

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

March 10, 2025 - 10:00 A.M.

PRESENT: Erica Augello, Special Magistrate
Ralf Brookes, City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Peyt Dewar, Code Enforcement Manager
Luis Cruz, Code Enforcement Officer
Steven Rivera, Code Enforcement Officer
Ayako Ruckdeschel, 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 requested the continuance of Cases 20250148 and 20250149 to the April 14, 2025 hearing by agreement of both parties. Special Magistrate Augello will issue orders to that effect.

3. Cases Continued

A. Case No. 20240287 City of St. Pete Beach v. Thomas M. Cuddihy REV Trust/TRE
Address: 7801 Boca Ciega Dr. # 5 St. Pete Beach FL 33706
Status hearing on a 30-day extension to secure an after-the-fact permit or remove structure.

Code Enforcement Officer Luis Cruz testified that the tiki hut had been removed and the property is compliant as of 2/28/25 and presented a photograph for the record. Special Magistrate Augello found the property to be in compliance with the stated code sections and assessed no fines or costs.

B. Case No. 20240494 City of St. Pete Beach v. Richard J & Richard W Jacobson
Address: 168 31st Ave St. Pete Beach, FL 33706

Code Enforcement Officer Rivera presented this short-term rental case summary for the City including photographs; the summary is part of the meeting record. The City recommended fines, administrative costs and recording fees. Mr. Rivera read the Airbnb review policy into the record.

Respondent Richard J. Jacobson testified as to the circumstances surrounding this property.

The Special Magistrate found the Respondents and property to be in violation of the cited City Code section and assessed a fine of \$500.00 for 7 stays, totaling \$3,500 plus administrative costs of \$330, and the cost of recording the lien should it be necessary. The Respondent was ordered to immediately cease renting the property for less than thirty days until October 2025.

4. Repeat Violations – None.

5. New Cases

A. Case No. 20250089 City of St. Pete Beach v. David J Tucker
Address: 7605 Coquina Way St. Pete Beach, FL 33706
Section 30.5. – Prohibited uses and structures.

Code Enforcement Officer Ayako Ruckdeschel presented the case summary for the City, which is part of the meeting record. The City recommended fines, administrative costs and any applicable recording fees.

Respondent David J. Tucker testified and entered an email from his Property Management company and a printed copy of City Code 30.4 into evidence; he was unfamiliar with local laws. City Attorney Brookes added that DBPR Emergency Order 2024-09 does not affect this City zone.

Special Magistrate Augello found the Respondent and property to be in violation of the cited City Code and assessed a fine of \$1,000.00 for three short-term stays, totaling \$3,000 plus the administrative costs of \$330, and the cost of recording the lien should it be necessary. The Respondent was ordered to immediately cease renting the property for less than thirty days.

B. Case No. 20250148 City of St. Pete Beach v. 2500 Sunset Way LLC
Address: 2500 Sunset Way St. Pete Beach, FL 33707
Sec. 25.9. - Permit required; Sec. 94-73. - Vehicle permits

Continued to the April 14, 2025 hearing.

C. Case No. 20250149 City of St. Pete Beach v. Hunter Beach House LLC
Address: 2502 Sunset Way St. Pete Beach, FL 33706
Sec. 25.9. - Permit required; Sec. 94-73. - Vehicle permits

Continued to the April 14, 2025 hearing.

6. **Cases Complied** – None.

7. **Old Cases** – None.

8. **Lien Reductions** – None.

9. **Next Meeting/Adjournment** – Next meeting April 14, 2025; there being no further business, the hearing was adjourned at 10:30 AM.

Attest:



Amber LaRowe, City Clerk