



**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, September 8, 2025
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -
 - A. Case# 20250067**
City of St. Pete Beach v. Lake Merritt Partners LLC
Address: 636 Corey Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - B. Case# 20250231**
City of St. Pete Beach v. Fresh Development LLC
Address: 6800 Sunset Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - C. Case# 20250010**
City of St. Pete Beach v. Hagan, Emily B TRE Hagan, Emly B Rev Liv Trust
Address: 321 77th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - D. Case# 20250211**
City of St. Pete Beach v. Starlight Tower Incorporated
Address: 7000 Beach Plz St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - E. Case# 20240470**
City of St. Pete Beach v. 333 Capital LLC
Address: 540 71st Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

F. Case# 20240529
City of St. Pete Beach v. Long, Richard Allen Revocable Trust Long, Richard Allen Tre

Address: 6700 Gulf Blvd St. Pete Beach, FL 33706

Status hearing to determine compliance and to assess any authorized fines and costs.

G. Case# 20240699

City of St. Pete Beach v. Franco, Jennifer C

Address: 490 82nd Ave St. Pete Beach, FL 33706

Status hearing to determine compliance and to assess any authorized fines and costs.

H. Case# 20240584

City of St. Pete Beach v. Park Shore Investments LLC

Address: 523 72nd Ave St. Pete Beach, FL 33706

Status hearing to determine compliance and to assess any authorized fines and costs.

I. Case # 20250401

City of St. Pete Beach v. Gedz, Matthew

Address: 429 70th Ave. St. Pete Beach, FL 33706

Status hearing to determine compliance and to assess any authorized fines and costs.

J. Case# 20250388

City of St Pete Beach v. Gulf West Properties LLC

Address: 7060 Boca Ciega Dr. St. Pete Beach, FL 33707

Status hearing to determine compliance and to assess any authorized fines and costs.

K. Case# 20250339

City of St. Pete Beach v. Schroeder, Rhonda H

Address: 640 59th Ave. St. Pete Beach, FL 33706

Motion for Dismissal.

4. Repeat Violations -

5. New Cases

A. Case # 20250394

City of St. Pete Beach v. Marra Martin

Address: 6802 Gulf Winds Dr St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

Sec. 98-66. - Residential and commercial property maintenance.

B. Case# 20250471

City of St. Pete Beach v. Vedula, Krishnamurthy V Srivastava, Anindita

Address: 411 55th Ave. St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-66. - Residential and commercial property maintenance.

6. Cases Complied -

7. Old Cases

8. Lien Reductions

A. Case # 20240281

City of St. Pete Beach v. Long, Richard Allen Revocable Trust Long, Richard Allen Tre

Address: 6800 Gulf Blvd St. Pete Beach, FL 33706

Lien Reduction Request

9. Next Meeting:

10. Adjournment -

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

For meetings that require materials to be submitted, the deadline to submit materials to the City is a minimum of 24 business hours in advance of the meeting. Materials including electronic media are to be submitted to cityclerk@stpetebeach.org. The Clerk's Office will then scan the agenda packet with the new documents and repost on the website for transparency purposes.

All agenda material is available for review at City Hall.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20250067
City of St. Pete Beach v. Lake Merritt Partners
LLC
Address: 636 Corey Ave St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments: 1. 23. Final Administrative Order (CE20250067 - Lake Merritt Partners)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250067
ADDRESS: 636 Corey Ave.**

LAKE MERRITT PARTNERS, LLC,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. Rachel Smith appeared on behalf of Respondent. Rachel Smith testified that she possessed the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33, 98-64, 98-65, & 98-66 of the City's Code of Ordinances for failure to properly maintain the property.
5. Code Enforcement Officer Cruz presented photographic evidence demonstrating a wooden deck in disrepair, trash and debris all over the property, the building in disrepair to include damaged fascia board, soffits, and boarding on windows that is hanging off, as well as a sign that is damaged and in disrepair.
6. Mr. Cruz testified that the property has been cleaned up save for the right side of the property, the broken fascia boards and windows, and the sign is still broken, as well as the wood deck.
7. Ms. Smith testified the sign has been repaired and the right side of the property has been cleaned up of debris and trash. She now understands that the wood deck needs to be removed or repaired and she will have that done. She presented photographs from June 26,

2025, which show the right side all cleaned up of trash and debris and testified they bolted and reattached the boarded windows. Anything that was hanging was cut and removed regarding fascia board and soffits. They are not looking to repair the building as it is going to be demolished, but they are waiting on the insurance company to process the claim.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

8. Respondent is found to be in violation of Sections 43-33, 98-64, 98-65, & 98-66 of City's Code of Ordinances. Respondent shall have **thirty (30) days** from the date of this Order, or by **Friday, August 15, 2025**, to come into compliance.
9. A hearing is set for **September 8, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
10. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
11. It is Respondent's responsibility to notify the City once the property is in compliance.
12. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 301 W. Platt St., Unit A343, Tampa, FL 33606 on July 16, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20250231
City of St. Pete Beach v. Fresh Development
LLC
Address: 6800 Sunset Way St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments: 1. 26. Final Administrative Order (CE20250231 -
Fresh Development LLC)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250231

