

**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**

**MINUTES**

**MARCH 12, 2018**

**10:00 A.M.**

**PRESENT**

Amber Ashton, Special Magistrate  
Andrew Dickman, City Attorney  
Mary Jo Murphy, Deputy City Clerk  
Peyt Dewar, Code Enforcement Manager  
Shaunna Anick, Code Enforcement Officer  
Bruce Cooper, Building Official

**1. CALL TO ORDER**

Special Magistrate Ashton called the City of St. Pete Beach Code Enforcement Special Magistrate Hearing to order at 10:00 a.m.

**2. PLEDGE OF ALLEGIANCE**

Special Magistrate Ashton invited everyone present to recite the Pledge of Allegiance.

**3. ADMINISTER OATH**

Special Magistrate Ashton administered the oath or affirmation to witnesses present.

**4. CASES COMPLIED OR CONTINUED**

Special Magistrate Ashton heard the following cases and entered the following orders:

**A. Case No. 20170184**

**City of St. Pete Beach v. Robert and Catherine Corsetti**

**Address: 6420 3rd Palm Point, St Pete Beach, FL 33706**

**District 2**

**Violations: Sec. 46-33. – Enumeration; Sec. 98-65 – Unsightly conditions; Sec. 98-66 – Residential and commercial property maintenance.**

Peyt Dewar, Code Enforcement Officer, informed Special Magistrate Ashton that the property was in compliance with outstanding fines and liens.

Special Magistrate Ashton found the following:

- Property was in violation for 45 days after the January 15, 2018 deadline
- Imposed a fine of \$250.00 per day for the 45 days
- Administrative cost to be determined

**B. Case No. 20170214**  
**City of St. Pete Beach v. Kathleen Teichert**  
**Address: 625 78th Avenue, St. Pete Beach, FL 33706**  
**District 1**  
**Violations: Sec. 6.13 – Residential accessory structures.**

Mr. Dewar informed Special Magistrate Ashton that the property was in compliance with no outstanding fines and liens.

At this time an item from “New Cases,” Item No. 6.B., was heard as follows:

**6. NEW CASES**

**B. Case No. 20180062**  
**City of St. Pete Beach v. Hanne and Roger Lewis**  
**Address: 9524 Blind Pass Road, St. Pete Beach, FL 33706**  
**District 1**  
**Violations: Sec. 26.4 – Prohibited signs, (d), (e), (f), (r) and (t).**

Mr. Dewar informed Special Magistrate Ashton that the property was in compliance.

**5. OLD CASES**

**A. Case No. 20170114**  
**City of St. Pete Beach vs. John and Jodi Grewe**  
**Address: 353 80th Avenue, St. Pete Beach, FL 33706**  
**District 1**  
**Violations: Sec. 5.3 Compliance requirements; Sec. 23.6 – Handicap parking requirements; Sec. 23.4 – General parking requirements; Sec. 23.11 – Parking construction and design requirements; Sec. 23.13 – Maintenance of off-street parking and loading areas and driveways.**

**B. Case No. 20170115**  
**City of St. Pete Beach v. John Grewe**  
**Address: 8001 Blind Pass Road, St. Pete Beach, FL 33706**  
**District 1**  
**Violations: Sec. 5.3 – Compliance requirements; Sec. 13.12 – Maximum impervious surface ratio.**

Mr. Dewar informed Special Magistrate Ashton that the subject properties were still in violation in regard to Case No. 20170114 and Case No. 20170115.

Mr. John Grewe, owner of 8001 Blind Pass Road and 353 80<sup>th</sup> Avenue, spoke in regard to the two subject properties.

Special Magistrate Ashton found the following:

- Imposed a fine of \$250.00 per day on each of the properties retroactive to the last hearing date on February 12, 2018
- Administrative expenses to be calculated on each of the two cases
- Once the property is brought into compliance, contact the City

**C. Case No. 20170216**

**City of St. Pete Beach vs. Rodger and Theresa Hendricks**

**Address: 6800 Sunset Way, St. Pete Beach, FL 33706**

**District 1**

**Violation: Sec. 98-65 – Unsightly conditions; Sec. 98-66 – Residential and commercial property maintenance.**

Mr. Dewar gave a presentation in regard to Case No. 20170216.

Rodger Hendricks, owner, informed Special Magistrate Ashton that the window was being installed at the present.

Special Magistrate Ashton found the following:

- Entered an order continuing the case until the April 9, 2018 hearing
- Once the property is brought into compliance, contact the City

**D. Case No. 20170217**

**City of St. Pete Beach vs. 929485 Florida, Inc.**

**Address: 677 75th Avenue, St. Pete Beach, FL 33706**

**District 1**

**Violations: Sec. 46.33 - Enumeration; Sec. 98-66 – Residential and commercial property maintenance.**

Mr. Dewar gave a presentation in regard to Case No. 20170217 and updated the Special Magistrate that the Building Official and Fire Marshal made a determination of granting 60 days for compliance to replace the stairwell. The property is currently under construction for the stairwell and the stairwell is not in use.

Special Magistrate Ashton found the following:

- Extended the compliance deadline through May 11, 2018 based upon the recommendations of the Building Official and the Fire Marshal
- Reset the case for the May 14, 2018 hearing

- E. Case No. 20180047**  
**City of St. Pete Beach vs. Eighty Eight Fifty Blind Pass Corp.**  
**Address: 8850 Blind Pass Road, St. Pete Beach, FL 33706**  
**District 1**  
**Violations: Sec. 23.4 – General parking requirements; Sec. 46-33 - Enumeration; Sec. 98-65 – Unsightly conditions; Sec. 98-66, Residential and commercial property maintenance.**

Mr. Dewar stated that the property was still in violation but that there was a person in attendance asking for a continuation.

