

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, April 1, 2026

The Special Magistrate met Wednesday, April 1, 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
John Preston Steinmez, Substitute 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

Minutes previously approved.

4. General Public Comments (3 minutes per individual)

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

5. NEW VIOLATION HEARING

5.A. CE2025-0490

**Downing Sheila M Downing Mariah L 8
Magnolia 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. He said the notice of violation, notice of hearing was served and affidavits were on file.

The respondent has resolved the issue as of 8:30 AM this morning and staff asked for the case to be closed administratively.

Ms. Vose, Special Magistrate, agreed for staff to close the case administratively.

5.B. CE2025-0498

**Lopez, Kenneth 3 Nesmith 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 Ch. 8 Sec. 8-608- 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.

Construction debris was seen in front of the property and a stop work order was issued on 6/30/2025. The debris was removed. No permits or applications filed for electrical work or remodeling that had been performed. On November 4, 2025, officer had contact with respondents and

on December 20, 2025, the NOV was sent. On January 14, 2026, respondents said he obtained contractor and asked to put things on hold. On March 20, 2026, NOH sent because no further contact or updates were made.

A new plumbing pipe was exposed, and a connection was made not according to code and permits were required. An electrical permit was obtained but the other permits required were not obtained.

Respondent, Kenneth Lopez, said he spoke to Mr. Tomaselli on numerous occasions. Mr. Lopez said the AC was installed in 2016 and is the same one and he wants to repair not replace, which did not need a permit. Mr. Lopez said he got an electrical permit which includes working into the drywall and said he did not change the plumbing, also he did take cabinets out and put new ones in but put them in the same place as previously.

Mr. Lopez demonstrated the purchase order from 2016 and said the plumbing lines on the outside are for an old washer and dryer and were not replaced.

Ms. Vose asked about the old toilet in front and if a permit was required to replace, Mr. Schauland said it was not.

Ms. Vose asked why the plumbing lines were exposed.

Mr. Lopez said the house was previously owned by his father, and he was investigating where the plumbing lines went but were they not replaced.

Ms. Vose asked if permits were needed to replace cabinets Mr. Schauland said it was not.

Mr. Schauland examined the photos of the case and said he could not fully examine the situation based on the case photos and recommending the case be continued.

Ms. Vose said that the case can be closed administratively if no violation is found.

6. FINE ASSIGNMENT HEARING

6.A. CE2024-0441

**Jensen Annie Et AL
Holland, Brandy
78 Sanford 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.

Mr. Fox said the fine was set but the respondent was adamant he had clarified the issue. Mr. Fox said the permit was obtained but respondents failed to let staff know and amended an old permit instead of obtaining a new permit.

The property was out of compliance for 4 days, so the fine should be set to \$1,000.00 and staff asked for the fine to be amended.

ORDER

Ms. Vose issued an Order Imposing a Fine amended to \$1,000 and given 30 days to pay.

6.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. 28-146- Registration. He said relayed the history of the case and the previous orders.

Morganne Lanni, Code Enforcement Officer, presented additional information

attesting that the property is still out of compliance and introduced Candice Seymour, Historic Preservation Planner, for additional questions.

Mrs. Seymour provided an email thread sent to property owner on February 25, 2026, explaining the HARB order given on March 20, 2025, which are the components that remain out of compliance. The wood windows were replaced with vinyl windows, the respondent will be at HARB meeting on April 16, 2026, to determine if replacement windows are appropriate. 6 over 1 original window is significant to the architectural significance to the building.

Mrs. Seymour stated the replacement muntins do not match original pattern, original HARB application was Feb 20 of 2025.

Ms. Vose asked if case going back to HARB. Candice said yes to see if the replacement of 2 windows will be approved or mitigated. The other conditions of the muntin replacement can be complied with before HARB meeting.

Respondent, Shane Jackson stated the replacement muntins for the widows took a long time to get and he spoke with a HARB board member that he would defer life safety issues of the two remaining windows. The others were replaced before they could be inspected for safety and said the replacement muntins were removable so he can comply with the HARB order.

ORDER

Ms. Vose issued an Order Imposing a Fine given until April 20, 2026, or a fine of up to \$250 per day will be issued.

7. FINE REDUCTION HEARING

(NONE)

8. ABATEMENT HEARING

8.A CE225-0581

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

Mrs. Lanni, stated the property remains out of compliance.

Respondent, Carol Corbitt, stated she has been working on the property, but the people helping her don't always arrive, and brought more stuff she didn't want, and did this while she was gone.

Mr. Fox stated an individual offered to help Ms. Corbitt who was also in violation and he may have cleaned his property by placing his belongings onto Ms. Corbitt's property.

Mrs. Lanni confirmed there are certain items and the way they are positioned that are now on Ms. Corbitt's that are familiar from the other person's property with violations.

Ms. Vose asked for the City's recommendation.

Mr. Fox asked for abatement order and for the fines to be addressed at a later hearing.

ORDER

Ms. Vose issued an Order of Abatement.

9. LIEN HEARING

None

10. COMPLIANCE HEARING

10.A. CE2025-0443

**Richardson Keith 22 DeSoto Pl
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. 28 Sec. 28-146- Registration. He said relayed the history of the case and the previous orders.

The property came into compliance on March 3, 2026.

ORDER

Ms. Vose issued an Order closing for Compliance.

10.B CE2025-0585

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

The property came into compliance March 2, 2026, when the fine was paid and the tree mitigation funds were paid.

ORDER

Ms. Vose issued an Order closing for Compliance.

10.C. CE2026-0208

**Bishop Of The Diocese St Aug
101 San Marco Ave
Ch. 17 Sec. 17-72-**

Engaging in business without a receipt; failure to comply.

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.

The property came into compliance March 2, 2026.

ORDER

Ms. Vose issued an Order Closing for Compliance.

11. PREVIOUSLY HEARD CASES UPDATE

11. A CE2025-0333

**Legacy Portfolio Holdings
LLC
9 Venancio St
Ch. 28 Sec. 28-146-
Registration.**

City staff informed Ms. Vose that a correction of the record was required, and at the March hearing it was incorrectly stated that fine was \$57, 250 but the order was correct, the lien amount was \$47, 250.

11. B CE2025-0352 CE2025-0333

**Legacy Portfolio Holdings LLC
8 Pacific St
Ch. 28 Sec. 28-146-
Registration.**

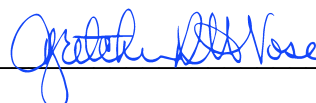
City staff informed Ms. Vose that a correction of the record was required, and at the March hearing it was incorrectly stated that fine was \$57, 250 but the order was correct, the lien amount was \$47, 250.

11. ITEMS BY CITY ATTORNEY

12. OTHER BUSINESS

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:48AM



Becky Vose , Special Magistrate