



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Minutes Special Magistrate

---

Wednesday, May 17, 2017

2:00 PM

Town Hall

---

### MEETING CALLED TO ORDER SWEARING IN PROCESS

The meeting was called to order at 2:00 PM

1. [17-0099](#) Case # 2017-05-01

#### Summary:

Town of Belleair vs. Kurt Steinmann  
330 Roebling Road South, Belleair, FL  
OVERBROOK PARK LOT 30

#### VIOLATION:

Belleair Town Code - Sections 34-22, 34-23, 34-24 (A)(B)(C) and 34-25  
Pertaining to the registration of rental properties; requirement for occupational license;  
duty to provide written notice of rental property; duration of lease; and maximum  
tenancies per year.

### CONSIDERATION OF AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE

Magistrate Trask explained the procedural rules of the hearing and then swore in, as a group, those who would speak at the hearing.

Officer Rick Doyle, Code Specialist, presents the case against Mr. Steinmann, 330 Roebling Road South, Belleair, FL, and submits the Pinellas County Property Appraisers listing that Mr. Steinmann is the owner of said property. (Exhibit 1)

Officer Doyle presents copies of the ordinances, Belleair Town Code - Sections 34-24 (a)(b)(c), and 34-25, which are being violated by Mr. Steinmann. (Exhibit 2)

Presentation of Belleair Police Report, BE16-8513. This report documents that Chief Sohl met with Mr. Steinmann following resident complaints concerning the short term rental of his property. At that time, Chief Sohl requested that Mr. Steinmann cease and desist his short term rentals. (Exhibit 3)

Chief Sohl verifies the accuracy of Report BE16-8513.

May 31, 2016 email from, then Town Manager, Micah Maxwell to Mr. Steinmann referencing zoning of his property is presented into evidence. (Exhibit 4)

Town Commission Meeting Notes from July 19, 2016, where Mr. Steinmann requested to have short term rentals on his property and Mayor Katica mentioned zoning issues, are presented as evidence. (Exhibit 5)

2016 Advertisement and reviews from the airbnb website showing rental of Mr. Steinmann's property is submitted as evidence. (Exhibit 6)

March 7, 2017, Belleair Police Chief Bill Sohl, sent all Belleair Police Officers an email informing them of resident complaints regarding short term rentals at Mr. Steinmann's home. Chief Sohl and Officer Drapiewski visited Mr. Steinmann and asked him to cease and desist the short term rentals. (Exhibit 7)

March 7, 2017 Officer Drapiewski spoke with Mr Steinmann about ceasing his short term rentals, Reference Belleair Police Report BE17-6336. Officer Drapiewski was called as a witness to verify the accuracy of this report. (Exhibit 8)

List of police observance of continued activity (CAD Report) at the property. (Exhibit 9)

Presentation of printout of the 2017 AirBNB advertisement of Mr. Steinmann's property. (Exhibit 10)

April 3, 2017 the property was posted with a Notice to Abate the Nuisance and certified mailings were sent to Mr. Steinmann advising him of this. (Exhibit 11)

Following non compliance of the Notice to Abate, Notice of the Special Magistrate Hearing date and time were posted on the property and a certified letter was sent to Mr. Steinmann to advise him of the hearing. (Exhibit 12)

Email from Town Resident, Laurie Adams, read and submitted as evidence. (Exhibit 13)

Email from Town Residents, Commissioner Tom and Kim Kurey, was read and submitted as evidence. (Exhibit 14)

Town resident, Lil Cromer called as a witness opposing short term rentals. (Exhibit 15)

Town resident and former Commissioner Steve Fowler called as a witness opposing short term rentals.

Town resident, Gail Mucci called as a witness opposing short term rentals.

Deputy Mayor Karla Rettstatt called as a witness opposing short term rentals.

Officer Doyle summarizes that the Town requests compliance and lists the fees the Town hopes to recover regarding this case.

Magistrate Trask addresses Mr. Steinmann and explains that he may ask questions of

any of the speakers.

Mr. Steinmann questions Officer Doyle.

Mr. Steinmann questions Gail Mucci.

Mr. Steinmann questions Steve Fowler.

Mr. Steinmann questions Karla Rettstatt.

Mr Steinmann presents his case.

Officer Doyle questions Mr. Steinmann.

Magistrate Trask questions Mr. Steinmann.

Mr. Steinmann makes an additional statement in response to Magistrate Trask's questions.

Officer Doyle clarifies Belleair Code Sections 34-24 (a) and (b).

Magistrate Trask begins closing the hearing, Mr. Steinmann submits his statement.  
(Respondents Exhibit 1)

## **ADJOURNMENT**

The hearing was adjourned at 3:12 PM.