ADDRESS: 6800 Sunset Way

FRESH DEVELOPMENT, LLC,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. Igor Savich appeared on behalf of Respondent. Mr. Savic is the manager and registered agent for Respondent and possessed the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 98-123.1, 98-65, & 98-66 of the City's Code of Ordinances replacing a fence without a permit, maintaining a portion of fence in disrepair, and allowing the overflow of trash from receptacles.
5. Code Enforcement Officer Cruz presented photographic evidence demonstrating the portion of new fence that was installed without a permit, as well as the broken fence that is in disrepair. He presented photographs that showed the overflow of trash over a period of time which demonstrated it had not be attended to on a regular basis.
6. Mr. Savic testified he has been out of the country, and he has a restaurant tenant in that location. He has addressed the issues with the tenant regarding the permit and the trash. There is a condo complex next to the location which operates short term rentals, and they tend to throw their trash in the restaurant's trash area. He has discussed this with the condo association, and they have maintenance people who will be addressing. The restaurant owners have ordered a bigger trash receptacle to avoid the overflow of trash as well and

have taken steps to clean up the area. He is speaking with the City this week regarding the permit for the fence that was constructed as well as the fence that needs to be repaired.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Respondent is found to be in violation of Sections 98-123.1, 98-65, & 98-66 of City's Code of Ordinances. Respondent shall have **thirty (30) days** from the date of this Order, or by **Friday, August 15, 2025**, to come into compliance.
8. A hearing is set for **September 8, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at savic10@gmail.com on July 16, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20250010
City of St. Pete Beach v. Hagan, Emily B TRE
Hagan, Emly B Rev Liv Trust
Address: 321 77th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments: 1. 12. Second Final Administrative Order (CE 20250010 - Hagan Rev Lvg Trust)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250010

ADDRESS: 321 77th Ave.

**EMILY B. HAGAN as trustee of
the EMILY B. HAGAN
REVOCABLE LIVING TRUST,**

Respondent.

_____ /

SECOND FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. Respondent Trustee Emily B. Hagan appeared on behalf of the Respondent. Ms. Hagan possessed the requisite authority to represent the Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for maintaining the property with dead palm fronds, trash, and other debris on the property.
5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating the fascia board and trim in disrepair, as well as trash, debris, and palm fronds on the property. He testified that some clean up had been done, but that the property was not in compliance.
6. Respondent testified that due to several moves and her involvement in a car accident resulting in severe injuries and subsequent surgeries she didn't receive notice right away. She did have a company go out and clean up the property but now realizes that it wasn't enough to come into compliance.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Respondent is still found to be in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failing to maintain the property.
8. Due to the credible testimony of Respondent regarding her extenuating circumstances beyond her control, Respondent is granted a **thirty (30) day extension** starting from the date of this order, or by **Friday, August 15, 2025**, to clean the property and apply for any permits necessary for repair work on the property to bring the property into compliance. to apply for permits to either reconstruct or demolish the structures on the property and clean up the property and remove all debris, to bring the property into compliance.
9. A hearing is set for **September 8, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
10. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
11. It is Respondent's responsibility to notify the City once the property is in compliance.
12. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to the Respondent at emilyhagan44@yahoo.com on July 16, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person

or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20250211
City of St. Pete Beach v. Starlight Tower
Incorporated
Address: 7000 Beach Plz St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through:

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments: 1. 14. Second Final Administrative Order (CE 20250211 - Starlight Towers Inc.)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250211

ADDRESS: 7000 Beach Plz

STARLIGHT TOWER, INC.,

Respondent.

_____ /

SECOND FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. Starlight Tower Inc.'s board member, Edward Wolfe, appeared on behalf of Respondent. Mr. Wolfe possessed the requisite authority to represent the Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Section 98.123.1 of the City's Code of Ordinances for having work conducted without a permit. Specifically, for having a block wall of detached garage reconstructed without first securing a permit by a licensed contractor.
5. Code Enforcement Officer Cruz testified that the property owners are working in good faith to secure the necessary permits by a licensed contractor, but the permits have not yet been issued.
6. Mr. Wolfe said that they have secured a contractor, though it was hard to do so, and they are working toward getting the permit and completing the work.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Respondent shall have a **thirty (30) day extension** from the date of this Order, or by **Friday, August 15, 2025**, to apply for after-the-fact permits for the work done on the garage and for the work that needs to be done to repair the garage.
8. A hearing is set for **September 8, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Edward Wolfe at edwardwolfe.58@gmail.com on July 16, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20240470
City of St. Pete Beach v. 333 Capital LLC
Address: 540 71st Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments: 1. 19. Final Administrative Order (CE2020470 - 333 Capital LLC) (002)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240470

ADDRESS: 540 71st Ave.

