

CITY OF ST. AUGUSTINE

Special Magistrate Meeting  
Wednesday, October 1, 2025

The Special Magistrate met Wednesday, October 1, 2025, at 9:00 A.M. in the Alcazar Room at City Hall. The meeting was called to order by Stephanie Velo, and the following were present:

**1. Swearing in of Staff:**

Also Present: Stephanie Velo, Special Magistrate  
Isabelle Lope, 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  
Emily Howington, Recording Secretary

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**2. MODIFICATION TO THE AGENDA**

Item 9c was moved to 6d under fine assignment.

**3. APPROVAL OF MINUTES**

The Special Magistrate tabled the approval of the September minutes.

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

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

- None.

**5. NEW VIOLATION HEARING**

**5.A. CE2025-0456**  
**Pitts 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. 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.

Ms. Velo asked if the respondent was present; two respondents were present, contractor Keneth Odum and owner, Barry Pitt. Mr. Pitt stated the trees were removed in an attempt to clean up property before selling and was unaware of the tree removal requirements. Mr. Odum stated he was unaware cedar trees were protected, and since then he has trained his staff and learned the list of trees that are protected within the city.

Mr. Fox stated the respondent has worked well with the city and that there are other cases regarding cedar trees where the option of the tree mitigation fund was considered. Mr. Tomaselli stated 8 trees were removed. Mr. Fox stated the city would be comfortable with a \$300 fine per

tree, and that if not able to be replanted than payment into the tree fund and that Mr. Pitts was very cooperative with staff. Ms. Velo stated that she was comfortable with the city's suggestion of \$300 per tree with 8 trees and a total fine of \$2,400.

Mr. Odum stated he has sourced 16 trees, and he will plant as many as possible. Ms. Velo asked about permits for planting, Mr. Fox said planting does not require a permit.

Mr. Fox asked Isabelle Lopez if the respondent paid for 8 trees would it be appropriate to plant 8 and split the difference. Mrs. Lopez asked about planting season.

Ryan Carter, tree expert, stated planting season begins December 1<sup>st</sup> and runs through April 15<sup>th</sup>.

#### **ORDER**

**Ms. Velo issued an Order Finding in Violation and allowed the respondent 90 days to pay the \$300 fine for 8 trees for a total fine of \$2,400 and plant the 16 trees or a fine of up to \$250 per day will be issued.**

#### **6. FINE ASSIGNMENT HEARING**

##### **6.A. CE2024-0394**

**Wolkoff William J Trust  
Wolkoff, William J  
186 Pelican Reef Dr  
Ch. 25 Sec. 25-56-  
Tree removal and replacements**

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 replacements. He said relayed the history of the case and the previous orders.

Mr. Fox stated staff was bringing the case for fine assignment because to the owner is trying to sell the property. There were questions regarding tree replacement once property is developed. Mr. Fox stated the

fine may be \$300 per tree for the 17 trees for a total of \$5,100.

Ms. Velo asked if the respondent was present; James Whitehouse, the respondents attorney, was present.

The city discussed the fine at \$4,500. Velo asked if any additional relief is requested. There was none.

#### **ORDER**

**Ms. Velo issued an Order imposing fine in the amount of \$4,500 and allowed the respondent 30 days to pay the fine.**

##### **6.B. CE2025-0232**

**Beale, Jason  
10 Sanchez 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 Sec. 28-146- Registration. He said relayed the history of the case and the previous orders.

Mr. Fox stated the short-term rental was not registered and came before the magistrate on June 4<sup>th</sup>. The Special Magistrate set the fine to at \$50 per day.

On September 4<sup>th</sup> the property came into compliance. The total fine calculated is \$5,250.

#### **ORDER**

**Ms. Velo issued an Order imposing fine in the amount of \$5,250 and allowed the respondent 30 days to pay the fine.**

##### **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. 19 Sec. 19-3-Unlawful conditions. He said relayed the history of the case and the previous orders.

On September 3<sup>rd</sup> the Special Magistrate issued an Order Imposing a Fine beginning September 2<sup>nd</sup> at \$250 per day until compliance met.

On September 9<sup>th</sup> the property came into compliance for a total fine of \$1,000. City asked the fine be waived and the case found in compliance.

Ms. Velo asked if the respondent was present; Teresa Anderson, property owner, stated the car was broken by neighbors while she was away.

**ORDER**

**Ms. Velo issued an Order Closing the Case for Compliance, no fine issued.**

**6.D. CE2025-0386  
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. 28 Sec. 28-146- Registration. He said relayed the history of the case and the previous orders.

This case was moved from compliance hearing to a fine assignment hearing.

Mr. Fox stated the fine was set to \$250 per day, as of September 8<sup>th</sup> the property is in compliance, the fine total is \$7,500.

**ORDER**

**Ms. Velo issued an Order Imposing a Fine in amount of \$7,500 allowing the respondent 30 days to pay the fine.**

**7. FINE REDUCTION HEARING**

(None)

**8. LIEN HEARING**

(None)

**9. COMPLIANCE HEARING**

**9.A. CE2021-0227  
Augustine Development Group LLC  
215 Anastasia Blvd  
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.

Mr. Fox stated a full bar was constructed without permits. On November 8<sup>th</sup> an Order Imposing a Fine was issued for 160 days with a total fine of \$40,000.

On March 14 an Order Imposing a Lien was issued for the \$40,000.

On August 29 the full lien was paid. On September 22, City Commission released the lien and the property is now in compliance.

**ORDER**

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

**9.B. 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. 29 Sec. 29-27- Permits required for construction. He said relayed the history of the case and the previous orders.

Mr. Fox stated the way the previous order read, the case couldn't be closed until the

construction packet was signed off by public works.

Mr. Fox stated staff was asking for the case to be closed for compliance as of 4/11/24 when the engineering details were finalized.

Ms. Velo asked if the respondent was present; John Roberts, Trinity Parish, Junior Warden, briefly discussed with Barry Fox there were multiple cases on the property.

**ORDER**

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

**9.C. 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 Sec. 28-146- Registration. He said relayed the history of the case and the previous orders.

Respondent had trouble registering the property because the URL was not accepted by city's 3rd party vendor. City staff verified that the issue was with the 3rd party vendor and were currently in reregistration process and staff will have to ask vendor why it will not accept registration.

**ORDER**

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

**10. PREVIOUSLY HEARD CASES UPDATE**

**10.A. CE2024-0464**

**Hutchinson, Michael W  
204 Pelican Reef  
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 stated that per a previous order the fine is already imposed as a lien, but the property still have to comply with development order. Attorney James Whitehouse was present on behalf of the property owner.

Mr. Fox stated these were property owners using the same contractor who was unaware of city regulations. Mr. Fox stated staff is amenable to the reduction of the lien to \$4,500.

Ms. Velos agreed to issue the recommendation of reduction of lien to City Commission.

**10.B. 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.

On March 5<sup>th</sup> the case was found in violation. When the respondent received the Order Imposing a Fine, they notified city staff that the demolition permit was issued on March 10<sup>th</sup>, 2025.

Marcus Thompson of Trinity Law and Title, spoke on behalf of the respondent and agree with disposition of city staff.

**ORDER**

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

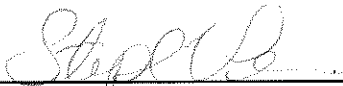
**11. ITEMS BY CITY ATTORNEY**

**12. OTHER BUSINESS**

(None)

**13. ADJOURNMENT**

- There being no further business,  
the meeting was adjourned at 9:58  
A.M.



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Stephanie Velo, Special Magistrate

+Transcribed by Emily Howington.