

## **CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES**

**August 8, 2022 - 10:00 A.M.**

**PRESENT:** Erica Augello, Special Magistrate  
Matthew McConnell, Assistant City Attorney  
Michelle Gonzalez, Community Development Director  
Ginny Keeter-Bodkin, Deputy City Clerk  
Peyt Dewar, Code Enforcement Manager  
Charles Newman, 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 explained that the two Lien Reduction cases would be heard after the Cases Complied and Continued as a Respondent was appearing telephonically.

**3. Cases Complied or Continued**

**A. Case No. 20220292 City of St. Pete Beach v. Beachfront Paradise Island, LLC.**  
**Address: 3675 Gulf Blvd St. Pete Beach FL 33706**  
**Sec. 12.2. - Permitted principal uses and structures**

Special Magistrate Augello continued the case until September 12, 2022.

**B. Case No. 20220266 City of St. Pete Beach v. Sybil Jane Barrido**  
**Address: 109 5th Ave St. Pete Beach FL 33706**  
**Sec. 20.03. - Permitted principal uses and structures**

Special Magistrate Augello continued the case until September 12, 2022.

**4. New Cases** – None.

**5. Old Cases** – None.

**6. Repeat Violation**

**A. A. Case No. 20220516 City of St. Pete Beach v. Stephen Gay**  
**Address: 3606 Gulf Blvd, St Pete Beach, FL 33706**  
**Sec. 12.2. - Permitted principal uses and structures**

Mr. Dewar presented case and evidence for the City.

There was no one present for the Respondent.

Special Magistrate Augello found that the evidence presented established that the property had been advertised for a period of less than 30 days in violation of the City's Code and was previously in violation of the same Code. The dates of violation were found to be May 12 to July 27, 2022 and she assessed a fine of \$500 per day plus administrative costs.

**7. Lien Reductions**

**A. Case No. 20220091 City of St. Pete Beach v. Lo, Betty**  
**Address: 6790 Gulf Winds Dr St. Pete Beach FL 33706**  
**Sec. 12.2. - Permitted principal uses and structures**

Mr. Dewar presented the case and evidence for the City of this repeat violation. The City has forgiven \$9,000 of fines and is requesting \$4,250 plus administrative costs.

Respondent Betty Lo appeared to provide evidence and testimony to support her request.

After hearing the Respondent's testimony, Special Magistrate denied the request for a reduction of the \$4,250 in fines plus \$470 in administrative costs.

**B. Case No. 20220215 City of St. Pete Beach v. Copestake, Joseph and Teichert, Jacqueline Kay**  
**Address: 7210 Coquina Way St. Pete Beach FL 33706**  
**Sec. 36.4 - Prohibited uses and structures**

Code Enforcement Officer Chuck Newman presented case and evidence for the City for this lien reduction request. The Respondents were previously in violation of the same City Code in 2019.

Respondent Jacqueline Teichert appeared telephonically to provide testimony.

Special Magistrate Augello found that the requested fine of \$4,000 was already reduced at the May 11, 2022 hearing and denied the request for further reduction.

**8. Next Meeting:** September 12, 2022.

**9.** There being no further business, the hearing was adjourned at 11:05 AM.

Attest:

  
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Amber LaRowe, City Clerk