333 CAPITAL, LLC,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. Paul Billips appeared on behalf of the Respondent. He is the tenant at the property and testified he has the authority to represent the Respondent in this matter.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that she was in violation of Sections 46-33, 98-65, & 98-66 of the City's Code of Ordinances for failing to maintain the property.
5. Code Enforcement Officer Cruz presented photographic evidence demonstrating that there was inappropriate outdoor storage, missing fascia board and roof shingles, and deteriorating paint from where the carport was removed.
6. Mr. Billips testified that after the storm the carport was removed and is being replaced. The contractor has started to do the work to replace the carport and the fascia board but had a heart attack and has not been back to complete the job. He is just waiting for the contractor to come back and do the carport and fascia board, and he will complete the painting himself.
7. Mr. Billips does not know when the contractor will be back to complete the job.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

8. Respondent is found to be in violation of Sections 43-66, 98-65, & 98-66 of City's Code of Ordinances. Respondent shall have **thirty (30) days** to bring the property to compliance, including pulling any permits required relative to the fascia board and carport.
9. A hearing is set for **September 8, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
10. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
11. It is Respondent's responsibility to notify the City once the property is in compliance.
12. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at paulbillips68@gmail.com on July 16, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20240529
City of St. Pete Beach v. Long, Richard Allen
Revocable Trust Long, Richard Allen Tre
Address: 6700 Gulf Blvd St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:

1. 2nd Final Administrative Order (CE 20240529 - Long Rev Trust)
2. 1. 3d Final Administrative Order (CE 20240529 - Long Rev Trust)
3. Order to Continue (CE20240529 - Richard Long Rev Trust)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240529
ADDRESS: 6700 Gulf Blvd.**

**RICHARD ALLEN LONG as trustee of
the RICHARD ALLEN LONG
REVOCABLE TRUST,**

Respondent.

_____ /

SECOND FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on June 9, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.
2. Jason Bowry, Respondent's tenant, appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 33.4, 6.24, 98-123.1, and 98-75 of the City's Code of Ordinances for operating an outdoor patio bar with live music, and construction said bar without the required permits.
5. Code Enforcement Officer Ruckdeschel stated that the property is not in compliance, but that Respondent has applied for a permit and submitted revisions.
6. The City's Building Official, Luke Curtis, testified that the permit is presently in review by the City and it has not yet been determined if what is requested can be permitted.
7. Mr. Bowry testified that he has not had anyone out on the back patio since the last hearing and has been going through the permitting process.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

8. Respondent has acted in good faith to attempt to secure the permits and be in compliance with the magistrate's order dated May 19, 2025. The City is presently reviewing the permit submittals and Respondent has no control over the timing of this review.
9. Accordingly, a status hearing is set for **July 14, 2025**. At that time a determination will be made as to whether Respondent has complied with the previous order or if fines should be imposed.
10. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
11. It is Respondent's responsibility to notify the City once the property is in compliance.
12. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on June 10, 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 12915 River Rd., Myakka City, FL 34251-8950, to Jason Bowry via email at grillnchillin101@gmail.com, and Joe Melendi, Esq. via email at josephmelendi@msn.com on June 11, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240529
ADDRESS: 6700 Gulf Blvd.**

**RICHARD ALLEN LONG as trustee of
the RICHARD ALLEN LONG
REVOCABLE TRUST,**

Respondent.

_____ /

THIRD FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.
2. Jason Bowrey, Respondent's tenant, appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 33.4, 6.24, 98-123.1, and 98-75 of the City's Code of Ordinances for operating an outdoor patio bar with live music, and construction said bar without the required permits.
5. In a Final Administrative Order dated May 19, 2025, Respondent was found to be in violation of Section 98-123.1 of the City's Code of Ordinances, and was given until June 5, 2025, to secure the necessary permits for construction, operation, or demolition of the outdoor bar area.
6. After a hearing held on June, 9, 2025, in a Second Final Administrative Order, Respondent was found to have acted in good faith to attempt to secure the necessary permits and be in compliance with the magistrate's order dated May 19, 2025. At that time the City was reviewing the Respondent's permit submissions and the Respondent had no control over when that review would be completed. In the Second Final Administrative Order, the

magistrate scheduled a status check for July 14, 2025, to determine compliance or to assess next steps.

7. Code Enforcement Officer Ruckdeschel stated that the property is not in compliance, and that the most recent submissions for permitting by the Respondent has been denied.
8. The City's Permit Administrator, Joanne Boland, testified that the most recent review from planning was denied on June 10, 2025, and the most recent submittal to the building department was denied on June 13, 2025. She testified that the fire review passed.
9. Ms. Boland testified the reasons for denial on the planning portion were due to the need for a boundary survey, among other reasons, and for the building review the denial was due to the legibility of the plans and the need for a determination regarding the bathroom facilities per the ADA, among other reasons.
10. The City's Building Official, Luke Curtis, testified that in order to determine if building permits could be issued, the plans need to be legible and need to demonstrate the placement of the restrooms, etc. so that a proper review can take place. Mr. Curtis testified once submitted they would timely review.
11. Mr. Bowrey testified that he spoke with Mr. Barry with the planning department and understand what needs to be submitted, but it will take time as a survey is necessary and surveyors are all quoting him about three weeks for the job to get done. He understands what his contractor needs to submit and he is confident that it will be submitted and the permits can be issued.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

12. Respondent continues to act in good faith to attempt to secure the permits and be in compliance with the magistrate's order dated May 19, 2025. However, Respondent was cautioned that these reviews cannot continue and at some point a complete submittal needs to be made so the City can review it and consider issuing the permits.
13. Accordingly, a status hearing is set for **August 11, 2025**. At that time a determination will be made as to whether Respondent has complied with the previous order or if fines should be imposed.
14. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
15. It is Respondent's responsibility to notify the City once the property is in compliance.

16. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 12915 River Rd., Myakka City, FL 34251-8950, to Jason Bowrey via email at grillinchillin101@gmail.com, and Joe Melendi, Esq. via email at josephmelendi@msn.com on July 16, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240529
ADDRESS: 6700 Gulf Blvd.**

**RICHARD ALLEN LONG as trustee of
the RICHARD ALLEN LONG
REVOCABLE TRUST,**

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 12915 River Rd., Myakka City, FL 34251-8950, to Jason Bowrey via email at grillinchillin101@gmail.com, and Joe Melendi, Esq. via email at josephmelendi@msn.com on July 28, 2025.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20240699
City of St. Pete Beach v. Franco, Jennifer C
Address: 490 82nd Ave St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:

1. 21. Final Administrative Order (CE20240699 - Franco)
2. Order to Continue (CE20240699 - Franco)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240699
ADDRESS: 490 82nd Ave.**

JENNIFER C. FRANCO,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that she was in violation of Section 98-123.1 of the City's Code of Ordinances for replacing drywall, installing a new exterior door, as well as electrical work without a permit.
5. Code Enforcement Officer Cruz presented photographic evidence demonstrating the drywall and other unpermitted work on the interior of the property.
6. Mr. Cruz testified that he has had some communication with Respondent and she was trying to get permits and contractor, but has had no further communication. The work has been completed even though a stop work order was placed on the property and there are tenants in the property currently.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Respondent is found to be in violation of Section 98-123.1 of City's Code of Ordinances. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Wednesday, July 30, 2025**, to apply for an after-the-fact permit for the work that was done without a permit.
8. A hearing is set for **August 11, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 2637 Seashore Drive, Las Vegas, NV 89128-6814 on July 16, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240699
ADDRESS: 490 82nd Ave.**

JENNIFER FRANCO,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 2637 Seashore Drive, Las Vegas, NV 89128-6814 on July 28, 2025.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20240584
City of St. Pete Beach v. Park Shore
Investments LLC
Address: 523 72nd Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:

1. Final Administrative Order (CE20240584 - Park Shore Investments)
2. 10. Order to Continue (CE20240584 - Park Shore Investments LLC)
3. 2d Order to Continue (CE20240584 - Park Shore Investments)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240584

ADDRESS: 523 72nd Ave.

**PARK SHORE INVESTMENTS
LLC,**

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on August 18, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Chloe Berryman and Code Enforcement Officer Ayako Ruckdeschel.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Section 98-123.1 of the City's Code of Ordinances for conducting drywall and other work without a permit.
5. Code Enforcement Officer Ruckdeschel presented photographic evidence demonstrating interior drywall work being done on the property and testified that the work had been done without a permit.
6. Code Officer Ruckdeschel testified that Respondent did apply for a permit on July 24, 2025, however, it was denied due to non-compliance with the fire department review. There has been no further submissions from the Respondent.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Respondent is found to be in violation of the stated code sections. Respondent shall have **fourteen (14) days** from the date of this of this Order, or by **Tuesday, September 2, 2025**, to secure an after-the-fact permit.
8. A hearing is set for **September 8, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on August 19, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 44349 Lowtree Ave., Ste. 103, Lancaster, CA 93534-4104 on August 19, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240584

ADDRESS: 523 72nd Ave.

**PARK SHORE INVESTMENTS
LLC,**

Respondent.

_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025. In consideration of the information presented, and no objections from any party, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **August 11, 2025**, Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 16th day of July, 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 44349 Lowtree Ave., Ste. 103, Lancaster, CA 93534-4104 on July 16, 2025.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240584

ADDRESS: 523 72nd Ave.

**PARK SHORE INVESTMENTS
LLC,**

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing the argument of the parties in attendance, issued an Order to Continue to the hearing until August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 44349 Lowtree Ave., Ste. 103, Lancaster, CA 93534-4104 on July 28, 2025.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case # 20250401
City of St. Pete Beach v. Gedz, Matthew
Address: 429 70th Ave. St. Pete Beach, FL
33706

Action Request: NA

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: NA

Attachments: 1. Final Administrative Order (CE20250401 - Gedz)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250401

ADDRESS: 429 70th Ave.

