



**CODE ENFORCEMENT SPECIAL MAGISTRATE
PUBLIC HEARING**

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

**Monday, June 11, 2018
10:00 a.m.**

Case Docket

1. CALL TO ORDER – 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. ADMINISTER OATH
4. CASES COMPLIED OR CONTINUED:

A. Case No. 20170080
City of St. Pete Beach v. J M Industries LLC
Address: 840 59th Avenue, St. Pete Beach, FL 33706
District 2

Sec. 3.6. - Zoning compliance, concurrency and plans required; record of applications and plans; and subsequent applications.

(a) Zoning compliance required. Building permits, other development permits, and certificates of occupancy, as required by other chapters of the St. Pete Beach Code of Ordinances, shall not be issued without determination that applicable requirements of this Code have been met.

(c) Plans required. All applications for development permits shall be accompanied by plans prepared in accordance with the administrative guidelines established by the city manager relating to the specific application.

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

B. Case No. 20180100

City of St. Pete Beach v. Joel Culley Jr.

Address: 487 Belle Point Drive, St. Pete Beach, FL 33706

District 3

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

(9) Any accumulation of stagnant water permitted or maintained on any lot, piece of ground or swimming pool.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(1) Structures that are: a. Partially destroyed; or b. Left in a state of disrepair; or c. Left in a state of partial construction beyond the valid timeframe of the permit.

(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.

(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

This property is compliant.

5. OLD CASES:

A. Case No. 20180116

City of St. Pete Beach v. Shirley Ann Lockwood

Address: 7700 Boca Ciega Drive, St. Pete Beach, FL 33706

District 1

Sec. 32.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or conditionally permitted herein are hereby prohibited in the CC1 Commercial Corridor Blind Pass Road District.

This property remains in violation and the City is requesting an imposition of fines and certification of liens.

6. NEW CASES:

There are no new cases.

7. ADDITIONAL ITEMS: REPEAT VIOLATION CASES

There are no repeat violation cases.

8. FEE HEARING

There are no fee hearing cases.

NEXT HEARING:

Monday, July 9, 2018 at 10:00 a.m.

9. ADJOURNMENT

APPEAL

APPEAL: Florida Statutes 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

“Pursuant to Sec. 1-15 of the City’s Code of Ordinances, the City may seek an award of attorney fees and other costs to institute or defend an appeal/lawsuit to enforce any provision of the Code of Ordinances to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances.”

Electronic media must be submitted a minimum of 24 hours in advance to cityclerk@stpetebeach.org

The public is cordially invited to attend.

All agenda material is available for review at City Hall.