

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

June 10, 2024 - 10:00 A.M.

PRESENT: Erica Augello, Special Magistrate
Andrew Dickman, City Attorney
Ariana Wilson-Romo, Admin Assist. – Clerk's Office
Kristin Coman, Community Development Director
Peyt Dewar, Code Enforcement Manager
Luis Cruz, Code Enforcement Officer
Steven Rivera, Code Enforcement Officer

Special Magistrate Augello called the hearing to order at 10:00 AM, explained the hearing process, and administered the oath to all those parties who would be testifying.

2. **Changes to the Agenda** – Code Enforcement Manager Dewar stated that due to technical difficulties, the City cannot access files that are needed to present today's hearings. He stated they could present the cases that were continued (Items 3.A. - 3.C.) and the one lien reduction request (Item 8.A.).

3. Cases Complied or Continued

A. Case No. 20240043 City of St. Pete Beach v. Thomas J Dillon III Address: 422 86th Ave. St. Pete Beach FL 33706

Code Enforcement Officer Cruz presented this case and stated the property owner was given a 30-day extension to achieve the landscaping plans and come into compliance. The property is in compliance and the City is asking for \$325 in administrative fees.

Respondent, Thomas Dillon was present and testified being in compliance.

Special Magistrate Augello found, based on evidence, that the property is in compliance. She will assess \$325 in administrative fees.

B. Case No. 20240141 City of St. Pete Beach v. Gintaras Karosas Address: 350 72nd Ave. St. Pete Beach FL 33706

Code Enforcement Officer Cruz presented this case and stated the property owner was given a 30-day extension to either register the vehicle or have it removed from the property to come into compliance. The property is in compliance and the City is asking for \$325 in administrative fees.

No one was present on behalf of the respondent.

Special Magistrate Augello found, based on evidence, that the property is in compliance. She will assess \$325 in administrative fees.

C. Case No. 20240029 City of St. Pete Beach v. Micheal Martin Address: 2 Alhambra St. St. Pete Beach FL 33706

Code Enforcement Officer Rivera presented this case and stated this was a status hearing for a cleanup of the property. He stated the property is in compliance and the City is asking for \$250 for a one-day violation, plus \$325 in administrative costs.

No one was present on behalf of the respondent.

Special Magistrate Augello found, based on evidence, that the property was in violation; she will assess fees of \$250 for one day, plus \$325 in administrative fees.

4. **Repeat Violations** – The following case was continued to the July 8th, 2024 hearing:

A. **Case No. 20240283 City of St. Pete Beach v. Gulf West Properties LLC**

5. **New Cases** – The following cases were continued to the July 8th, 2024 hearing:

A. **Case No. 20240275 City of St. Pete Beach v. Hasani Capital LLC**

B. **Case No. 20240214 City of St. Pete Beach v. SW-GOM LTD PTNERSHP**

C. **Case No. 20240247 City of St. Pete Beach v. Sungold LLC**

D. **Case No. 20240089 City of St. Pete Beach v. Patrick Thomas McNulty & Annette Weis-McNulty**

E. **Case No. 20240168 City of St. Pete Beach v. Family Internat'l. Home Builders LLC**

F. **Case No. 20240014 City of St. Pete Beach v. Stephen G. Parks**

6. **Cases Complied** – None.

7. **Old Cases** – None.

8. **Lien Reductions**

A. **Case No. 20230541 City of St. Pete Beach v. Wilmington Savings Fund Society
FSB TRE Pretium Mortgage Acquisition Trust
Address: 809 59th Ave. St. Pete Beach FL 33706**

Code Enforcement Manager Dewar presented the case for the line reduction application. He stated this case had been granted a lien reduction in April, however, they did not pay the balance by the due date as listed in the order.

Attorney Tyler Mesmer was present on behalf of the respondent and testified to missing the due date. He stated this was a calendaring error on their firm's side and is requesting they proceed with the April 11th order given that this is excusable neglect.

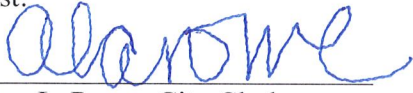
City Attorney Dickman clarified that the order comes directly from the Special Magistrate.

Special Magistrate Augello will grant the respondent 3 days from the date of her order to pay the reduced lien amount. If payment is not received in the timeframe given the reduced lien will be considered null and void and the respondent will have to pay the full amount.

9. Adjournment – Next meeting July 8, 2024.

There being no further business, the hearing was adjourned at 10:24 AM.

Attest:



Amber LaRowe, City Clerk