

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, March 4, 2026

The Special Magistrate met Wednesday, March 4, 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 Steinmetz Acting 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

City staff requested to remove item 6A The item was removed.

3. APPROVAL OF MINUTES

N/A

4. General Public Comments (3 minutes per individual)

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

5. NEW VIOLATION HEARING

None

6. FINE ASSIGNMENT HEARING

6.A. CE2025-0365
Rte Smart & Construction LLC
28 Rollins Ave
Ch. 8 Sec. 8-608-
Permits required.

Removed.

7. FINE REDUCTION HEARING

CE2025-0303
Beale, Jason A
55 Abbott
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 relayed the history of the case and the previous orders.

Respondent Jason Beale, 25 Oak Street, was present. Mr. Beale stated he purchased the property in 2021 and had long-term renters, as they moved out so he turned some property to short term rental. Mr. Beale stated he had a full-time job that required excessive travel and hired someone to manage the property. Mr. Beale stated that due to health issues, he left that job, and the STR properties were managed by someone else who reached out to Morganne Lanni. Mr. Beale stated he was under the impression property manager took care of registration. Now the properties are registered. Mr. Beale requested the fine to be reduced.

Ms. Vose asked how many STRs he owned and asked if they were registered.

Mr. Beale said he owned about 4, and they were currently registered.

Ms. Vose asked if the STRs were rented during the time for not registering and asked for reason to reduce.

Mr. Beale stated it was because he had the rentals managed by someone else and was unaware of the violation.

Ms. Vose asked if he was cited for the other unregistered STRS. Mr. Beal said yes because he thought they were taken to a hearing.

Ms. Vose asked if the other properties would come to hearing. Mr. Schauland said that 10 Sanchez already had a hearing.

Mr. Fox relayed the history of the multiple properties, receiving notices from Granicus the data mining software for short-term rentals.

Mr. Beale stated he was attempting to get all properties up to code and he stated he does not have a full time job or the means to pay the \$50,000 fine and going forward the properties will be registered.

Barry Fox stated with the fine respondent will have 30 days to pay and next hearing to follow is a lien hearing.

ORDER

Ms. Vose issued an Order Denying Reduction of Fine and allowed 30 days to pay the fine in full.

8. LIEN HEARING

8.A. CE2025-0333

**Legacy Portfolio Holdings LLC
9 Venancio 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.

The city requests an order of lien in the amount of \$57,250.

ORDER

Ms. Vose issued an Order Imposing Lien.

8.b) CE2025-0352

**Legacy Portfolio Holdings LLC
8 Pacific 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.

The city requests an order of lien in the amount of \$57,250.

ORDER

Ms. Vose issued an Order Imposing Lien.

9. COMPLIANCE HEARING

9.A. CE2024-0387

**Pantling, Jamie
81 Coquina 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. 28 Sec. 28-146- Registration. He said relayed the history of the case and the previous orders.

As of February 10, 2026 the property is now in compliance.

ORDER

Ms. Vose issued Order Closing Case for Compliance.

9.B. CE2024-0394

**Wolkoff William J Trust,
Wolkoff William J
186 Pelican Reef Dr
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.

As of February 9, 2026, the property is now in compliance

ORDER

Ms. Vose issued Order Closing Case for Compliance.

9.C. CE2024-0576

**Rer Pro Invest LLC
80 Anderson 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. 28 Sec. 28-146- Registration. He said relayed the history of the case and the previous orders.

As of January 12, 2026, the property is now in compliance.

ORDER

Ms. Vose issued an Order closing Case for compliance.

10. PREVIOUSLY HEARD CASES UPDATE

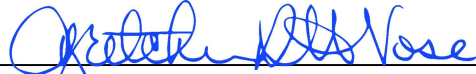
11. ITEMS BY CITY ATTORNEY

12. OTHER BUSINESS

(None)

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:19 A.M.



Becky Vose , Special Magistrate