

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, May 6, 2026

The Special Magistrate met Wednesday, May 6, 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

Previously approved.

4. General Public Comments (3 minutes per individual)

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

5. NEW VIOLATION HEARING

5A. CE2026-0242

**Obt Management LLC
Gurian, Phillip
24 South St
Ch. 28 Sec. 146-
Registration.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 146-Registration. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni provided facts of the case. The NOV was sent March 2 and the respondent was given 10 days to register the property. The property manager made contact with Mrs. Lanni and stated she would register. On April 7 the NOH was sent because the property was still not registered. The night before the hearing at 9:42 pm the respondent did register the property, so it is now technically in compliance.

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

Ms. Vose asked for the city's request of the case. Mr. Fox asked for an order of violation and close to compliance due to the extended period of time out of compliance.

ORDER

Ms. Vose issued an Order Finding in Violation and closed for compliance.

**5.B CE2026-0283
Baker Kellen Et AL
Irons Matthew
83 Weeden St
Ch. 28 Sec. 146-
Registration**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 146- Registration. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni provided the case information. On December 12 she was contacted for a different violation and reminded the respondent the property was not registered. At a hearing for a different violation the owner admitted the property was not registered. On April 10 NOH was sent and posted. Rentals are still active and property is not registered.

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

ORDER

Ms. Vose issued an Order Finding in Violation and gave 2 days until 4pm Friday, May 8 to come into compliance or a fine of up to \$250 per day would be issued.

**5.C. CE2026-0286
Baker Kellen Et AL
Irons Matthew
83 Weeden St
Ch. 28 Sec. 155-
Effect of Ordinance No. 2010-24 on RS-1
and RS-2 short-term rentals**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 155- Effect of Ordinance No. 2010-24 on RS-1 and RS-2 short-term rentals. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni provided case information. The same violation was found on February 4, 2026, for exceeding number of STR stays in a residential area.

A neighbor was present and provided testimony, Merilin Hermin, 121 Dehaven St, witnessed the violation multiple times, and kept records, and after magistrate in February had only 2 long stays. In March, 7 stays, in April 7 stays and since last week has had 3 stays. The owners are trying to sell the house but are still renting more than allowable amount.

Ms. Vose asked if the owner was present, there were none.

Ms. Vose asked for the request by the city. Mr. Fox stated 16 violations noted by neighbor which is consistent with the activity logged by Granicus rental software. 13 violations at the maximum of 500 since they were just in violation in February.

ORDER

Ms. Vose issued an Order Finding in Repeat Violation for 13 instances with a fine of \$500 per violation with a total of \$6,500.

**5.D CE2026-0287
Hd Kirms Living Trust
Kirms Harry W III
Kirms Devon Brooke
340 Charlotte St
Ch. 28 Sec. 155-
Effect on Ordinance No. 2010-24 on RS-1
and RS-2 short-term rentals.**

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 155- Effect on Ordinance No. 2010-24 on RS-1 and RS-2 short-term rentals. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni provided case information. The same week she posted the violation on the property, Mrs. Lanni heard from owner who said property manager was in charge of bookings and would speak to them.

Ms. Vose asked if the owner was present, there were none.

Neighbor witnesses, Fred Hawthorn and Linda Hathorn, 335 St George Street, were present and stated the property frequently has large groups staying. At one point they had 6 cars parked out front. The witnesses provided photos for the Special Magistrate to view, 4 days later another group of 4 to 6 cars, and then a 3rd group of at least 3 cars shortly after. The witnesses emphasized the rentals are in large groups more than once a week.

Mr. Fox stated there are property owners who remove their STR ads then repost them several times in an attempt to thwart the city's tracking software.

Ms. Vose asked if the property had a prior violation. Mr. Fox said there was not, owners are hands off and the problem may be with property manager.

Morganne Lanni stated there are 2 cited instances of violation, the first stay was March 27 which was allowed, then April 1 and April 5 stays were in violation.

ORDER

Ms. Vose issued an Order Finding in Violation for 2 days at \$250 per day for a total of \$500.

5.E CE2026-0288

Julao Rosaliza

19 Hildreth Dr

Ch. 8 Sec. 301-

Property maintenance code.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 8 Sec. 301-

Property maintenance code. He said the notice of violation, notice of hearing was served and affidavits were on file.

Morganne Lanni provided case information. On April 6, 2026, observed hole in roof and partially collapsed carport. Mrs. Lanni then went to the front door and front door was missing with only screen door and property was vacant.

On April 10 Mrs. Lanni sent NOV and NOH. On April 13 she spoke to the owner and said she would secure the property was fixed.

The property owner was present, Rosaliza Julao, she stated photos were correct, she did try to get estimates for roof repair but is a single elderly person and is having difficult time repairing the roof.

Ms. Vose asked if the Ms. Julao if she lives in the house, she said no. Ms. Vose asked how long she owned the house, she said she bought it sight unseen a few years ago.

Ms. Vose asked if the city knew if the property should be repaired or demolished.

Mr. Fox said it is contributing house so it would have to go through a review with HARB for demolition. The roof can be patched and the front door needs secured, and the hole over the car port as well.

Ms. Vose asked for an estimate on how long it may need to be repaired.

Mr. Fox stated owner has maintained contact and would like to give more time but cannot let it go too long due to the house being contributing and asked for 60 days.

ORDER

Ms. Vose issued an Order Finding Violation and gave 60 days to notify city

of contractor to pursue having fix or will return to July 2026 meeting.

6. FINE ASSIGNMENT HEARING

6.A. CE2025-0561
Dinnan, Richard
6 Hopkins St
Ch. 28 Sec. 146-
Registrations

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed and he reviewed the violation as Ch. 28 Sec. 146- Registrations. He said relayed the history of the case and the previous orders.

Property was found in violation and 10 days given. On April 13 the property came into compliance, was out of compliance for 58 days and the fine to be set at \$14,500.

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

ORDER
Order Imposing Fine for \$14,500 given 30 days to pay.

7. FINE REDUCTION HEARING

None

8. LIEN HEARING

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

At a previous hearing the fine reduction was denied, the fine remains at \$50,000 unpaid. City staff requests imposing a lien.

Ms. Vose asked if any respondents were

present, there were none.

ORDER
Ms. Vose issued an Order Imposing Lien in the amount of \$50,000.

9. COMPLIANCE HEARING

9.A. CE2024-0478
Sellars, Susanne M
91 Kings Ferry Way
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.

The property came into compliance on March 20, 2026.

ORDER
Ms. Vose issued Order Closing Case for Compliance.

9.B. CE2025-0223
20/20 Commercial Holdings Washington LLC
Jackson, Edwards, Sr
Jackson, Sara B
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. 28-90- Administration records, and appeals. (a) He said relayed the history of the case and the previous orders.

The property came into compliance on April 20, 2026.

ORDER
Ms. Vose issued Order Closing Case for Compliance.

9.C. c) CE2026-0209
Tricat Llp Shenandoah St
Ch. 17 Sec. 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. 17 Sec. 72 –Engaging in business without a receipt; failure to comply. He said relayed the history of the case and the previous orders.

The property came into compliance on March 30, 2026.

ORDER
Ms. Vose issued an Order closing Case
for compliance.

10. PREVIOUSLY HEARD CASES
UPDATE

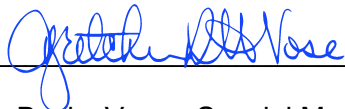
11. ITEMS BY CITY ATTORNEY

12. OTHER BUSINESS

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:57 A.M.



Becky Vose , Special Magistrate