mr. Fox asked if the contractor was not unaware of the pending fines, which explained the time issues.

No fines were assessed—and the respondent was in compliance.
*Audio file intelligible.

6. f) CE2024-0586
Les Bans Temps Rouler LLC Collins, Russell J
102 Fred Waters Way
Ch. 8 Sec. 608- Permits required.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Russell J Collins and Les Bans Temps Rouler, LLC. He said Mr. Collins was listed as the attorney on file for the property and was aware of the code violation.

ORDER- Not in compliance – assessed $250 day fine from February 15th

7. Fine Reduction Hearing

(None)

8. Lien Hearing

(None)

9. Compliance Hearing

9. a) CE2024-0459
Paper Root Industries LLC
Dettra, Gregory P
213 W King St
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Gregory P. Dettra and Paper Root Industries LLC. He reviewed the violation which was Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply. He reviewed the case and provided background information.

ORDER –of compliance granted

9. b) CE2024-0596
Teisan Family Revocable Living Trust Teisan, Gregory W
47 Grove Ave
Ch. 17 Sec. 72- Engaging in business without a receipt; failure to comply.

Barry Fox, Code Enforcement Manager, said the respondents were identified as Gregory W. Teisan and Teisan Family Revocable Living Trust. He reviewed the violation which was Ch. 17 Sec. 72-

Engaging in business without a receipt; failure to comply. He reviewed the case and provided background information.

ORDER – of Compliance granted

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 11:42 P.M.[1]

Minutes approved

Gretchen R. H. Vose, Esq
Special Magistrate

[1] Transcribed by Morganne Lanni