

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

October 6, 2025 - 10:00 A.M.

PRESENT: Erica Augello, Special Magistrate
Attorney Chloe Berryman, City Attorney's Office
Ginny Bodkin, Deputy City Clerk
Peyt Dewar, Code Enforcement Manager
Steven Rivera, Code Enforcement Officer
Ayako Ruckdeschel, Code Enforcement Officer

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

2. Changes to the Agenda –

Code Enforcement Manager Peyt Dewar requested an order from the Special Magistrate continuing lien reduction Case# 20250504, St. Pete Beach v. Murphy Revocable Living Trust, to 12/08/25.

3. Cases Continued

All staff presentations are part of the meeting record.

A. Case# 20250069 City of St. Pete Beach, v. Nguyen, Annie Truong, Jimmy C Address 205 55th Ave St. Pete Beach, FL 33706

Code Enforcement Officer Ayako Ruckdeschel presented the case for the city. She testified to an inspection of the property on 10/3/25; there was still debris in the rear, the structure was not repaired, and no permit had been secured. She had not been contacted by the owners since the hearing last month. No one was present for the respondent.

Special Magistrate Augello found, based on the evidence presented, that the property was still in violation of the stated code sections and issued a fine of \$250 per day from 9/19/25 until compliant plus reasonable administrative costs of \$330 and associated recording fees. It is the responsibility of the owner to notify the city when in compliance.

B. Case# 20250426 City of St. Pete Beach v. Rimar, Marilyn D Address: 5404 Pali Way St. Pete Beach, FL 33706

Officer Ruckdeschel testified to an inspection of the property on 10/3/25. A permit has been secured, a construction fence installed, and vegetation trimmed back. No one was present for the respondent.

Special Magistrate Augello found the respondent to be compliant with her previous order and assessed \$330 in administrative costs.

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

Officer Ruckdeschel testified to an inspection of the property on 10/3/25; there was still debris present. She provided photographs, which are part of the hearing record. No one was present for the respondent, and there was no contact.

The Special Magistrate found the property still non-compliant with the code sections cited in her previous order. She assessed a fine of \$250 per day from 9/24/25 until compliant plus \$330 in administrative costs and any recording fees. It is the responsibility of the owner to notify the city when in compliance.

**D. Case# 20240193 City of St. Pete Beach v. Brightwater Beach Condo Assn
Address: 55th Ave. St. Pete Beach, FL 33706**

Officer Ruckdeschel testified that the fence had not been repaired, and no permit had been applied for. The owner has not contacted the city since the last hearing.

Special Magistrate Augello found the property and owner to be in violation of the cited codes and assessed fines of \$250 per day from 9/16/25 until compliant, plus \$330 in administrative costs and any recording fees. It is the owner's responsibility to notify the city when compliant.

**E. Case# 20250220 City of St. Pete Beach v. Starkus, Svajunas
Address: 1104 Pass A Grille Way St. Pete Beach, FL 33706**

Code Enforcement Officer Steven Rivera testified that there has been no permit application, as previously ordered.

Owner/Respondent Svajunas Starkus was present and testified that he has been working with the insurance company since the hurricanes and is waiting for the adjuster.

Special Magistrate Augello continued the case until the 11/10/25 hearing for the owner to contact his insurer and investigate demolition.

**F. Case# 20250185 City of St. Pete Beach v. Ruhlman, Robert E
Address: 401 Gulf Way St. Pete Beach, FL 33706**

Officer Rivera testified that the property is compliant with the Magistrate's previous order and provided photographs. Owner Robert Ruhlman was present and praised the Code Enforcement team.

Special Magistrate Augello found the property compliant and assessed administrative costs of \$330.

**G. Case # 20250312 City of St. Pete Beach, v. Sungold LLC
Address: 3855, 3859, and 3861 Gulf Blvd St. Pete Beach, FL 33706
(Consolidated with Cases 20250417 and 20250418)**

Officer Rivera confirmed the consolidation of Cases 20250312, 0417, and 0418. He testified that the property was compliant and provided photographs with the fence repaired and vegetation removed.

The Special Magistrate found the property to be compliant for all 3 cases and assessed a single \$330 in administrative costs.