MATTHEW GEDZ,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on August 18, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Chloe Berryman and Code Enforcement Officer Ayako Ruckdeschel.
2. Respondent failed to appear.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 46-33, 98-64, 98-65, and 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Ruckdeschel presented photographic evidence demonstrating that the house has damaged windows, overgrown vegetation that is encroaching onto the sidewalk, there are missing window framing and siding, and lots of debris on the property. There was a trailer on the property but that has been removed.
6. Code Officer Ruckdeschel testified that when she inspected the property on August 1, 2025, it appeared that an attempt was made to clean up the property and there was no more overgrown vegetation, but the home was still in disrepair with missing siding and window framings, etc. However, now, the property is overgrown again the structure still remains in disrepair.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Respondent is found to be in violation of the stated code sections. Respondent shall have **fourteen (14) days** from the date of this of this Order, or by **Tuesday, September 2, 2025**, to bring the property into compliance.
8. A hearing is set for **September 8, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on August 19, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via US Mail to 429 70th Ave., St. Pete Beach, FL 33706 on August 19, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20250388
City of St Pete Beach v. Gulf West Properties
LLC
Address: 7060 Boca Ciega Dr. St. Pete Beach,
FL 33707

Action Request: N/A

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:

1. 3d Order to Continue (CE20250388 - Gulf West Properties)
2. Final Administrative Order (Case No 20230437 - Gulf West Properties LLC)
3. Final Administrative Order and Order Imposing Fines and Costs (Case No 20240283 - Gulf West Properties LLC) (Repeat)
4. 11. Order to Continue (CE20250388 - Gulf West Properties LLC)
5. 2d Order to Continue (CE20250388 - Gulf West Properties)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250388

ADDRESS: 7060 Boca Ciega Dr.

GULF WEST PROPERTIES LLC,

Respondent.

_____ /

THIRD ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on August 18, 2025, and by agreement of the parties, **IT IS ADJUDGED** that this matter is continued until **September 8, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 19th day of August 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 250 Corey Ave, St. Petersburg, FL 33706 and its Registered Agent, CT Corporation System at 1200 South Pine Island Road, Plantation, FL 33324 on August 19, 2025.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20230437
ADDRESS: 7060 Boca Ciega Dr.**

GULF WEST PROPERTIES, LLC

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on November 13, 2023, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Luis Cruz.
2. Respondent's authorized agent, Ms. Shiela Hutman, appeared via telephone. Ms. Hutman possesses the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Section 98-66 of the City's Code of Ordinances by allowing overgrowth of trees to impede the sidewalk, allowing for the overgrowth and ill maintenance of grass on the property, as well as other landscaping debris.
5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating landscaping debris (palm fronds, etc.) strewn about the property, the overgrowth of trees impeding travel on the surrounding sidewalks, as well as dead or dying palm fronds that needed to be pared back from trees on the property. Though Mr. Cruz submitted photographic evidence of some overgrowth of grass, he did not know and could not testify if that overgrowth amounted to 10 inches of growth.
6. Ms. Hutman testified on behalf of Respondent that she accepts responsibility for the status of the property, that it was partly due to a hurricane event that passed through, but that the property has now been cleared.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. At the time of the hearing the Respondent and its property were compliant with the cited sections of Code.
8. No fines shall be assessed, but Respondent will be responsible for paying the reasonable administrative costs of the City.
9. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on November 14, 2023.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent by US Mail to Respondent at 250 Corey Ave, St. Petersburg, Florida 33706.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240283
ADDRESS: 7060 Boca Ciega Dr.**

GULF WEST PROPERTIES, LLC

Respondent.

_____ /

**FINAL ADMINISTRATIVE ORDER
AND ORDER IMPOSING FINES AND COSTS**

This case came before the Special Magistrate on July 8, 2024, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

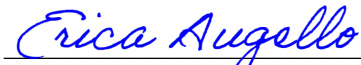
1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Luis Cruz.
2. Respondent's authorized agent, Ms. Vicky Dykens, appeared on behalf of Respondent. Ms. Dykens possessed the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Section 98-66 of the City's Code of Ordinances by allowing for the overgrowth and ill maintenance of grass on the property, as well as other landscaping debris.
5. Respondent has previously been found in violation of the same code section within five (5) years in a Final Administrative Order dated November 14, 2023, in St. Pete Beach Code Enforcement Case Number CE20230437.
6. Code Enforcement Officer Cruz submitted photographic evidence demonstrating landscaping debris (palm fronds, etc.) strewn about the property as well as dead or dying palm fronds that needed to be pared back from trees on the property.
7. Officer Cruz testified that the property came into compliance on May 15, 2024.

8. Ms. Dykens testified on behalf of Respondent that the tenant is responsible for the property and that the Respondent is attempting to maintain the property consistently.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

9. Respondent and the subject property were in violation Section 98-66 of the City's Code of Ordinances, constituting a repeat violation. Respondent is assessed **\$250 per day** from **April 29, 2024, to May 15, 2024**, plus **\$325.00** for the reasonable administrative costs of the City.
10. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.
11. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on July 8, 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent by US Mail to Respondent at 250 Corey Ave, St. Petersburg, Florida 33706 and via email to Respondent's agent at VivVicDykens@yahoo.com on July 8, 2024.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250388

ADDRESS: 7060 Boca Ciega Dr.

GULF WEST PROPERTIES LLC,

Respondent.

_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025. In consideration of the information presented, and no objections from any party, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until the **August 11, 2025**, Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 16th day of July 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 250 Corey Ave, St. Petersburg, FL 33706 and its Registered Agent, CT Corporation System at 1200 South Pine Island Road, Plantation, FL 33324 on July 16, 2025.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250388
ADDRESS: 7060 Boca Ciega Dr.**

GULF WEST PROPERTIES LLC,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing the argument of the parties in attendance, issued an Order to Continue to the hearing until August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 250 Corey Ave, St. Petersburg, FL 33706 and its Registered Agent, CT Corporation System at 1200 South Pine Island Road, Plantation, FL 33324 on July 28, 2025.

