

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

April 11, 2022 - 10:00 A.M.

PRESENT: Erica Augello, Special Magistrate
Matthew McConnell, Assistant City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Peyt Dewar, Code Enforcement Manager
Jeremy Cottrell, Code Enforcement Officer
Jordan Hoft, Code Enforcement Officer

Special Magistrate Augello called the hearing to order and performed the Administration of Oath.

2. **Changes to the Agenda** – Code Enforcement Manager Peyt Dewar asked to add a Lien Reduction as Item 8A. for 7700 Boca Ciega Drive.

3. Cases Complied or Continued

A. **Case No. 20220036 – Sec. 9.2 - Permitted principle uses and Structures City of St. Pete Beach v. Potter-Martino, Kristina Address: 3401 DeBazan, St Pete Beach, FL 33706**

Code Enforcement Officer Jeremy Cottrell presented the case and evidence for the City. The Case was continued from February. The property was advertised for seven nights on 1/11 and 1/12 but has been compliant since 2/1/22.

Brandon Tecklenburg appeared for the property owner. Mr. McConnell confirmed that Mr. Tecklenburg understood the City Code and would not violate in the future.

The Special Magistrate found that the property was in violation and is now compliant. The owner's Representative acknowledges the City Codes, no costs or assessments will be imposed.

4. New Cases

A. **Case No. 20220167 – Sec 8.2 -Permitted principal uses and Structures City of St. Pete Beach v. Cassandra Mackenzie, Ian Mackenzie Address: 436 87th Ave, St Pete Beach, FL 33706**

Code Enforcement Officer Cottrell presented the case and evidence for the City. The Assistant City Attorney added that district does not allow transient occupancy at all and requested that the City receive rental logs from today until December of this year to ensure compliance.

Property owner Cassandra Mackenzie appeared on her own behalf.

The Special Magistrate found that the property was in violation of the cited Code section but is now compliant. No fines will be assessed but administrative costs will be. Future violations of the same Code section may incur fines of up to \$500 per day.

B. **Case No. 20220055 – Sec. 10.2 - Permitted principle uses and Structures City of St. Pete Beach v. Rafael Taranini, Melis Taranini Address: 7606 Gulf Blvd, St Pete Beach, FL 33706**

Code Enforcement Officer Cottrell presented the case and evidence for the City.

Rafael and Maris Taranini appeared on their own behalf.

The Special Magistrate found that the property was in violation of the cited Code section but is now compliant. No fines will be assessed but administrative costs will be. Future violations of the same Code section may incur fines up to \$500 per day.

C. Case No. 20220184 – Sec 12.2 -Permitted principal uses and Structures City of St. Pete Beach v. Stephen Gay Address: 3606 Gulf Blvd, St Pete Beach, FL 33706

Code Enforcement Officer Jordan Hoft presented the case and evidence for the City. The Assistant City Attorney requested rental logs from now until the end of this calendar year.

Owner Stephen Gay appeared on his own behalf.

The Special Magistrate found that the property was in violation of the cited Code section but is now compliant. No fines will be assessed but administrative costs will be. Future violations of the same Code may incur fines up to \$500 per day. No short-term rentals until December, 2022.

D. Case No. 20220183 – Sec 20.3 -Permitted principal uses and Structures City of St. Pete Beach v. Kathleen English Address: 612 Pass-A-Grille Way, St Pete Beach, FL 33706

Code Enforcement Officer Hoft presented the case and evidence for the City.

The Assistant City Attorney requested rental logs from now until the end of this calendar year by Friday.

Brandon Tecklenburg appeared on behalf of the owner. The owner will be moving into the property full time on May 1, 2022.

The Special Magistrate found that the property was in violation of the cited Code section but is now compliant. No fines will be assessed but administrative costs will be. Future violations of the same Code may incur fines up to \$500 per day. Any short-term rentals are prohibited until March, 2023.

E. Case No. 20220048 – Sec 20.03 -Permitted principal uses and Structures City of St. Pete Beach v. Sembler Sandra Rev Trust Address: 107 26th Ave #2, St Pete Beach, FL 33706

Code Enforcement Manager Dewar presented the case and evidence for the City.

Attorney John Hamilton appeared on behalf of the owner and requested a continuance to pursue the grandfathering process.

The Special Magistrate granted a continuance until May 9, 2022, at 10:00 AM.

5. **Old Cases** – None.
6. **Repeat Violation** – None.

7. Lien Reductions –

a. Case No. 20180116 7700 Boca Ciega Dr. (Added)

Assistant City Attorney McConnell explained that this item was added to the agenda at the property owner's request and she waived all due process requirements. He reviewed the Code section for lien reductions. The four open Code violations Orders (including Case 20190193) dating back to May of 2018 total \$146,200.; the property has a pending sale. The City is agreeable to a 75% reduction in fines to \$37,500., plus administrative costs. Until payment is processed, no release will be recorded.

Owner Shirley Lockwood of 3621 Vista Campana South, #19, Oceanside, California appeared on her own behalf. Mr. Dewar indicated that all mail went to the owner's address on file with the Pinellas County Property Appraiser's Office.

The Special Magistrate found for a lien reduction to the amount of \$25,000 plus administrative costs.

8. Next Meeting: May 9, 2022.

9. There being no further business, the hearing was adjourned at 11:17 AM.

Attest:



Amber LaRowe, City Clerk