

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

December 8, 2025 - 10:00 A.M.

PRESENT: Erica Augello, Special Magistrate
Attorney Nancy Stuparich, City Attorney's Office
Ginny Bodkin, Deputy City Clerk
Peyt Dewar, Code Enforcement Manager
Ayako Ruckdeschel, Code Enforcement Officer
Steven Rivera, Code Enforcement Officer
Joanne Boland, Permit Administrator

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 new cases 4.d. Case# 20250718, 4.e. Case# 20250707, 4.g. Case# 20230606, 4.i. Case# 20250079, and 4.j. Case# 20250711 be continued to the 1/12/2026 hearing at 10:00 AM.

3. Cases Continued

All staff presentations are part of the meeting record.

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. - Permits required

Code Enforcement Officer Ruckdeschel reviewed the case for the city including inspections, noticing, and photographs. A new fence was installed in September that was not included in the hurricane repair permit. The corrective action is to obtain a permit for the new fence. Permit Administrator Joanne Boland testified that no fence permit has been submitted.

Owner Chris Padgette was sworn in and testified to having installed the fence without a permit; he will submit as soon as possible. Ms. Boland testified that it could take up to 30 days for permit approval.

Special Magistrate Augello found the property was in violation and allowed 30 days from the date of her order to secure an after-the-fact fence permit. The case is set for 1/12/26 to determine compliance.

4. New Cases –

A. Case# 20250712 City of St. Pete Beach v. Team B Equities LLC
Address: 463 85th Ave St. Pete Beach, FL 33706
Sec. 9.2. - Permitted principal uses and structures.
Sec. 9.5. - Prohibited uses and structures.

Officer Ruckdeschel reviewed the case for the city including the affidavit of posting, Irreparable & Irreversible Notice of Violation, evidence from the Airbnb website, Airbnb policy, photographs, and recommended fines.

No one was present for the respondent. No contact had been made with the Respondent.

The Special Magistrate found the evidence presented sufficient to prove a violation of the cited codes and assessed a one-time fine of \$1,000 plus \$330 in reasonable administrative costs and any necessary recording fees.

- B. Case# 20250713 City of St. Pete Beach v. Ibrahim, Inaam Ibrahim**
Address: 424 88th Ave, St Pete Beach, FL 33706
Sec. 8.2. - Permitted principal uses and structures.
Sec. 8.5. - Prohibited uses and structures.

Officer Ruckdeschel reviewed the case for the city including affidavit of posting, Irreparable & Irreversible Notice of Violation, evidence from the Airbnb website, Airbnb policy, photographs, and recommended fines.

Property Manager Beverly Boggess appeared for the Respondent and testified that the one-night booking was a test for a family member and money was exchanged. They immediately changed all rentals to 30 or more days after receiving the notice of violation.

Special Magistrate Augello found the rental to be in violation of the cited code, which is irreparable or irreversible in nature. She assessed \$200 for the one stay, plus the reasonable administrative costs of \$330 as well as any necessary recording fees.

- C. Case# 20250716 City of St. Pete Beach v. Royal Properties Management LLC**
Address: 340 78th Ave., Bldg. 2 St. Pete Beach, FL 33706
Sec. 32.5. - Prohibited uses and structures.

Officer Ruckdeschel reviewed the case for the city including affidavit of posting, Irreparable & Irreversible Notice of Violation, evidence from the VRBO website, VRBO policy, photographs, and recommended fines. The owner contacted Code Enforcement on 12/2/25.

LLC Owner Peter Greci appeared and testified that their rental company advised them that the rental requirements were relaxed after the hurricanes and they removed the listing as soon as they received the notice of violation.

Special Magistrate Augello found there was an irreparable and irreversible violation of code. \$200 plus \$330 in reasonable administrative fees and any necessary recording fees.

- D. Case# 20250718 City of St. Pete Beach v. Hill Nelson B Jr Hill, Alice L**
Address: 544 69th Ave St. Pete Beach, FL 33706
Sec. 36.4. - Prohibited uses and structures.

This case was continued to the 1/12/2026 hearing at 10 AM.

- E. Case# 20250707 City of St. Pete Beach v. Affordable Properties Realty & Management Inc Tre 6795 Gulf Winds Drive Land Trust**
Address: 6795 Gulf Winds Dr St. Pete Beach, FL 33706
Sec. 12.2. - Permitted principal uses and structures.

This case was continued to the 1/12/2026 hearing at 10 AM.

- F. Case# 20250604 City of St. Pete Beach v. Develop St Pete Beach LLC**
Address: 550 59th Ave St. Pete Beach, FL 33706
Sec. 46-33. – Enumeration Sec. 98-65. - Unsightly conditions.
Sec. 98-66. - Residential and commercial property maintenance.

Code Enforcement Officer Steven Rivera presented the case for the city including inspections, noticing, posting, photographs, corrective actions and recommended fines. No one was present for the respondent. Mr. Rivera testified that a roof repair permit was applied for on 12/1/25 but there had been no contact with the property owner.

The Special Magistrate found the property to be in violation based upon the evidence presented and allowed 30 days from the date of her order to become compliant. The case is set for the 1/12/26 hearing to determine compliance or fines.

- G. Case# 20230606 City of St. Pete Beach v. Broderick, Mark B Broderick, Lynn M**
Address: 3535 Belle Vista Dr E St. Pete Beach, FL 33706-2622
Sec. 98-123.1. - Permits required. Sec. 98-123.7. - Expiration.