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20250339
City of St. Pete Beach v. Schroeder, Rhonda H
Address: 640 59th Ave. St. Pete Beach, FL
33706

Action Request: NA

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Motion for Dismissal.

Funding: NA

Attachments: 1. Motion to Dismiss

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

**CITY OF ST. PETE BEACH,
Petitioner,**


**CASE NO. 20250339
ADDRESS: 640 59th Avenue**

**vs.
SCHROEDER, RHONDA H
Respondent.**

_____ /

**UNOPPOSED MOTION BY THE CITY OF ST. PETE BEACH
TO DISMISS CASE NO. 20250339**

Petitioner, City of St. Pete Beach, files this unopposed motion and requests the Special Magistrate, to dismiss the case against Respondent, Rhonda Schroeder without prejudice. Respondent, Rhonda Schroeder, does not oppose this Motion.

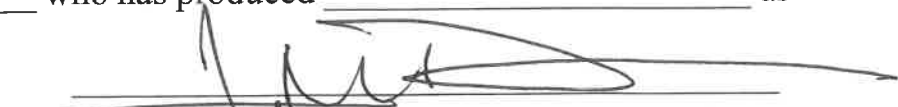


Peyt Dewar
Code Enforcement Manager
St. Pete Beach Code Enforcement Division

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 28 day of August 2025, by Peyt Dewar, acting in his capacity as the St. Pete Beach Code Enforcement Manager, who is X personally know to me or _____ who has produced _____ as identification.





Print Name Jennifer M. Daunch
Notary Public State of FL
My Commission Expires: 9/22/2026

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Motion was sent via US Mail to Respondent at 640 59th Ave., St. Pete Beach, FL 33706 on August 28, 2025.



Peyt Dewar
Code Enforcement Manager
St. Pete Beach Code Enforcement Division



**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case # 20250394
City of St. Pete Beach v. Marra Martin
Address: 6802 Gulf Winds Dr St. Pete Beach,
FL 33706

Action Request: NA

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 46-33. - Enumeration.**
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:(1) Vegetation as follows:a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture,excluding furniture specifically designed for

outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior rproperty subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66. - Residential and commercial property maintenance.

(a) All premises shall be maintained in compliance with the standards in this section.(b) Standards for improved property.(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.(c) Litter.(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portionthereof, whether improved or unimproved, is a violation.

Funding: NA

Attachments:

1. Notice of Violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Notice of Violation Banner
6. Notice of Hearing Banner



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

6/23/2025

MARRA, MARTIN
6802 GULF WINDS DR
ST PETE BEACH, FL 33706

RE: Case Number 20250394
Violation Address: 6802 GULF WINDS DR
Parcel ID#: 363115347760020050

Dear Property Owner:

You have overgrown grass that must be cut and maintained, dead branches throughout the property that must be cleaned and removed, and trash/debris in the backyard and on side of house that must be cleaned and removed as well. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean,

safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66. - Residential and commercial property maintenance.

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

These violation(s) must be corrected **no later than 7/7/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Luis Cruz
Code Enforcement Officer

Handwritten signature of Luis Cruz in black ink, followed by the handwritten phone number 727-748-1722.

CE20250394

- **Respondent(s): Martin Marra**
- **Violation address: 6802 Gulf Winds Dr**
- **Violation(s) description: The property is in violation of section 46-33 (1)a, (2)&(3) Enumeration, 98-65 (4) Unsightly conditions and 98-66 (a)(b), (20), (c)-(2)&(3) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

