

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

May 11, 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 requested that 3b. Case #20260112, 3d. Case #20260046, and 3e. Case #20250653 be rescheduled to the June 8th hearing, and 5b. Case #20260138 be continued to June 8, 2026. He asked to add Case #2025018, 1401 Pass-A-Grille Way, to the agenda as an administrative item to request a dismissal.

3. Cases Continued

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

A. Case # 20260150 City of St. Pete Beach v. JSC Group LLC Address: 510 79th Ave St. Pete Beach, FL 33706

Code Enforcement Officer Ayako Ruckdeschel testified that the Magistrate's last order asked the respondent to apply for a permit within 7 days, by 2/24/26, and secure a permit by 6/1/26; no permit application is on file with the city.

JSC Group Owner Sourabh Arora testified that the city instructed him to apply for a permit via email and he was not aware of the permit portal until 4/21/26. He requested time to submit an after-the-fact permit application; his new contractor needs to add a certificate of insurance to the portal.

Special Magistrate Augello found that the property was not fully compliant with her previous order and reserved a ruling until the 6/08/26 hearing. She advised the respondent to stay in contact with Code Enforcement regarding status.

Building Official Luke Curtis testified that no permits were applied for post storm and the property was flagged for storm damage; water intrusion at the home was estimated at 2.5 feet and the value is estimated at \$90,000, with 67% damage. If work has exceeded \$90,000, the structure will need to be made conforming by elevating, lifting, or demolition.

B. Case # 20260112 City of St. Pete Beach v. Lemke Ranch LLC Address: 8840 Gulf Blvd St. Pete Beach, FL 33706

Rescheduled to the June 8, 2026 hearing.

**C. Case # 20260096 City of St Pete Beach v. Crook, Michelle Crook, Jaymie
Address: 4381 Poinsettia Dr St. Pete Beach, FL 33706**

Code Enforcement Officer Lucy Knight testified that the property is compliant. The fence has been repaired; photos were submitted.

At staff request, the Special Magistrate continued the case until the June 8, 2026 hearing.

**D. Case # 20260046 City of St. Pete Beach v. Pardo, Robert E
Address: 3593 Belle Vista Dr E St. Pete Beach, FL 33706**

Rescheduled to June 8, 2026 hearing.

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

Rescheduled to June 8, 2026 hearing.

**F. Case # 20260133 City of St. Pete Beach v. Griffey, Marc & Shannon Revocable Trust
Griffey Marc S Tre Address: 2101 E Vina Del Mar Blvd, St Pete Beach Fl 33706**

Code Enforcement Officer Steven Rivera explained this was a status check regarding the 21-day rental that was heard in April when the respondent was granted time to provide documentation on the matter. Respondent Marc Griffey and Nancy Salsburg appeared and produced records showing that the property was rented for 30 days but the renter arrived a few days late.

Special Magistrate Augello found that the property was in violation and based upon the evidence submitted, assessed no fines but administrative costs of \$150. Any future violation will be considered repeat violations.

**G. Case # 20260170 City of St. Pete Beach v. Moraski, Kharisma K
Address: 425 78th Ave St. Pete Beach FL, 33706**

Officer Ruckdeschel provided a summary report of the violation including inspections, noticing, posting, advertisements, reviews, and Airbnb policy. The city asked for fines and fees.

Respondent Kharisma Moraski testified that a property manager told her three short term rentals per year were permitted. It has not been rented short term since notice was received.

Special Magistrate Augello found the respondent to be in irreversible and irreparable violation of the cited code sections and assessed fines of \$150 for each of the two violations (\$300) plus \$330 in reasonable administrative costs; future violations will be considered repeat violations.

**H. Case # 20260047 City of St Pete Beach v. Curtis, Genevieve W
Address: 3307 E De Bazan Ave St Pete Beach, FL 33706-4058**

Officer Rivera provided a summary report of the violations including inspections, noticing, posting, photographs of dead trees, and corrective actions. The property is currently compliant (photos presented) but the city requested fines, costs and any fees.

