

# CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

**January 12, 2026 - 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  
Lucy Knight, Code Enforcement Officer  
Steven Rivera, 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 stated that the city would extend a courtesy to Attorney Luke Lirot and the court reporter to have Cases 4.A. 20250371 and 4.F. 20240563 heard first.

## **3. Cases Continued**

All staff case summary 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 he has communicated with owner Svajunas Starkus and he is close to compliance and he asked for a continuance. Special Magistrate Augello continued the case to the February 9, 2026 hearing.

- B. Case # 20250507**  
**City of St. Pete Beach v. Bakhtiarian, Kourosch**  
**Address: 2606 Pass A Grille Way St. Pete Beach, FL 33706**

Code Enforcement Officer Steven Rivera reported that he spoke with the owner this morning and he is close to compliance and he asked for a continuance. Special Magistrate Augello continued the case to the February 9, 2026 hearing.

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

Code Enforcement Officer Ayako Ruckdeschel reported that the owner was required to get a fence permit, and he is asking for a continuance. Owner Chris Padgette appeared and testified that he needed to get another survey. The after-the-fact permit application has been submitted, is under review and the fees paid. Building Official Luke Curtis estimated that the permit application should be completed soon. The Special Magistrate allowed a 15-day extension from the date of her order; the case will be heard again at the February 9, 2026 hearing if the deadline is not met.

**D. Case# 20250604  
City of St. Pete Beach v. Develop St Pete Beach LLC  
Address: 550 59th Ave St. Pete Beach, FL 33706**

Officer Rivera reported that the respondent, who was not present, had obtained the two required permits and is substantially compliant. The Special Magistrate assessed no fines but \$330 in reasonable administrative costs.

**E. Case# 20230431  
City of St. Pete Beach v. Delp, Michael Edward  
Address: 3508 Gulf Blvd St. Pete Beach, FL 33706-3912**

Officer Rivera reported that permits have been reopened and the property is compliant on the city's end. Respondent Michael Delp testified that the next step is for a variance and that process has been started. The Special Magistrate found the property to be compliant and assessed \$330 in reasonable administrative costs.

**F. 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**

Officer Lucy Knight presented the case summary for the city, reviewing violation dates, postings, advertisements and reviews from Airbnb. The Airbnb review policy is part of the meeting record. The property is permitted to operate as a short-term rental up to three times within a 12-month period and is not eligible to be rented short-term until May 2026. No one was present for the property and there was no communication with respondents.

Special Magistrate Augello found, based upon the evidence presented, the property to be in irreparable and irreversible violation of the cited code sections and assessed fines of \$1,000 for each of 19 violations (\$19,000) plus \$330 in reasonable administrative costs and any recording fees.

**G. Case# 20250718  
City of St. Pete Beach v. Hill Nelson B Jr Hill, Alice L  
Address: 544 69th Ave St. Pete Beach, FL 33706**

Officer Knight presented the case summary for the city, reviewing violation dates, postings, and reviews from Airbnb. No one was present for the property owners. Officer Knight testified that she had an email correspondence with the property manager regarding potential fines. Mr. Dewar spoke with the property manager who was out of town for a funeral and unable to attend. There was no contact with the owners.

The Special Magistrate found that the violations were properly noticed and found the property to be in irreparable and irreversible violation of the cited code sections and imposed a fine of \$1,000 plus \$330 in reasonable administrative costs and any recording fees incurred.

**H. 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**

Officer Rivera presented the case summary including review of violations, inspections, noticing, posting, map, and photos. Corrective action is to obtain a demolition permit, and the city requested fines and fees. Building Inspector Curtis testified that the after-the-fact permit was denied as the structure does not meet the setback criteria, building, or flood codes and nothing was inspected. A complete demolition was requested.

Attorney Alexis Moore appeared on behalf of Mark Broderick and testified that the bathroom and electrical components are being removed from this accessory structure, and the owner had applied for a practical difficulty variance for the setback, which is in review for the Board of Adjustment.

The Special Magistrate found the property in violation and set a status hearing for February 9, 2026.

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

Officer Rivera presented the case summary for the city which included inspections, noticing, postings, photographs, and the corrective action to secure a permit.

Owner Paulette Bosela appeared and testified to hurricane related damage to the property and that she was told she could obtain an after-the-fact permit since she had to vacate the area for an extended time. She testified to issues with previous contractors, but the current contractor is reputable and would like to secure a permit today.

The Special Magistrate found that the property was in violation of the cited code sections. She allowed 30 days to obtain a permit and set a status hearing for 3/9/26.

**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.**

Officer Rivera presented the case summary which included noticing, postings, and evidence of short-term rentals. The property is permitted to operate as a short-term rental up to three times within a 12-month period and is not eligible to be rented short-term until June 2026. The property is compliant and the city requested fines, costs and fees. Officer Rivera had contacted one owner regarding the hearing, but no one was present.

Special Magistrate Augello found the property in irreparable and irreversible violation of the cited code section and assessed fines of \$1,000 for each of the four violations (\$4,000) plus \$330 in reasonable administrative fees and any recording fees.

**4. New Cases**

**A. Case # 20250731  
City of St. Pete Beach v. Dolphin Watch III LLC  
Address: 1405 Gulf Way St. Pete Beach, FL 33706  
Sec. 20.03**

Attorney Luke Lirot appeared and testified to personal family medical issues which prevented him from bringing the case together and speaking with the City Attorney. City Attorney Nancy Stuparich had no objection to continuing to March 9, 2026; the city was recently copied on a Motion to Dismiss and needed time to review.

**B. Case # 20250710  
City of St. Pete Beach v. 109 12th Ave. Beach House LLC  
Address: 109 12th Ave. St. Pete Beach, FL 33706  
Sec. 20.03.**

Officer Rivera presented the case summary for the city which included inspections, noticing, postings, and evidence of short-term rentals. The property is permitted to operate as a short-term rental up to three times within a 12-month period and is not eligible to be rented short-term until October 2026. The property was reported as compliant and the city recommended fines, fees and costs.

Respondent Sunil Pokharel appeared and testified that he had heard a rumor that the city had relaxed short-term rental regulations after the hurricanes. He produced inquiry emails to staff, which are part of the hearing record. He immediately cancelled all rentals under 30 days after receiving the notice in December.

The Special Magistrate found the property to be in violation and due to the respondent's efforts to reach out, assessed a \$500 fine plus \$330 administrative costs and any recording fees.

**C. Case # 20250735  
City of St. Pete Beach v. Padpro LLC  
Address: 2740 E Vina Del Mar Blvd St. Pete Beach, FL 33706  
Sec. 8.2.**

Officer Rivera presented the case summary for the city which included inspections, noticing, postings, and evidence of short-term rentals (including three recent). Attorney Hoek appeared for the respondents and testified that he was present to plead forgiveness for ignorance of law as they were not aware of the regulations. Once educated, the property manager ceased rentals for under 30 days. They will be compliant going forward.

The Special Magistrate found that the violations were properly noticed and found the property in irreparable and irreversible violation of the cited code sections and assessed a fine of \$500 for each violation (\$2,000) plus \$330 in administrative costs and any recording fees.

**D. Case # 20250725  
City of St. Pete Beach v. Marra, Martin  
Address: 6802 Gulf Winds Dr St. Pete Beach, FL 33706  
Sec. 12.2**

Officer Knight presented the case summary for the city which included inspections, noticing, posting, and evidence of short-term rentals at the two units. Owner Martin Marra appeared and testified that they purchased the property in May of 2025 and lost his job thereafter. He had some short-term rentals when he was not aware of the law but corrected the listings to 30 days immediately upon notice. The property is close to foreclosure.

The Special Magistrate found the property to be in irreparable and irreversible violation and assessed \$25 in fines for each of the nine short-term rentals (\$225) plus \$330 in reasonable costs and any recording fees.

- E. Case # 20250747**  
**City of St. Pete Beach v. Beyond the Baseline Coaching LLC**  
**Address: 151 Punta Vista Drive St. Pete Beach, FL 33707**  
**Sec. 9.2.**

Officer Knight presented the case summary for the city which included inspections, noticing, posting, evidence of short-term rentals and recommended fines. Owner Nadia Bryan appeared and testified that when they purchased the property, the realtor told them 3 short-term rentals were allowed per year but they removed the advertisements as soon as they became aware.

The Special Magistrate found the property to be in irreparable and irreversible violation and assessed fines of \$500 for each of the two rentals (\$1,000) plus reasonable administrative costs of \$330 and any recording fees.

- F. Case # 20240563**  
**City of St. Pete Beach v. Dolphin Watch III LLC**  
**Address: 400 71st Ave St. Pete Beach, FL 33706**  
**Sec. 98-123.1**

Attorney Luke Lirot appeared on behalf of Dolphin Watch III and by agreement of the parties, the Special Magistrate continued the case until the March 9, 2026 hearing.

- G. Case # 20250574**  
**City of St. Pete Beach v. Wall, James L III**  
**Address: 6635 Bay St St. Pete Beach, FL 33706**  
**Sec. 46-33; Sec. 98-65; Sec. 98-66.**

Officer Ruckdeschel presented the case summary for the city including a review of the violations, inspections, noticing, posting, and photos. The property was reported to be currently compliant.

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

**5. Repeat Violations –**

- A. Case # 20250712**  
**City of St. Pete Beach v. Team B Equities LLC**  
**Address: 463 85th Ave St. Pete Beach, FL 33707**  
**Sec. 9.2.; Sec. 9.5.**

Officer Ruckdeschel presented the case summary for the city including a review of previous order, violations, noticing, and evidence of short-terms rentals. The property is not currently compliant, and all correspondence has been returned.

The Special Magistrate found that noticing was proper and the property was in irreparable and irreversible violation and assessed \$1,000 per each of the 5 violations (\$5,000) plus \$330 in administrative costs and any recording fees.

**6. Stay of Fines –**

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

Mr. Dewar reported that no one was present for the respondents; the previous owners are having difficulty with the current owners and the item was withdrawn from the agenda.

**7. Lien Reductions -**

- A. Case# 20240193  
City of St Pete Beach v. Brightwater Beach Condo Assn  
Address: 55th Ave**

Mr. Dewar reported that the respondent requested a reduction to 10% of the assessed fines. He reviewed a calculation of fines. The property was found to be in compliance on 12/16/25. The city requested the full fine amount contingent upon a final fire inspection tomorrow.

Scott Vigneri, manager of Brightwater Beach Condos appeared and testified that they had submitted permit paperwork, and that they had missed the last hearing. He requested a reduction for the Association.

The Special Magistrate granted a lien reduction to 20% (\$4,550) plus \$330 in reasonable administrative costs plus any recording fees – payable within 30 days or the fine returns to the original amount.

**8. Adjournment – Next Meeting –**

The next hearing will be February 9, 2026. There being no further business, the hearing was adjourned at 11:26 A.M.

Attest:



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Renee Rose, City Clerk