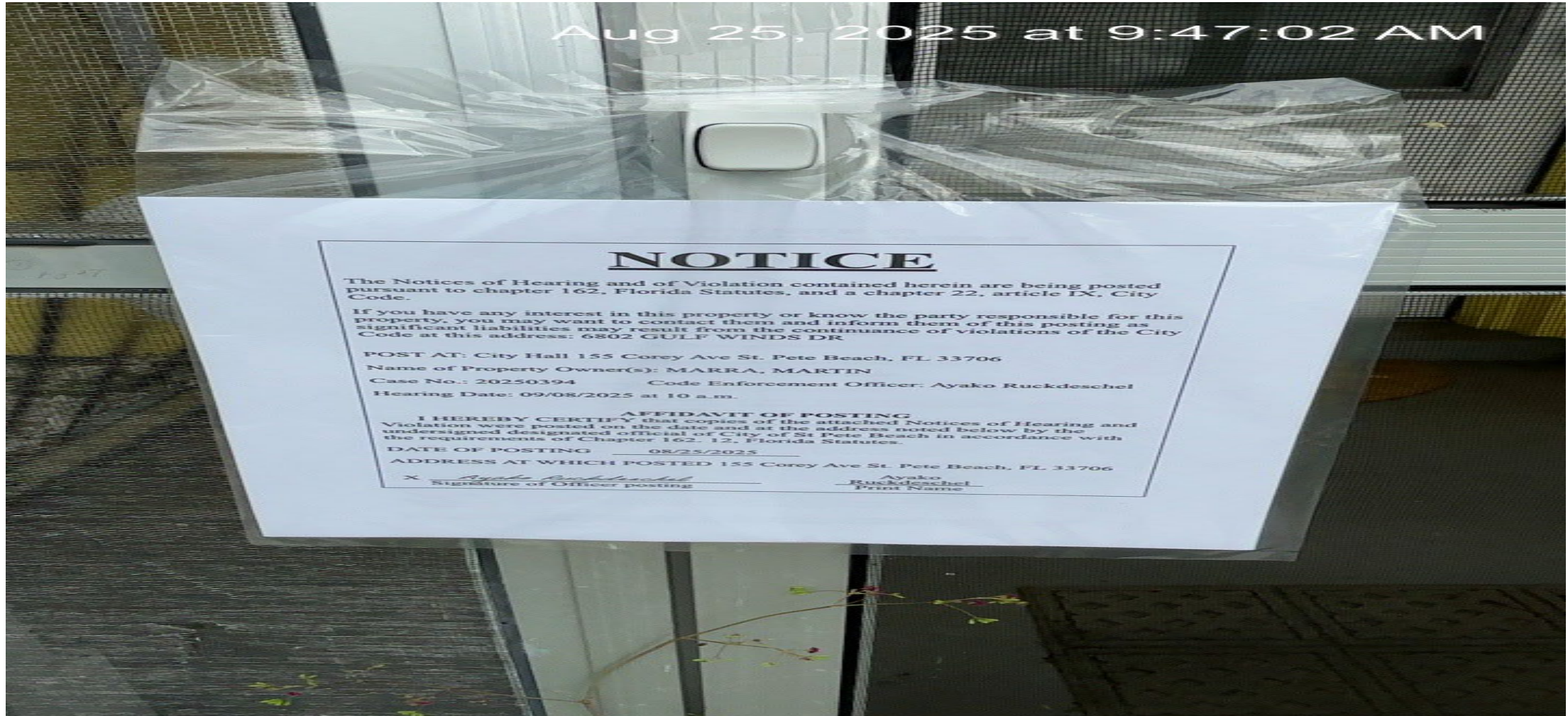
CE20250394

Case Summary

- Initial inspection: 6/20/2025**
- Notice of Violation dated: 6/23/2025**
- Notice of Violation compliance date: 7/7/2025**
- Notices of Hearing dated and posted on the property: 8/25/2025**

CE20250394

Affidavit of Posting



NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statutes, and a chapter 22, article IX, City Code.

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 6802 GULF WINDS DR

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706
Name of Property Owner(s): MARRA, MARTIN
Case No.: 20250394 Code Enforcement Officer: Ayako Ruckdeschel
Hearing Date: 09/08/2025 at 10 a.m.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that copies of the attached Notices of Hearing and Violation were posted on the date and at the address noted below by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162, 17, Florida Statutes.

DATE OF POSTING — 08/25/2025 —
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Ayako Ruckdeschel Ayako
Signature of Officer posting Print Name

X

CE20250394

Vegetative & other debris



Jun 20, 2025 at 1:51:19 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



Jun 20, 2025 at 1:51:25 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds & debris



7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



Jun 20, 2025 at 1:52:06 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



Jun 20, 2025 at 1:52:17 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



Jun 20, 2025 at 1:52:19 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



Jul 21, 2025 at 3:55:48 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



Jul 21, 2025 at 3:55:58 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



Jul 21, 2025 at 3:56:07 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Overgrown grass/weeds



Jul 21, 2025 at 3:56:09 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Grass/weeds cut , still has debris



Aug 1, 2025 at 2:13:30 PM
St. Pete Beach, FL

7802 Gulf Winds Dr

CE20250394

Grass/weeds cut, still has debris



7802 Gulf Winds Dr

CE20250394

Debris in rear yard

Aug 19, 2025 at 11:32:55 AM



7802 Gulf Winds Dr

CE20250394

Sand bags debris



7802 Gulf Winds Dr

CE20250394

Other debris

Aug 19, 2025 at 11:34:33 AM



7802 Gulf Winds Dr

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statutes, and a chapter 22, article IX, City Code.

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 6802 GULF WINDS DR

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706

Name of Property Owner(s): MARRA, MARTIN

Case No.: 20250394 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 09/08/2025 at 10 a.m.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that copies of the attached Notices of Hearing and Violation were posted on the date and at the address noted below by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162. 12, Florida Statutes.