Respondent representative Robert Curtis testified that the growing season in Florida is longer than other areas and that he already planned on addressing the trees in question, Officer Rivera added that on 1/25/2026, a neighbor filed a complaint.

The Special Magistrate found, based on her last order and credible testimony from Mr. Curtis, there was no repeat violation, no fines, and no costs. Any future issues with dead or dying trees would likely be considered a repeat violation.

ADDED – Case #20250218 City of St. Pete Beach v. Robert N. Putnam, II
Address: 1401 Pass-A-Grille Way, St. Pete Beach

Officer Rivera testified that the hearing dates on the orders did not match; it should have been on the agenda for today. The property has been sold; the city requested an order to dismiss. The owner agreed to pay administrative costs; an email was provided as evidence. City Attorney Stuparich testified that city resources were used in this case. Special Magistrate Augello will prepare a dismissal order.

4. **Repeat Violations** – None.

5. **New Cases**

A. Case # 20260187 City of St. Pete Beach v. Prochazka, Karel
Address: 3849 Belle Vista Dr E St. Pete Beach, FL 33706

Officer Knight provided a summary report of the violation including inspections, noticing, posting, advertisement, review, and Airbnb policy. The property can only be rented monthly. The city requested fines, costs and fees.

Attorney Micheal Smith appeared on behalf of the respondent and testified that the owner was unaware of the ordinance. Action was taken to curtail short term rentals as soon as it was understood. The owner lives in the Czech Republic. He requested no fines and reduced costs.

The Special Magistrate found the property to be in irreparable and irreversible violation of the cited code sections but efforts have been made to rectify. She assessed a \$500 fine for the rental and \$330 reasonable administrative costs.

B. Case # 20260138 City of St. Pete Beach v. Wheeler, Timothy Dudley William J Est
Address: 520 72nd Ave St. Pete Beach, FL 33706

Continued to the June 8, 2026 hearing.

C. Case # 20260069 City of St. Pete Beach v. Grand Plaza Hotel Owner LLC
Address: 5030 Gulf Blvd St. Pete Beach, FL 33706

Officer Knight provided a summary report of the violation including inspections, noticing, posting, photos of a broken barrier, fallen fences, a parking sign with payment code, and lack of landscaping barrier around the parking lot; she reviewed corrective actions. She testified that there was no approved conditional or temporary use for the property to be used as a parking lot. She was able to scan the QR code on the sign and was prompted to pay for parking.

Attorney Kevin Reali appeared for the owner and testified that the property is in receivership and owned by the Bellwether Beach Resort, which was severely damaged in the storms; engineers are determining if structural repairs can be made. A large development plan is pending. Reali testified to the required repairs and clean-up on the property and requested 30 days to complete the landscaping work. The property had a temporary use permit about a decade ago (and has historically been used and treated like a permitted parking lot for the last 20 years), but that permit has lapsed. An application for a new temporary use permit was submitted about a week ago. He requested 90 days to complete that process. He agreed that the parking signs could be removed and replaced with the correct signs if the temporary use is approved.

The Special Magistrate found the respondent to be violation of City code sections 6.11, 22.8, & 26.13 and allowed 30 days from the date of her order to ensure compliance with the landscape buffering requirements and 90 days to obtain a temporary use permit for the parking lot use. In the interim, the property will cease using the commercial parking lot unless and until a temporary use permit or agreement is approved by the City. The signs will be removed until such use is approved. A hearing was set for 9/14/26 to determine compliance and/or assess fines.

D. Case # 20260207 City of St. Pete Beach v. Ghaith, Sami
Address: 301 41st Ave St. Pete Beach, FL 33706

Officer Knight provided a summary report of the violation including inspections, noticing, posting, advertisement, reviews, and Airbnb policy. The property can only be rented monthly. The city requested fines, costs and fees.

Respondent Sami Ghaith appeared and testified that his new third-party software had overridden his 30-day rental settings and he corrected the listings as soon as he was notified.

