

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

November 10, 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
Lucy Knight, 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 that the Special Magistrate prepare an Order continuing Case # 20250061, Item 4.a., to the December 8, 2025 hearing.

3. Cases Continued

All staff presentations are part of the meeting record.

A. 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 reported that a demolition permit was submitted on 11/4/2025 and was still in review; he asked to continue until the 1/12/2026 hearing. Respondent Svajunas Starkus had no objections. Special Magistrate Augello continued the case until 1/12/2026.

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

Officer Rivera reported that there were scrivener's errors regarding the parcel number and ownership in the notice of violation and requested an Order to Dismiss. The Magistrate verified the City's voluntary request with Attorney Berryman.

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

Officer Rivera reported that a permit was secured and the garage door repaired. The Special Magistrate found the property to be compliant and assessed \$330 in reasonable administrative costs.

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

Officer Rivera requested more time for staff to determine whether the Respondent has a non-conforming use and can be 'grandfathered' in for short-term rentals. Respondent Kouroush Bakhtarian was present and had no objections to continuing. The Special Magistrate continued the

case to the 1/12/2026 hearing.

**E. Case # 20250530 City of St. Pete Beach v. Owens, Brandon M Owens, Alexandra J
Address: 3972 Poinsettia Dr. St. Pete Beach, FL 33706**

Officer Rivera provided a status update with photos showing the property to be compliant. No one was present for the Respondent. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs.

**F. Case # 20250356 City of St. Pete Beach v. Barrancotto, Julia S
Address: 500 80th Ave St. Pete Beach, FL 33706**

Officer Ayako Ruckdeschel provided a status update with photos showing the property to be compliant. No one was present for the Respondent. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs.

**G. Case # 20250438 City of St. Pete Beach v. Foronda, Presentacion
Address: 536 80th Ave St. Pete Beach, FL 33706**

Officer Ruckdeschel presented photographic evidence and testified that the property came into compliance on October 24, 2025. No one was present for the Respondent. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs.

**H. Case # 20250444 City of St. Pete Beach v. Mirolli, James Mirolli, Erin
Address: 607 77th Ave St. Pete Beach, FL 33706**

Officer Ruckdeschel presented photographic evidence and testified that the property came into compliance on October 22, 2025. No one was present. the Respondent. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs.

**I. Case # 20250497 City of St. Pete Beach v. Figgins, Tricia
Address: 434 79th Ave St. Pete Beach, FL 33706**

Officer Ruckdeschel presented photographic evidence and testified that the property came into compliance on October 22, 2025. No one was present. the Respondent. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs.

**J. Case # 20250495 City of St. Pete Beach v. Strebler, James E
Address: 410 73rd Ave St. Pete Beach, FL 33706**

Officer Ruckdeschel presented photographic evidence that the dead trees were removed and testified that the property came into compliance on October 22, 2025. No one was present. the Respondent. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs.

**K. Case # 20250484 City of St. Pete Beach v. Olson, John Scott Jr
Address: 7921 Boca Ciega Dr St. Pete Beach, FL 33706-1618**

Officer Ruckdeschel presented photographic evidence that the vehicles had been registered, and the boat trailer removed. She testified that the property came into compliance on October 22, 2025. No

one was present for the Respondent. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs.

4. New Cases –

- A. Case # 20250061 City of St. Pete Beach v. Padgette Christopher J**
Address: 544 72nd Ave St Pete Beach, FL 33706
Sec. 98-123.1

The Special Magistrate continued the case to the 12/8/2025 hearing.

- B. Case # 20250147 City of St. Pete Beach v. Hannon, Kevin & Smith, Robert**
Address: 327 72nd Ave St. Pete Beach, FL 33706
Sec. 98-123.1.; 98-65; Sec. 98-66

Officer Ruckdeschel presented the case for the city including posting, noticing, photographs, case summary, and photographs showing the completed renovations and cleaned up landscaping. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs. Respondent Robert Smith appeared and stated that he understood the costs.

- C. Case # 20250358 City of St. Pete Beach v. Velucci, Laura**
Address: 510 78th Ave St. Pete Beach, FL 33706
Sec. 46-33.; 98-64; 98-65.

Officer Ruckdeschel presented the case for the city including posting, noticing, photographs, case summary, and photographs showing removal of the debris and the tidied landscaping. No one was present for the Respondent. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs.

- D. Case # 20250606 City of St. Pete Beach v. Sharmohomes LLC**
Address: 447 80th Ave St. Pete Beach, FL 33706
Sec. 46-33.; Sec. 98-66

Officer Ruckdeschel presented the case for the city including the list of violations, case summary, noticing, posting, and photographs of overgrowth and dead trees. The vegetation had been cut back and the dead trees removed upon inspection on 11/7/2025. Respondent Sharlene Morris was present but had nothing to add. Special Magistrate Augello found the property in compliance and assessed \$330 in reasonable administrative costs.

- E. Case # 20250663 City of St. Pete Beach v. Buchanan, William Buchanan, Therese**
Address: 75 Lido Dr. St. Pete Beach, FL 33706
Sec. 9.5

Code Enforcement Officer Lucy Knight presented the case for the city including list of violations, case summary, noticing, posting, and evidence of nine short-term rental reviews from Airbnb. She reviewed the Airbnb policy, corrective actions and requested fines. The Special Magistrate clarified the lengths of the rentals in the reviews.

Property Manager Jessica Golden and Owners William and Therese Buchanan were present. They testified to purchasing the property in June and being unaware of the cited City Code. Ms. Golden testified that she had taken corrective action by removing all advertisements but there were still some outstanding bookings.

Special Magistrate Augello advised the parties that all future bookings must be canceled, and any rentals for less than 30 days cease immediately. She found that the Respondents and the subject property were in violation of Section 9.5 of the City's Code of Ordinances and assessed a single fine of \$3,000.00, plus reasonable administrative costs of \$330, and any necessary recording costs. She advised that buyers are required to know the laws of their jurisdiction.

F. Case # 20250641 City of St. Pete Beach v. SGRE II LLC
Address: 205 Gulf Way St. Pete Beach, FL 33706
Sec. 46-33; 98-66

Officer Rivera presented the case for the city including posting, noticing, a case summary, and photographs showing removal of the overgrown vegetation after the noticed compliance date. No one was present for the Respondent. Special Magistrate Augello found the Respondent was in violation of the stated code sections but became compliant and assessed \$330 in reasonable administrative costs.

- 5. **Repeat Violations** – None.
- 6. **Cases Complied** – None.
- 7. **Old Cases** – None.
- 8. **Lien Reductions** –

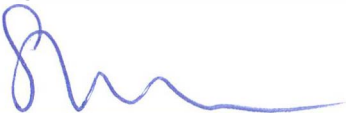
A. Case # 20230204 City of St. Pete Beach v. Helmer Patrick M Helmer Carolyn F
Address: 6461 4th Palm Pt St. Pete Beach, FL 33706

Mr. Dewar presented the Magistrate's Order from 1/11/2024 in which she had reduced the fines to \$50 per day. The lien reduction request is for a reduction to \$3000; the city requested full fines of \$29,000 plus administrative costs of \$448.50. Property Owner Patrick Helmer testified to circumstances delaying their compliance.

Special Magistrate Augello granted a lien reduction to \$6,000 plus \$448.50 in administrative costs payable within 30 days.

- 9. **Next Meeting/Adjournment** – The next hearing will be December 8, 2025. There being no further business, the hearing was adjourned at 11:00 A.M.

Attest:



Renee Rose, City Clerk