

## CITY OF ST. AUGUSTINE

Special Magistrate Meeting  
Wednesday, September 3, 2025

The Special Magistrate met Wednesday, September 3, 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  
April Owen, Assistant 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

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### **2. MODIFICATION TO THE AGENDA**

There were none.

### **3. APPROVAL OF MINUTES**

The Special Magistrate approved the August minutes.

### **4. General Public Comments (3 minutes per individual)**

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

- BJ Kalaidi, West City of St. Augustine, spoke on her appreciation of these hearings.

### **5. NEW VIOLATION HEARING**

#### **5.A. CE2025-0431**

**Rose Howard N Revocable Trust  
Rose Howard Noel  
219 Zoratoa Ave  
Ch. 28 Sec. 28-146-Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 28-146- Registration. Mr. Fox 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 the City software shows the property was used as a short-term rental since January 2010 and no active registration on file. The NOV was issued August 13, giving the respondent 10 days to register. On August 20 the NOH was issued.

Mrs. Lanni stated no contact could be made with respondent, so she cannot confirm if respondent understands the violation.

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

### **ORDER**

**Ms. Vose issued an Order Finding in Violation and allowed the respondent until Friday at 5pm, which was 2 days to register, after which a fine of up to 250 per day would be imposed.**

**5.B. 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 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 the Stop Work Order was posted but work continued. A NOH was issued on Aug 21, 2025.

Ms. Vose asked if the permits were issued.

Mr. Tomaselli replied that there was already an existing case for interior renovation work that didn't have a permit, but additional permits for grease traps could be obtained with the stop work order, but the permits for additional work were applied for but had not been issued.

Mr. Fox relayed that a stop work order stays in place even if additional individual work is permitted, if the original work does not have a permit.

Ms. Vose asked if the continuance was about the grease trap and asked how long the permit had been issued.

Mr. Fox stated the permit had been issued for 1 day.

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

**ORDER**

**Ms. Vose issued an Order Finding in Violation and stated the property was in violation for 1 day and set the fine to**

**\$250, the respondent had 30 days to pay.**

**6. FINE ASSIGNMENT HEARING**

**6.A. CE2024-0590**  
**Kunsch Properties LLC**  
**222 W King St**  
**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 He said relayed the history of the case and the previous orders.**

As of March 8, 2025, the property is still out of compliance. The time out of compliance was 179 days and the fine amount may total to \$44,750.

Ms. Vose asked for the city's cap on fine amounts, Mr. Fox stated \$50,000.

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

**ORDER**

**Ms. Vose issued an Order imposing fine in the amount of 44,750. The respondent has 30 days to pay.**

**6.B. CE2025-0204**  
**Chip Shot Properties LLC**  
**32 St Francis St**  
**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 He said relayed the history of the case and the previous orders.

Ms. Vose asked if the respondent was present; Mark Wainwright was present.

Mr. Wainwright stated he had been working with architects and HARB and recently got HARB approval and once that was processed next week, they will apply for a permit.

Mr. Fox stated an attempt was made to comply before the end of the compliance period, but there was an error and then they had to go to HARB.

Buddy Schauland stated they attempted to apply March 6, 2025, 1 day prior to compliance deadline.

Ms. Vose asked if worked continued March 6, 2025. Mr. Wainwright said no, and Mr. Fox confirmed work has not continued.

#### **ORDER**

**Ms. Vose issued an Order and stated no fine assigned and found the property in compliance and case is closed.**

#### **6.C. CE2025-0314**

**Anderson Teresa D Etal  
Anderson Robert Lee Jr  
33 Nesmith 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 as Ch. 8 Sec. 8-608- Permits required He said relayed the history of the case and the previous orders.

As of August 6, 2025, property is still out of compliance.

Mr. Vose asked if there had been any contact with the property owner.

Curtis Boles said attempts were made and 1 phone call was made early in the process but no contact since.

Mr. Fox stated city staff had contacted the brother listed on the property.

Ms. Vose asked Mr. Boles if the neighborhood was disrupted by the violation.

Mr. Boles stated yes, he had multiple complaints, and the property was out of compliance on August 3, 2025.

#### **ORDER**

**Ms. Vose issued an Order Imposing a Fine with a fine up to \$250 per day beginning August 3, 2025, for each day out of compliance.**

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

As of August 8, 2025, the property is out of compliance.

Ms. Vose asked Mrs. Lanni for the status of notifying the respondent.

Mrs. Lanni stated she had no contact. Ms. Vose asked if notice was sent by regular mail, Mrs. Lanni stated it was sent only by certified mail and that the notice is also posted on the property.

#### **ORDER**

**Ms. Vose issued an Order Imposing a Fine and set the fine to \$250 per day from August 9, 2025, until compliance is met.**

#### **7. FINE REDUCTION HEARING**

(None)

#### **8. LIEN HEARING**

(None)

## 9. COMPLIANCE HEARING

### 9.A. CE2024-0209

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

Mr. Fox stated as August 18, 2025, the property is in compliance.

### **ORDER**

**Ms. Vose issued an Order Closing Case for Compliance.**

## 10. PREVIOUSLY HEARD CASES UPDATE

### 10.A. CE2022-0268

**Trinity Chr of St Aug Vestry**  
**2 Artillery Ln**  
**Ch. 29 Sec. 29-27-**  
**Permits required for construction.**

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

Mr. Fox stated these cases were not noticed and just require discussion so that they may be noticed for hearings at a later date.

Ms. Vose stated she was understanding that the process was long but respondent worked with the city and were closed to being in compliance.

Mr. Fox stated the respondent will be in compliance with the city code and

requirements, but not technically with the previous order.

Mr. Fox stated once he received the permitting approval, the respondent will be noticed for a compliance hearing for October 1, 2025.

### 10.B. CE2024-0394

**Wolkoff William J Trust**  
**Wolkoff, William J**  
**186 Pelican Reef Dr Ch. 28 Sec. 28-56-**  
**Tree removal and replacement.**

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

Mr. Fox stated these cases were not noticed and just require discussion so that they may be noticed for hearings at a later date.

Mr. Fox stated city staff learned that respondent has taken no action but is trying to sell the property.

Ms. Vose asked staff to record the order. Mr. Fox stated they would notice the property for a fine assignment for a set fine.

BF stated staff would record the order of violation and notice the case for a fine assignment hearing in October.

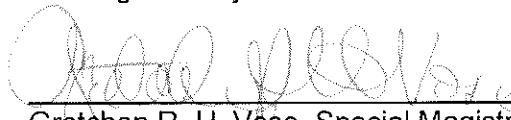
## 11. ITEMS BY CITY ATTORNEY

## 12. OTHER BUSINESS

(None)

## 13. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:47 P.M.



Gretchen R. H. Vose, Special Magistrate

+Transcribed by Emily Howington.