This case was continued to the 1/12/2026 hearing at 10 AM.

- H. Case# 20230431 City of St. Pete Beach v. Delp, Michael Edward**
Address: 3508 Gulf Blvd St. Pete Beach, FL 33706-3912
Sec. 98-123.1. - Permits required. Sec. 98-123.7. - Expiration.

Officer Rivera presented the case for the city including inspections, noticing, posting, photographs, corrective actions and recommended fines. Corrective action would be to obtain an after-the-fact permit for pavers that were installed. Permit Administrator Boland testified as to the permit history at the property since May of 2023 and current documentation, plan reviews, inspections, and fees required to bring the property into compliance.

Property owner Michael Delp testified that he hired a contractor to perform the work on his home, to include the paver installation and that he relied on the contractor to request the extensions.

The Special Magistrate found the property to be in violation of the cited codes and allowed 30 days from the date of her order to become compliant. The case is set for the 1/12/26 hearing to determine compliance or fines.

- I. Case# 20250079 City of St. Pete Beach v. Bosela, Paulette**
Address: 1706 Pass A Grille Way St. Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.

This case was continued to the 1/12/2026 hearing at 10 AM.

- J. Case# 20250711 City of St. Pete Beach v. Doyle Brendan D Doyle, Kourtney**
Address: 107 4th Ave St. Pete Beach, FL 33706
Sec. 20.03. - Permitted principal uses and structures.

This case was continued to the 1/12/2026 hearing at 10 AM.

K. Case# 20250715 City of St. Pete Beach v. Ballast Pointe Holdings LLC

Address: 336 S Tessier Dr St. Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

Officer Rivera reviewed the case for the city including affidavit of posting, Irreparable & Irreversible Notice of Violation, and evidence from the VRBO website showing two stays of less than 30 days, the VRBO policy.

Attorney David Greider appeared on behalf of Ballas Point Holdings LLC and testified that the owners believed the property was part of the Pass-A-Grille Overlay, where short-term rentals are permitted. They self-corrected about 10 months ago, as soon as they found otherwise. He asked the Magistrate to note that the advertisement says 30-day rental and there will be no short-term rentals in the future.

The Special Magistrate found that the property was in violation and assessed a fine of \$1,000 plus \$330 in reasonable administrative costs and any necessary recording fees.

5. Repeat Violations –

A. Case# 20250602 City of St. Pete Beach v. Donovan, Kenneth F & Wilma Ann

Address: 820 59th Ave St. Pete Beach, FL 33706

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

Sec. 98-65. - Unsightly conditions. Sec. 46-33. - Enumeration.

Officer Rivera presented the case for the city including description of codes violated, inspections, noticing, posting, and photographs of wood debris, a dolly, chemical receptacles, a lawnmower, auto jack, tools, tires, and other automotive equipment, as well as bins and other items.

Property Owner Kenneth Donovan appeared and testified that although there are always items in the driveway, they are transitory and not always the same items.

The Special Magistrate found the property in repeat violation of the cited codes; she assessed fines of \$50 per day from the date of her order until compliant plus \$330 in reasonable administrative costs and any necessary recording fees.

6. Cases Complied – None.

7. Old Cases – None.

8. Lien Reductions –

A. Case# 20250410 City of St. Pete Beach v. 3511 Gulf Blvd LLC

Address: 3511 Gulf Blvd St. Pete Beach, FL 33706

Mr. Dewar showed the lien reduction application requesting a reduction from \$16,500 to \$1000. The city requested no reduction be considered. Respondent Jimmy Vergey, owner-member of the LLC, appeared and testified that he did not receive any of the notices. He testified that he responded immediately when he received an email from the city.

Special Magistrate Augello found that the lien reduction application had met the standards and based upon the credible testimony of the petitioner she reduced the lien to \$1650 plus \$330 administrative costs and any necessary recording fees. The lien is to be paid within 10 days, or the reduction is null and void and the full amount of the lien will be owed.

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

Property Manager Scott Vignery and the condominium association Board of Directors member Larry LaRussa appeared and testified to reasons for delays in permitting.

The Special Magistrate called a recess from 11:29 AM until 11:33 AM.

The Respondents requested a continuance. By agreement of the parties, Special Magistrate Augello continued the case to a date certain of 1/12/26 at 10AM.

**C. Case# 20250504 City of St. Pete Beach v. Murphy, Paul V Tre & Donna J Tre
Address: 253 41st Ave St. Pete Beach, FL 33706**

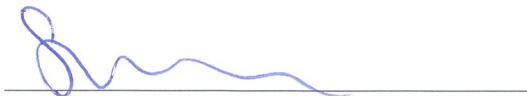
Mr. Dewar showed the lien reduction application requesting the fine be lowered from \$1,000 to \$500 (\$250 per occurrence) plus administrative costs; the city requested there be no reduction.

Owner/Respondent Donna Murphy appeared and testified that they had previously been represented by a property manager and are now self-managing to better understand the requirements; they did not know they were in violation until they received notice in the mail.

Special Magistrate Augello granted a lien reduction to \$700 plus \$330 in administrative costs and any necessary recording fees. The lien is to be paid within 10 days, or the reduction is null and void and the full amount of the lien will be owed.

9. Next Meeting/Adjournment – The next hearing will be January 12, 2026. There being no further business, the hearing was adjourned at 11:50 A.M.

Attest:



Renee Rose, City Clerk