**H. Case# 20250417 City of St. Pete Beach v. Sungold LLC
Address: Gulf Blvd Lot 07-32-16-18143-001-0020**

Consolidated with Cases 20250312 and 20250418.

**I. Case# 20250418 City of St. Pete Beach v. Sungold LLC
Address: Sungold LLC 07-32-16-18143-001-0010**

Consolidated with Cases 20250312 and 20250417

**J. Case# 20250420 City of St. Pete Beach, v. Hutman, Kenneth
Address: 2893 W Vina Del Mar Blvd St. Pete Beach, FL 33706**

Officer Rivera testified that grass was cut but damage to the retaining wall remained. He testified to having spoken with Mrs. Hutman once, but she has not responded again.

The Special Magistrate found the property to be in violation of the stated code sections in her previous order for failing to maintain the retaining wall and assessed \$250 per day from 9/3/25 until compliant plus \$330 in administrative costs and any recording fees. It is the owner's responsibility to notify the city when compliant.

**K. Case# 20250341 City of St. Pete Beach v. Schaming, Scott R Schaming, Lisa M
Address: 2817 Pass A Grille Way St. Pete Beach, FL 33706**

Officer Rivera testified that the respondents had failed to secure a permit as ordered.

The Special Magistrate found the property to be in violation of the stated code sections in her previous order and assessed \$250 per day from 9/17/25 until compliant plus \$330 in administrative costs and any recording fees. It is the owner's responsibility to notify the city when compliant.

**L. Case# 20250299 City of St. Pete Beach v. Simon, Babette W
Address: 305 Gulf Way St. Pete Beach, FL 33706**

Officer Rivera presented the case for the city. He provided photographs of the property. A permit had been obtained by the owner; the property is compliant.

Special Magistrate Augello found the property to be in compliance and assessed \$330 in reasonable administrative costs.

4. New Cases –

**A. Case# 20250002 City of St. Pete Beach v. Nolan, Marilyn I Rev Trust Nolan,
Marilyn L Tre Address: 103 1st Ave. Building 3 St. Pete Beach FL, 33706
Sec. 46-33, Sec. 98-66.**

Officer Rivera presented the case for the city which included a detail of the violations, noticing, posting, and photographs of overgrown vegetation. He testified that the property was cleaned up as of yesterday and is now compliant. He spoke with the owner this morning.

The Special Magistrate found the property to be compliant and assessed \$330 in administrative costs.

**B. Case# 20250538 City of St. Pete Beach v. Pass A Grille Beach Condo Phase I Assn
Inc. Address: 709 Gulf Way St. Pete Beach, FL 33706
Sec. 44.5.**

Officer Rivera presented the case for the city including violations, noticing, posting, inspections, and photographs of televisions and lighting visible at night. He reviewed the recommended actions. Some of the lighting has been corrected, but some remains in violation. No one was present for the respondent. There had been email communications with Code Enforcement.

Special Magistrate Augello found the property to be in violation for interior light bleeding out. She allowed 14 days from her order for the property to become compliant, with a status on hearing on 11/10/25.

**C. Case# 20250489 City of St. Pete Beach v. Colburn, Mark S Colburn, Debra
Address: 1803 Pass A Grille Way St. Pete Beach, FL 33706
Sec. 98-66.**

Officer Rivera presented the case for the city including violations, noticing, posting, inspections, and photographs of material being stored outdoors and a boarded garage door. The outdoor storage has been addressed but not the garage door as of 10/5/25.

Respondents Mark and Debra Colburn appeared and testified to mail being held in the post office that closed during the hurricanes and that they applied to elevate their home, which took months for a response. They have not been accepted for that program. They secured a permit for the garage door, and they have hired a contractor to replace it.

The Special Magistrate found the respondent to be in violation for the garage door and allowed 14 days from the date of her order to become compliant; status will be heard on 11/10/25. Mr. Colburn noted an objection to administrative costs.

**D. Case# 20250530 City of St. Pete Beach v. Owens, Brandon M Owens, Alexandra J
Address: 3972 Poinsettia Dr. St. Pete Beach, FL 33706
Sec. 46-33, 98-66.**

Officer Rivera presented the case for the City including violations, noticing, posting, inspections, and photographs of overgrowth. He reviewed corrective actions. No one was present for the respondent. There has been no contact; the city has received complaints from neighbors. Notices of violation were sent via certified mail.