Jennifer Burman, property manager for Mr. Sagritalo, updated the Special Magistrate with the progress of work to the subject property.

Special Magistrate Ashton found the following:

- Gave a compliance deadline of April 8, 2018
- Reset the case for the April 9, 2018 hearing

**6. NEW CASES**

- A. Case No. 20180074**  
**City of St. Pete Beach vs. Shannon and Bruce Dworsky**  
**Address: 3310 E. Maritana Drive, St. Pete Beach, FL 33706**  
**District 3**  
**Violations: Sec. 9.2 – Permitted principal uses and structures, (a).**

Mr. Dewar gave a presentation in regard to Case No. 20180074.

Vivian Kuhl, representative with the property management company Tech Travel, submitted documentation and informed the Special Magistrate that the issues with code writing were resolved on March 2, 2018.

Special Magistrate Ashton stated the property was currently in compliance and did not enter an order on the property.

- B. Case No. 20180062**  
**City of St. Pete Beach v. Hanne and Roger Lewis**  
**Address: 9524 Blind Pass Road, St. Pete Beach, FL 33706**  
**District 1**  
**Violations: Sec. 26.4 – Prohibited signs, (d), (e), (f), (r) and (t).**

This case was heard during Item No. 4, "Cases Complied or Continued."

**7. ADDITIONAL ITEMS**

- A. Case No. 20170184**  
**City of St. Pete Beach v. DLM Investments, LLC**  
**Address: 344 41st Avenue, St. Pete Beach, FL 33706**  
**District 3**  
**Violations: 8.2 - Permitted principal uses and structures, (a).**

Mr. Dewar gave a presentation in regard to Case No. 20170184.

Diane Miksch, 344 41<sup>st</sup> Avenue, spoke about advertising with Tech Travel in regard to the subject property.

Vivian Kuhl, Tech Travel, spoke about software glitches and that the issues had been resolved.

Special Magistrate Ashton found the following:

- The property is not in violation.
- No order was entered on the case.

- B. Case No. 20170201**  
**City of St. Pete Beach vs. Elizabeth and James Devito**  
**Address: 3528 Casablanca Avenue, St. Pete Beach, FL 33706**  
**District 3**  
**Violation: Sec. 9.2. – Permitted principal uses and structures, (a)**

Mr. Dewar gave a presentation in regard to Case No. 20170201.

James Devito, 3528 Casablanca Avenue, spoke in regard to advertisement and rental information.

Special Magistrate Ashton found the following:

- Gave 30 days to obtain written correspondence from the third party confirming the property was not listed for less than 30 days
- Case continued to April 9, 2018

- C. Case No. 20170028**  
**City of St. Pete Beach v. Krzysztof and Maria Czyszczonek Rev Trust and Krzysztof and Maria Czyszczonek Trustees**  
**Address: 4506 Gulf Boulevard, St. Pete Beach, FL 33706**  
**District 3**  
**Violations: 102.2 (h), Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida; 105.1, Required.**

Mr. Dewar gave a presentation in regard to Case No. 20170028.

Evan Dix, Attorney with Hill Ward Henderson and representing the respondent in the subject case, spoke in regard to the following topics: notice of the hearing, confirmed that the March, July, October and November hearings are properly preserved by the City, the issue of the metal sink and requested a continuance.

Special Magistrate Ashton found the following:

- Entered an order continuing the hearing to the April 9, 2018 hearing

**D. Case No. 20180054**

**City of St. Pete Beach vs. Laura and Antonio Paredes**

**Address: 6360 2nd Palm Point, St. Pete Beach, FL 33706**

**District 2**

**Violations: Sec. 8.2 – Permitted principal uses and structures (a).**

Mr. Dewar gave a presentation in regard to Case No. 20180054.

Antonio Paredes, spoke in regard to the advertising of rentals with Tampa Bay Heroes; property manager, Mr. Matthew Shankweiler; change of address to current location in Belle Vista; and proper notification.

Special Magistrate Ashton found the following:

- Entered an order to continue the hearing to the April 9, 2018 hearing
- Affidavit from the property manager stating what steps were taken to protect Mr. Paredes' interests or the presence of the property manager at the April 9, 2018 hearing

**8. OTHER:**

**A. Case No. 20170131**

**City of St. Pete Beach v. Suzanne Ferry**

**Address: 600 Corey Avenue, St. Pete Beach, FL 33706**

**District 1**

**B. Case No. 20170132**

**City of St. Pete Beach v. Suzanne Ferry**

**Address: 550 Corey Avenue, St. Pete Beach, FL 33706**

**District 1**

**C. Case No. 20170133**

**City of St. Pete Beach v. Suzanne Ferry**

**Address: 601 Corey Avenue, St Pete Beach, FL 33706**

**District 1**

Mr. Dewar informed Special Magistrate Ashton that the three subject properties were in compliance with outstanding fines and liens.

Suzanne Ferry, 550 Corey Avenue, spoke in regard to the violations involving the windows in the three subject properties.

Special Magistrate Ashton stated that the property is in compliance and informed Ms. Ferry that she could submit an application for a lien reduction with the City.

Richard Robinson, builder with HR Contractors, spoke about Ms. Ferry's actions in regard to the windows and the relationship with an architect affecting the progress.

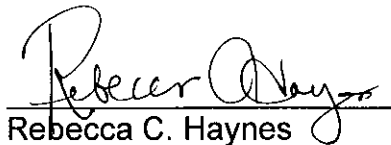
**NEXT HEARING:**

Monday, April 9, 2018, 10:00 A.M.

**8. ADJOURNMENT**

There being no further business to come before the Special Magistrate, the hearing was adjourned at 12:02 p.m.

Attest:

  
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Rebecca C. Haynes  
City Clerk