

# **CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES**

**February 10, 2025 - 10:00 A.M.**

**PRESENT:** Erica Augello, Special Magistrate  
Nancy Stuparich, Interim City Attorney  
Ginny Keeter-Bodkin, Deputy City Clerk  
Peyt Dewar, Code Enforcement Manager  
Luis Cruz, Code Enforcement Officer  
Steven Rivera, Code Enforcement Officer

Special Magistrate Erica 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 Peyt Dewar asked that Case 20240494 (5.a.) be continued to 3/10/25.

## **3. Cases Continued**

### **A. Case No. 20240157 City of St. Pete Beach v. 1008 Airport Rd LLC**

**Address: 8010 Blind Pass Rd. St. Pete Beach FL 33706**

Status hearing on a 2-week extension to secure dumpster enclosure permit.

Code Enforcement Officer Luis Cruz presented the City's status. The City is agreeable to an additional 30 days to secure a permit as the respondents are working toward compliance.

Respondent Jonathan Finch appeared and testified to difficulty with setting up office space in trailers and a conflict with timing.

Special Magistrate Augello granted an additional 30 days to secure a permit; a status hearing will be scheduled for April if not completed in that time.

### **B. Case No. 20240633 City of St. Pete Beach v. Nancy Gibbs Roy & Janet Gibbs Skelley Hayden**

**Address: 190 73rd Ave. St. Pete Beach FL 33706**

Status hearing on 14-day extension to remove the broken fence and come into compliance.

Code Enforcement Officer Cruz presented the status of this 14-day extension. He testified that the property had been cleaned up. The City did not ask for any fines or costs. Special Magistrate Augello's order will reflect that the property is now compliant.

### **C. Case No. 20240663 City of St. Pete Beach v. Family Int'l Home Builders LLC**

**Address: 7210 Gulf Blvd. St. Pete Beach FL 33706**

Status hearing for 14-day extension to clean/remove debris from property and bring property into compliance.

Code Enforcement Officer Cruz presented the City's status report on this 14-day extension. The property is not compliant; the City asked for fines plus administrative and recording costs.



No one was present for the respondent; Officer Cruz testified that he had been unable to contact anyone for the respondent for an extended period. Special Magistrate Augello granted the fines of \$250 per day from 12/24/2024 until compliant plus \$325 administrative costs and reasonable lien recording fees.

**D. Case No. 20240668 City of St. Pete Beach v. Transformme LLC**

**Address: 6305 Gulf Blvd. St. Pete Beach FL 33706**

Status hearing for 14-day extension to clean/remove debris from property and bring property into compliance.

Code Enforcement Officer Cruz presented the City's status report on this 14-day extension. He testified and presented photos showing that the property has been cleaned up. The City did not ask for any fees or fines. No one was present for the Respondent; Special Magistrate Augello's order will reflect that the property is now compliant.

**4. Repeat Violations – None.**

**5. New Cases**

**A. Case No. 20240494 City of St. Pete Beach v. Richard J & Richard W Jacobson**

**Address: 168 31st Ave St. Pete Beach, FL 33706**

Sec. 20.03 Permitted principal uses and structures

Special Magistrate Augello continued to March 10, 2025.

**6. Cases Complied – None.**

**7. Old Cases – None.**

**8. Lien Reductions**

**A. Case No. 20240430 City of St. Pete Beach v. Christopher & Briana S. Smith**

**Address: 7700 Boca Ciega Dr. St. Pete Beach FL 33706**

Mr. Dewar reviewed the lien reduction request; the City requested denial of the lien reduction.

Attorney Geoff Pfeiffer appeared for the Respondent and testified that his client is willing to make a payment to satisfy the lien. His client is not living in the home due to significant hurricane damage; he is using all available resources to bring it to livable condition. He is willing to put forth \$11,000 plus the \$325 in administrative fees. Mr. Smith testified that he can pay within 30 days.

Special Magistrate Augello granted that based upon the credible evidence presented, the lien will be reduced to \$11,000 plus administrative costs of \$325.

**Adjournment** – Next meeting March 10, 2025; there being no further business, the hearing was adjourned at 10:20 AM.

Attest:

  
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Amber LaRowe, City Clerk