The Special Magistrate found the property to be in violation of the cited codes and allowed 7 days for the property owners to become compliant; status will be heard on 11/10/25 with possible assessment of fines.

**E. Case# 20250356 City of St. Pete Beach v. Barrancotto, Julia S
Address: 500 80th Ave St. Pete Beach, FL 33706
Sec. 46-33, Sec. 98-64, Sec. 98-65, Sec. 98-66.**

Officer Ruckdeschel presented the case for the city including violations, noticing, posting, inspections, and photographs of overgrowth, debris and a fence in disrepair. She has spoken to the owner, who may be demolishing the property.

Owner Julia Barrancotto appeared and testified that the property was substantially damaged and that she is pursuing demolition and has spoken to a contractor.

The Special Magistrate allowed 30 days from her order for the respondent to apply for a permit, and case status will be heard on 11/10/25.

F. Case# 20250438 City of St. Pete Beach v. Foronda, Presentacion
Address: 536 80th Ave St. Pete Beach, FL 33706
Sec. 22.12, Sec. 46-33, Sec. 98-65, Sec. 98-66.

Officer Ruckdeschel presented the case for the city including violations, noticing, posting, inspections, and photographs of a dead tree and debris; the tree has since been removed without a permit. She reviewed the corrective actions. No one was present for the respondent.

The Special Magistrate Augello requested that the City Attorney provide her with a memorandum on the tree removal statute. She reserved ruling until the memo is received.

G. Case# 20250439 City of St. Pete Beach v. Cannara, Raymond Cannara, Esther
Address: 9145 Gulf Blvd St. Pete Beach, FL 33706
Sec. 46-33, Sec. 98-65, Sec. 98-66.

Officer Ruckdeschel presented the case for the city, which included violations, noticing, posting, inspections, and photographs of the violations from July and September. She reviewed corrective actions. She has been communicating with the owner, and she showed photos reflecting compliance.

Raymond Cannara was present and testified that his property is compliant. He requested relief from the administrative costs.

The Special Magistrate found that the property was in violation but now compliant. She assessed \$150 in administrative costs.

H. Case# 20250444 City of St. Pete Beach v. Mirolli, James Mirolli, Erin
Address: 607 77th Ave St. Pete Beach, FL 33706
Sec. 98-64, Sec. 98-66, Sec. 98-72.

Officer Ruckdeschel presented the case for the city which included violations, noticing, posting, inspections, and photographs of overgrowth; the property is not compliant. There was no contact with the owners.

The Special Magistrate found the property to be in violation of the cited codes and allowed 7 days to become compliant; status will be heard on 11/10/25.

I. Case# 20250486 City of St. Pete Beach v. Schnakenberg, Richard J
Schnakenberg, Barbara Ann Address: 8040 Gulf Blvd St. Pete Beach, FL 33706
Sec. 46-33, Sec. 98-66.

Officer Ruckdeschel presented the case for the city, which included violations, noticing, posting, inspections, and photographs of overgrowth which has been removed; the property is now compliant. No one was present for the owners.

Special Magistrate Augello found that the property was in violation of the cited codes but is now compliant; she assessed reasonable administrative costs of \$330.

J. Case# 20250497 City of St. Pete Beach v. Figgins, Tricia
Address: 434 79th Ave St. Pete Beach, FL 33706
Sec. 46-33, Sec. 98-65, Sec. 98-66.

Officer Ruckdeschel presented the case for the city which included violations, noticing, posting, inspections, and photographs of overgrowth and debris. The debris was removed but overgrowth remains. The owner has a permit for repair for the interior and was waiting for that prior to cleaning up the outside.

The Special Magistrate found the property to be in violation of the cited codes except 46-33. She allowed 14 days from her order for the property to become compliant, with a status hearing on 11/10/25.

K. Case# 20250495 City of St. Pete Beach v. Strebler, James E
Address: 410 73rd Ave St. Pete Beach, FL 33706
Sec. 46-33, Sec. 98-64, Sec. 98-65, Sec. 98-66.