DATE OF POSTING 08/25/2025

ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X *Ayako Ruckdeschel*
Signature of Officer posting

Ayako
Ruckdeschel
Print Name

**CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250394

vs.
MARRA, MARTIN
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **09/08/2025** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **6802 GULF WINDS DR** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 08/25/2025

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 3346 96

MARRA MARTIN
6802 GULF WINDS DR
ST PETE BEACH FL 33706-2034

NOV 20250394 LC
Jennifer Daunch

\$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8330 1595 62

MARRA MARTIN
6802 GULF WINDS DR
ST PETE BEACH FL 33706-2034

NOH 20250394 AR
Jennifer Daunch

\$8.8600

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case# 20250471
City of St. Pete Beach v. Vedula, Krishnamurthy
V Srivastava, Anindita
Address: 411 55th Ave. St. Pete Beach, FL 33706

Action Request: NA

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 46-33. - Enumeration.**
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:(1) Vegetation as follows: a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
Sec. 98-66. - Residential and commercial property maintenance.
(a) All premises shall be maintained in compliance with the standards in this section.(b) Standards for improved property.(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

Funding: NA

Attachments:
1. Notice of Violation
2. Evidence

3. Affidavit of Posting
4. Notice of Hearing
5. Notice of Violation Banner Page
6. Notice of Hearing Banner



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

7/15/2025

VEDULA, KRISHNAMURTHY V SRIVASTAVA, ANINDITA
9103 HIGHLAND RIDGE WAY
TAMPA, FL 33647-2278

RE: Case Number 20250471
Violation Address: 411 55TH AVE
Parcel ID#: 063216114300000060

Dear Property Owner:

You have overgrown grass/weeds that must be cut and maintained. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

- (1) Vegetation as follows: a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
- (3) Any condition which provides harborage for rats, mice, snakes and other vermin.

Sec. 98-66. - Residential and commercial property maintenance.

- (a) All premises shall be maintained in compliance with the standards in this section.
- (b) Standards for improved property.
 - (20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

These violation(s) must be corrected **no later than 7/30/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to

\$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Luis Cruz 727-363-9267

Luis Cruz
Code Enforcement Officer

CE20250471

- **Respondent(s): Vedula Krishnamurthy V Srivastana, Anindita**
- **Violation address: 411 55th Avenue**
- **Violation(s) description: The property is in violation of section 46-33 (1) & (3) Enumeration, 98-66 (a), (b), (20) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

CE20250471

Case Summary

- Initial inspection: 7/15/2025**
- Notice of Violation dated: 7/15/2025**
- Notice of Violation compliance date: 7/30/2025**
- Notices of Hearing dated and posted on the property: 8/25/2025**

CE20250471

Affidavit of Posting

Aug 28, 2025 at 2:20:12 PM

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statutes, and a chapter 22, article IX, City Code.

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 411 55TH AVE

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706

Name of Property Owner(s): VEDULA, KRISHNAMURTHY V
SRIVASTAVA, ANINDITA

Case No.: 20250471 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 09/08/2025 at 10 a.m.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that copies of the attached Notices of Hearing and Violation were posted on the date and at the address noted below by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162. 12, Florida Statutes.

DATE OF POSTING 08/28/2025

ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Ayako Ruckdeschel
Signature of Officer posting

Ayako
Ruckdeschel
Print Name

411 55th Avenue

CE20250471

Overgrown vegetation



411 55th Avenue

CE20250471

Overgrown vegetation



Jul 15, 2025 at 1:06:10 PM
St. Pete Beach, FL

411 55th Avenue

CE20250471

Overgrown vegetation



411 55th Avenue

CE20250471

Overgrown vegetation



Jul 15, 2025 at 1:06:22 PM
St. Pete Beach, FL

411 55th Avenue

CE20250471

Overgrown vegetation



Jul 15, 2025 at 1:06:24 PM
St. Pete Beach, FL

411 55th Avenue

CE20250471

Overgrown vegetation



411 55th Avenue

CE20250471

Overgrown vegetation



411 55th Avenue

CE20250471

Overgrown vegetation



411 55th Avenue

CE20250471

Overgrown vegetation



411 55th Avenue

CE20250471

Overgrown & dead vegetation



411 55th Avenue

CE20250471

Overgrown vegetation



411 55th Avenue

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statutes, and a chapter 22, article IX, City Code.

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 411 55TH AVE

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706

Name of Property Owner(s): VEDULA, KRISHNAMURTHY V
SRIVASTAVA, ANINDITA

Case No.: 20250471 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 09/08/2025 at 10 a.m.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that copies of the attached Notices of Hearing and Violation were posted on the date and at the address noted below by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162. 12, Florida Statutes.

DATE OF POSTING 08/25/2025

ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X *Ayako Ruckdeschel*
Signature of Officer posting

Ayako
Ruckdeschel
Print Name

**CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250471

vs.

VEDULA, KRISHNAMURTHY V SRIVASTAVA, ANINDITA
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **09/08/2025** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **411 55TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 08/25/2025

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8323 9241 39

VEDULA, KRISHNAMURTHY V SRIVASTAVA, ANINDITA
9103 HIGHLAND RIDGE WAY
TAMPA, FL 33647-2278

NOV 20250471 LC
Jennifer Daunch

\$8.8600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8330 1602 54

VEDULA KRISHNAMURTHY V
SRIVASTAVA ANINDITA
9103 HIGHLAND RIDGE WAY
TAMPA FL 33647-2278

NOH 20250471 AR
Jennifer Daunch

\$8.8600

**SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case # 20240281
City of St. Pete Beach v. Long, Richard Allen
Revocable Trust Long, Richard Allen Tre
Address: 6800 Gulf Blvd St. Pete Beach, FL
33706

Action Request: NA

Strategic Objective:

Date: September 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Lien Reduction Request

Funding: NA

Attachments: