

CITY OF ST. AUGUSTINE

Special Magistrate Meeting
Wednesday, June 3, 2026

The Special Magistrate met Wednesday, June 3, 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
Barry Fox, Code Enforcement Manager
Morganne Lanni, Code Enforcement Inspector
Curtis Boles, Code Enforcement Inspector
James Tomaselli, Code Enforcement Inspector
Emily Howington, Recording Secretary

2. APPROVAL OF MINUTES

Previously approved

3. General Public Comments (3 minutes per individual)

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

4. Modifications to the Agenda

Items 5C, 5D, and 5F removed for compliance.

5. NEW VIOLATION HEARING

5.A

CE2026-0252

Cataleta, Scott

10 Hybiscus 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.

A ramp was installed without permit.

Scott Cattale, owner, spoke and requested 30 days to obtain the permits.

Ms. Vose asked what he needed done. Mr Fox said city required submitting permits, plans, and some adjustments, removal is also an option.

ORDER

Ms. Vose issued an Order Finding in Violation and gave 30 days to either obtain approved permits or removal of ramp.

5.B.

CE2026-0290

Sebastian Harbor Villa Condo

S Ponce De Leon 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 Ch. 8 Sec. 8-

608 – Permits required. He 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.

The owner of the property purchased floating dock and added to the existing boat slip. Staff verified that the boat slip was placed outside of condo property line. Mrs. Lanni gave 10 days to remove the extension or obtain permits.

Mrs. Lanni stated she spoke with HOA attorney. As of May 8, the dock extension remains, and no permits or applications filed.

Chuck Brown, the HOA attorney, 877 San Jose blvd, stated the association has received violation notice, and the dock installment was not approved by association. The HOA vote is currently pending with unit owners, if vote fails the HOA will have extension removed. But if vote approved then HOA will file permits.

Ms. Vose asked if person who did violation is present, he was not present.

Neighbors James Feld and Ken Wise were present and spoke for the HOA board members.

Further discussion continued regarding the possibility of permits approving the dock extension.

Mr. Fox said city's position is to have the dock extension removed, due to the current hurricane season and the stability of the extension has not been approved or permitted.

ORDER

Ms. Vose issued an Order Finding Violation and given 10 days to come into compliance or a fine of up \$250 per day will be issued.

5.C.

CE2026-0293

**Sterk, Robert J Jr.
24 Florida Ave
Ch. 8 Sec. 8-608-
Permits required.**

Item removed.

5.D. CE2026-0296

**Harbour Island Executive Center
1301 Plantation Dr
Ch. 25 Sec. 25-58-
Tree removal and replacement.**

Item removed.

5.E. CE2026-0311

**Legacy Portfolio Holdings LLC
10 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 Ch. 8 Sec. 8-608 – Permits required. He 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.

No active registration on file, but has active listings a NOV was sent and gave 10 days for compliance.

Mrs. Lanni stated the owner has another property on same parcel that is currently under a fine for the same violation.

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

ORDER

Ms. Vose issued an Order Finding Violation and gave until Friday, 5pm June 5th, to register and if not a fine of up to \$250 per day would be issued.

5.F. CE2026-0312
Cool and Collected LLC
67 San Marco Ave
Ch. 28 Sec. 146-
Registration.

Item removed.

6. FINE ASSIGNMENT HEARING

6.A. CE2025-0592
Roots Construction LLC
Largay, Joseph Jr
6 Blanche Ln
Ch. 19 Sec. 19-3-
Unlawful conditions.

Barry Fox, Code Enforcement Manager, said the respondent was identified as listed. He noted the violation and provided background information regarding the case.

Ms. Vose found the respondent not in compliance

This matter was a repeat violation, the property had been until out of compliance for 133 days for a total of \$63, 500 and was past the city threshold of \$50,000.

ORDER

Ms. Vose issued an Order Imposing Fine for \$50,000, to be paid in 30 days.

6.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. He noted the violation and provided background information regarding the case.

Ms. Vose found the respondent out of compliance.

ORDER

Ms. Vose issued an Order Imposing a Fine and set the fine to \$250 per day.

7. FINE REDUCTION HEARING
None

8. LIEN HEARING
None

9. COMPLIANCE HEARING

9.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. He noted the violation and provided background information regarding the case.

The fine was paid on 5/20/26 and the property was 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 9:42 AM


Becky Vose, Special Magistrate

*Transcribed by Emily Howington