Officer Ruckdeschel presented the case for the city, which included violations, noticing, posting, inspections, and photographs of overgrowth and dead trees; she read from a letter from the city's arborist regarding some of the trees being dead. She reviewed corrective actions. There has been no communication with the owner.

The Special Magistrate found the property to be in violation of Sec. 98-66 and allowed 14 days from the date of her order to become compliant, with a status hearing on 11/10/25.

L. Case# 20250505 City of St. Pete Beach v. Howard, Nancy B Tre & William M Tre
Address: 445 84th Ave St. Pete Beach, FL 33706
Sec. 46-33, Sec. 98-66.

Officer Ruckdeschel presented the case for the city, which included violations, noticing, posting, inspections, and photographs of dead hedges, trees and overgrowth. She has communicated with the owner; the property is now compliant.

Owner Nancy Howard was present and testified that they have hired landscapers and are working to remain compliant.

The Special Magistrate found that the property had been in violation of the cited codes but was now compliant; she assessed \$330 in reasonable administrative costs.

M. Case# 20250509 City of St. Pete Beach v. Rutherford, Natalia J
Address: 502 79th Ave St. Pete Beach, FL 33706
Sec. 46-33, Sec. 98-65, Sec. 98-66.

Officer Ruckdeschel presented the case for the city, which included violations, noticing, posting, inspections, and photographs of debris, which has since been removed. No one was present for the owner, but she was in contact with the Code Enforcement office.

The Special Magistrate found that the property was in violation but is now compliant; she assessed reasonable administrative costs of \$330.

N. Case # 20250484 City of St. Pete Beach v. Olson, John Scott Jr
Address: 7921 Boca Ciega Dr St. Pete Beach, FL 33706-1618
Sec. 46-33, Sec. 98-66.

Officer Ruckdeschel presented the case for the city, which included violations, noticing, posting, inspections, and photographs of overgrown vegetation and unregistered vehicles. The debris has been removed but unregistered vehicles remain. No one was present for the owner and there was no correspondence or contact.

The Special Magistrate found the property to be in violation of Sec. 46-33 and allowed 14 days to become compliant, with a status hearing on 11/10/25.

5. Cases Complied – None.

6. Old Cases – None.

7. Lien Reductions –

A. Case # 20250504 City of St. Pete Beach v. Murphy Revocable Living Trust
Paul V. Murphy Trustee Donna J. Murphy Trustee
Address: 253 41st Ave St. Pete Beach, FL 33706

This case was continued to the 12/08/25 hearing.

8. Repeat Violations –

A. Case # 20250507 City of St. Pete Beach v. Bakhtiarian, Kourosh
Address: 2606 Pass A Grille Way St. Pete Beach, FL 33706
Sec. 20.03

Officer Rivera presented the case for the city which included violations, noticing, posting, inspections, and photographs of VRBO advertisements and reviews for rentals for stays of under 30 days. He reviewed the corrective actions.

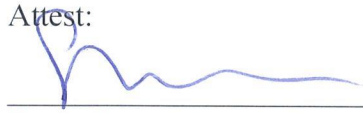
Owner Kourosh Bakhtiarian appeared and presented City Code Sec. 20.03 which became effective in 2016 and explained that his property should be grandfathered in to allow short term rentals; he presented proof of rentals prior to 2016. He testified that a previous Code Enforcement Officer told him that his property was in the process of being reviewed for grandfathering.

The Special Magistrate noted that grandfathering was not mentioned during the 2021 hearing. Officer Rivera testified that paperwork may have been submitted for grandfathering, but it has not been approved; status of the application is unknown. The respondent produced an email from the Community Development Director from 10/26/22, indicating that she was in receipt of the grandfather application and asking for additional information, which he contended he provided.

Special Magistrate Augello continued the case until 11/10/25 to allow the owners to get with the city to ascertain where the grandfathering application is and whether it can be confirmed or denied that he was eligible prior to the change in the rental code.

9. Next Meeting/Adjournment – The next hearing will be November 10, 2025. There being no further business, the hearing was adjourned at 12:16 P.M.

Attest:



Renee Rose, City Clerk