

# CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

**September 8, 2025 - 10:00 A.M.**

**PRESENT:** Erica Augello, Special Magistrate  
Ralf Brookes, City Attorney  
Ginny Keeter-Bodkin, Deputy City Clerk  
Peyt Dewar, Code Enforcement Manager  
Ayako Ruckdeschel, Code Enforcement Officer  
Luke Curtis, Building Official

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

## **2. Changes to the Agenda –**

Code Enforcement Manager Peyt Dewar requested a continuance of Case# 20250185, St. Pete Beach vs. Ruhlman, to the October 6, 2025 hearing.

## **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**

Code Enforcement Officer Ayako Ruckdeschel testified that the Magistrate's last order gave the respondent a compliance date of 8/15/25. She left a message with the respondent on 8/25/25. No cleanup has happened, and no permit has been applied for as of today.

Special Magistrate Augello found the property to be in violation of the cited codes and assessed fines of \$250 per day from 8/16/25 until compliant plus \$330 in administrative costs plus any recording fees.

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

Officer Ruckdeschel testified that the Magistrate's last order gave the respondent a compliance date of 8/15/25. The permit was approved on 8/29/25. She had not spoken to the owner.

Special Magistrate Augello found the property to be compliant as of 8/29/25. She imposed fines of \$250 per day from 8/16/25 to 8/29/25 plus administrative costs of \$330.

### **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**

Officer Ruckdeschel testified that the Magistrate's last order gave the respondent a compliance date of 8/15/25 to remove overgrown vegetation and debris; she reported a substantial improvement, but debris remains. The property was sold to John Creamer of All Over Solutions on 8/21/25.

Property owner John Creamer of All Over Solutions, LLC testified that he is seeking a demolition permit but would remove the debris and be responsible for any administrative costs.

Special Magistrate Augello imposed costs of \$330 but did not assess any fines as the property was sold.

**D. Case# 20250211 City of St. Pete Beach v. Starlight Tower Incorporated**  
**Address: 7000 Beach Plaza, St. Pete Beach, FL 33706**

Officer Ruckdeschel testified that the respondent's permit was approved on 8/6/25, prior to the imposed compliance date. Starlight Tower Inc.'s board member, Edward Wolfe, appeared on behalf of the respondent.

Special Magistrate Augello found the property to be compliant based upon testimony and assessed \$330 in administrative costs.

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

Officer Ruckdeschel testified and presented photographs of the property dated yesterday showing the carport erected and fresh paint, but debris still present. The compliance date was 8/15/25. She spoke with the renter as a reminder. No one was present for the respondent.

Special Magistrate Augello found the property in substantial but not complete compliance and assessed fines of \$50 per day from 8/16/25 until compliant plus \$330.

**F. Case# 20240529 City of St. Pete Beach v. Long, Richard Allen Rev. Trust Long, Richard Allen Tre**  
**Address: 6700 Gulf Blvd St. Pete Beach, FL 33706**

Officer Ruckdeschel testified that the unpermitted structure and accessories at the rear of the property had been removed. The City's Building Official Luke Curtis testified to the same. Respondent Richard Long was present.

Special Magistrate Augello found the property to be compliant based upon testimony and assessed administrative costs of \$330.

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

Officer Ruckdeschel testified that the ordered compliance date for the respondent to secure an after-the-fact permit was 9/2/25. The permit was applied for on 8/22/25. No one was present for the respondent.

Special Magistrate Augello found the property to be compliant based upon testimony and assessed administrative costs of \$330.

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

Officer Ruckdeschel testified that the ordered date for the respondent to secure a permit was 9/2/25. They did apply but were denied by the Fire Department for additional documentation which has not been submitted.

Registered Agent Emma Gamas testified that they completed the work but did not know that the original permit applied for was denied. She did admit that the work was done without a permit.

Special Magistrate Augello found the property in violation and imposed fines of \$250 per day from 9/2/25 until compliant plus \$330 in administrative costs and any necessary recording fees.

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

Officer Ruckdeschel testified that the property is still overgrown as of today and therefore did not meet the ordered compliance date of 9/2/25. She had not been able to contact the respondent.

Special Magistrate Augello found the property in violation and assessed fines of \$250 per day from 9/3/25 until compliant plus \$300 in administrative costs and any necessary recording fees.

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

Officer Ruckdeschel testified that this case was deferred and continued and being heard for the first time. She reviewed the city's case including violation codes, inspections, noticing, posting and photographs of overgrowth at property. Her presentation is part of the record. The property became compliant on 6/24/25, five days after the ordered date. The Magistrate confirmed the multiple, repeat violations at the property since 2023.

Vicky Dykens appeared on behalf of the respondent and testified that the tenant is responsible for the property; the respondent has hired a landscaping company to assist. The property was on the market in June but is not any longer and may be demolished.

Special Magistrate Augello found that the property had been in violation and assessed fines of \$250 per day from 6/16/25 to 6/24/25 plus \$330 in administrative costs and any recording fees.

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

Officer Ruckdeschel indicated that an order for dismissal was requested at the August hearing. Attorney Brookes testified that staff had received an email from the respondent's counsel, who was unopposed to the dismissal. Special Magistrate Augello requested the counsel's contact information and will send the order.

**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, Sec. 98-65, Sec. 98-66.

Officer Ruckdeschel presented the case for the city which included cited code violations, inspections, noticing, posting, and photographs of overgrowth and debris. She testified that overgrowth had been trimmed but debris remained. She was unable to contact the owner.

Special Magistrate Augello found the property was in violation of the cited code sections and allowed 14 days for the respondent to become compliant. The case will be reconvened at the 10/6/25 hearing for status or the imposition of fines.

**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., Sec. 98-66.

Officer Ruckdeschel presented the case for the city including code violations, inspections, noticing, posting, photographs of overgrowth, and corrective actions. The property became compliant as of 9/3/25.

Special Magistrate Augello found the property to be compliant, based upon testimony, and imposed administrative costs of \$330.

**6. Cases Complied**

**7. Old Cases – None.**

**8. Lien Reductions –**

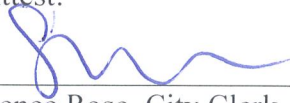
**L. Case # 20240281 City of St. Pete Beach v. Long, Richard Allen Revocable Trust Long, Richard Allen Tre Address: 6800 Gulf Blvd St. Pete Beach, FL 33706**

Mr. Dewar presented the lien reduction application, which was submitted through the respondent's legal counsel, Attorney Joseph Melendi. The Attorney's request was for a reduction from \$49,500 in fines plus administrative costs of \$325 to \$10.

Attorney Melendi provided a binder of documentation to support his request, which is part of the meeting record. Following the testimonies of Attorney Melendi, tenant Richard Myers, and Branzini restaurant owner and sub-lessee Tazo Musabegovic, Special Magistrate Augello found that the city's noticing of violations was proper and granted a lien reduction to \$4,950 plus administrative costs of \$325. to be paid within 30 days of her order.

**9. Next Meeting/Adjournment** – The next hearing will be October 6, 2025. There being no further business, the hearing was adjourned at 11:50 A.M.

Attest:

  
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Renee Rose, City Clerk