The Special Magistrate found the property to be in violation of the cited code based upon evidence and testimony and assessed a fine of \$150 plus \$330 in administrative costs.

E. Case # 20260156 City of St Pete Beach v. Fields Bryan
Address: 501 80th Ave St. Pete Beach, FL 33706

Officer Ruckdeschel provided a summary report of the violation including inspections, noticing, posting, and dated photographs of an unregistered vehicle and a storage unit in the driveway. The vehicle was red tagged and removed but the storage unit was still on the driveway on the morning of April 30th . The city requested fines, costs, and fees.

Respondent Bryan Fields testified that the property was damaged in the storms and he had been struggling with the insurance companies. The vehicle is gone and the storage unit was emptied and had been removed by the date on the notice.

The Special Magistrate found, based upon credible evidence and testimony of the respondent, that there was no violation and assessed no fines or costs.

F. Case # 20260128 City of St. Pete Beach v. Highland Properties of W Florida LC
Address: 601 78th Ave St. Pete Beach, FL 33706

Special Magistrate Augello will prepare an order of dismissal as the property was sold.

**G. Case # 20250612 City of St. Pete Beach v. H & J Capital LLC
Address: 610 78th Ave St. Pete Beach, FL 33706**

Officer Ruckdeschel provided a summary report of the violation including inspections, noticing, posting, photographs of a broken fence, vegetation overgrowth, and debris. The property is not compliant. The city asked for fines, costs and fees. No one was present for the respondent, and no contact had been made.

Special Magistrate Augello found the property to be in violation of the cited code sections and allowed 14 days from the date of her order to become compliant. The case will be heard on June 8, 2026 to determine compliance or assess fines if necessary.

**H. Case # 20260129 City of St. Pete Beach v. Care, Tammy Sadlier, Tracy
Address: 618 78th Ave St. Pete Beach, FL 33706**

Officer Ruckdeschel provided a summary report of the violation including inspections, noticing, posting, photographs of a damaged fence opened to a stagnant pool, an abandoned trailer and a toilet fixture on the deck; she reviewed corrective actions. The pool may need abatement or fence for safety purposes, with costs charged to the respondent. There had been no contact with the owner; the notices were returned, but the trailer was removed. The city requested fines, costs, and fees.

Special Magistrate Augello found the property to be in violation of the cited code sections and an immediate threat to the health, safety, and welfare of the general public, and no cure period would be sufficient to effectively remedy the violation. Under FS 162.09, she granted the city authority to secure the property or make all reasonable repairs to eliminate the threat (the unfenced pool) from the public and ensure the least amount of encroachment onto the respondent's property to do so. She imposed \$330 in administrative costs. The Magistrate will retain jurisdiction to impose reasonable costs to repair or secure, to be determined at a future hearing. The City Attorney will investigate how to address the hazardous conditions.

6. Cases Complied - None

7. Nuisance Abatement Cases

**A. Case # 20260080 City of St. Pete Beach v. 5411 Pali Way Land Trust and its trustee
Christopher Macmillan TRE
Address: 5411 Pali Way St. Pete Beach, FL 33706**

Officer Knight provided a summary report of the violation including inspections, noticing, posting, and including the Magistrate's order dated 7/14/2025. Photographs of a stagnant pool, no safety fence, broken windows, and debris. A pattern of nuisance exists. No written action plan has been received. The City asked for the ability to board up the property and remove debris for public safety.

Following discussion on the cited codes, the Special Magistrate continued the case to the June 8, 2026 hearing to allow the city time to provide documentation on how the violations were cited and noticed to the property owner.

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

The Special Magistrate continued the case to the June 8, 2026 hearing to allow the city time to provide documentation on how the violations were cited and noticed to the property owner.

8. Lien Reductions – None.

9. Next Meeting/Adjournment -

The next hearing will be June 8, 2026. There being no further business, the hearing was adjourned at 12:37 P.M.

Attest:



Renee Rose, City Clerk