

# CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

**March 9, 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

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 to continue Case# 20250100 (5.e.) and Lien Reduction Case# 20250711 (8.a.) to the April 13, 2026 hearing.

## **3. Cases Continued**

All staff case summary presentations are part of the meeting record.

### **A. 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**

Code Enforcement Officer Steven Rivera testified that the owner is trying to apply for a variance and working on documentation. Lynn Broderick was present and the parties agreed to continue to the April 13, 2026 hearing.

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

Officer Rivera entered the January order into the record, which allowed the respondent 30 days to secure an after-the-fact permit for the installation of HVAC units. A permit has been applied for but not yet issued. Paulette Bosela was present and the parties were in mutual agreement to continue until the April 13, 2026 hearing.

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

Officer Lucy Knight testified that an Amended Notice of Violation had been sent and asked for a continuance. Attorney Luke Lirot testified on behalf of the respondent that the mini splits in questions were purchased prior to the hurricanes, submitted an invoice dated 2024, and was in mutual agreement with a continuance to the April 13, 2026 hearing.

### **D. Case # 20250731 City of St. Pete Beach v. Dolphin Watch II LLC Address: 1405 Gulf Way St. Pete Beach, FL 33706**

Officer Rivera presented the case summary for the city including irreparable and irreversible notice of violation, mailing notice and affidavit of posting, Airbnb advertisement and reviews. The property is permitted to have three short term rentals in a 12-month period, then rentals must be monthly. He testified that the property was not compliant and recommended fines, costs and fees be imposed. He entered the Airbnb review policy into the record.

Attorney Luke Lirot testified that a Motion to Dismiss had been submitted. He entered a binder into evidence. The Motion to Dismiss contends that the owners purchased the property in 2003, prior to the adoption of Ordinance 2004-18 (transient occupancies), FS 166.041 requirements for that ordinance were not met (rendering it null and void), and the Airbnb reviews that were presented as evidence are social media postings, which are considered hearsay with no authentication.

City Attorney Nancy Stuparich argued that the Special Magistrate does not have the jurisdiction to hear the as-applied challenge for the ordinance and testified that she would like to present the city's counter views but did not receive the motion in advance. She requested time to respond to the legal arguments presented.

Special Magistrate Augello allowed 10 days from the hearing date for the respondent's attorney to submit to the Special Magistrate and City Attorney a legal briefing on the Magistrate's jurisdiction to hear as-applied challenges and the admissibility of hearsay evidence in an administrative quasi-judicial code enforcement proceeding, and allowed the city's attorney fifteen (15) days from that date to submit its response to Respondent's jurisdictional briefing, evidentiary briefing, and Motion to Dismiss. She continued the hearing on this matter to April 13, 2026 when she will rule on the legal issues and hear evidence in the case.

**E. Case # 20250100 City of St. Pete Beach v. Quintero, Armando Placido & Tiffany  
Address: 3771 Belle Vista Dr E St. Pete Beach, FL 33706-2626**

The case was continued to the April 13, 2026 hearing.

**4. Repeat Violations – None.**

**5. New Cases**

**A. Case# 20250705 City of St. Pete Beach v. Lawya, Marc  
Address: 2782 W Vina Del Mar Blvd St Pete Beach FL, 33706  
Sec. 46-33; 98-65;98-66**

Officer Rivera presented the case summary for the city including violations, inspections, noticing, compliance date, proof of posting, and photographs of debris and an unregistered boat trailer and truck. He recommended fines, costs and fees. No one was present for the respondent and Officer Rivera testified to having had no contact with respondent.

Special Magistrate Augello found the property to be in violation of the cited code sections and allowed 14 days to bring the property into compliance. The case was continued to the April 13, 2026 hearing.

**B. Case# 20250218 City of St. Pete Beach v. Putnam, Robert N II**  
**Address: 1401 Pass A Grille Way St. Pete Beach FL, 33706**  
**Sec. 46-33; Sec. 98-64.; Sec. 98-65 ; Sec. 98-66**

Officer Rivera presented the case summary for the city including violations, inspections, noticing, compliance date, proof of posting, and photographs of a collapsed porch. He presented a Substantial Damage letter from the city containing guidelines for the property that were part of his corrective actions. The home is considered historic and may be subject to differing standards regarding redevelopment or renovation. Officer Rivera testified that he had spoken to the respondent some time ago, but the house has gone up for sale and there has been no further communication.

Melinda Pletcher, the respondent's realtor, appeared with a Power of Attorney and testified that the owner is over 80 years old and had been out of the home since the hurricanes. She and an assistant cleaned up the property and it is inaccessible; she has no key. The property is presently listed for sale and there are three potential buyers, one of whom is looking to rehabilitate the property instead of tearing it down. She requested some time to see if she can get the property under contract with the right buyer and work towards compliance.

Officer Rivera testified that the structure has been considered unsafe by the Deputy Building Official. Attorney Stuparich stated that the Code Enforcement team has been concerned with lack of movement at the property and the condition of the building; she requested signage to indicate no unauthorized entry.

Based on the credible testimony of the respondent's representative and efforts to keep the historic nature of the property, the Special Magistrate set a hearing for April 13, 2026 to determine the status of the property. The respondent must make efforts to communicate with the City's Code Enforcement Department on the status of the property and make a good faith effort to move toward compliance, which at this time is the sale of the property.

**C. Case # 20260093 City of St. Pete Beach v. Leveckis, Renald Shroba, Suzanne**  
**Address: 102 Lido Dr St. Pete Beach, FL 33706**  
**Sec. 46-33; 98-65; Sec. 98-66**

Officer Knight presented the case summary for the city including violations, inspections, noticing, compliance date, proof of posting, and photographs of outdoor storage. She reviewed corrective actions and recommended fines, costs, and fees. The property is currently compliant as of 2/26/26. No one was present for the respondent.

The Special Magistrate found the property to have been in violation of the cited codes sections, but currently compliant. She imposed no fines, but administrative fees of \$330.

**D. Case # 20250591 City of St. Pete Beach v. Beach House 78th LLC**  
**Address: 310 78th Ave St. Pete Beach FL 33707**  
**Sec. 46-33; 98-66**

Officer Ayako Ruckdeschel presented the case summary for the city including violations, inspections, noticing (mail returned), compliance date, proof of posting, and photographs of overgrown vegetation and debris. She reviewed the corrective action and recommended fines, costs, and fees. She testified to having no communication with the owner or respondent.

The Special Magistrate found the property to be in violation of the cited code sections and allowed 14 days for the property to become compliant; a case status will be heard on April 13, 2026.

**6. Cases Complied - None**

**7. Old Cases – None**

**8. Lien Reductions**

**A. Case # 20250711 City of St. Pete Beach v. Doyle, Brendan D Doyle, Kourtney  
Address: 107 4th Ave St. Pete Beach, FL 33706**

By agreement of the parties, the case will be continued to the April 13, 2026 hearing.

**9. Next Meeting/Adjournment -**

The next hearing will be April 13, 2026. There being no further business, the hearing was adjourned at 11:05 A.M.

Attest:



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Renee Rose, City Clerk