



SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, October 11, 2021
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to the Agenda -
3. Cases Complied or Continued
4. New Cases

**A. Case No. 20210342 – Sec. 46-33. - Enumeration
City of St. Pete Beach v. Hayrapetian, Irene Badalian, Albert
Address: 9140 Gulf Blvd., St. Pete Beach, FL 33706**

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:

(1) Vegetation as follows:

- a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
- b. Dead branches or fronds on trees or shrubs.

**B. Case No. 20210467 - Sec. 9.2. - Permitted principal uses and structures
St. Pete Beach vs. Burnham, Scott
Address: 226 Lido Dr, St. Pete Beach, FL 33706**

The property was being advertised for transient occupancy in the RU-2 zoning district, in violation of section 9.2 of the Land Development Code of the City of St. Pete Beach.

**C. Case No. 20210468 - Sec. 36.4. - Prohibited uses and structures.
St. Pete Beach vs. Besprozvanny, Sneshana, Brummett, Tyler
Address: 627 70th Ave, St. Pete Beach, FL 33706**

The property was being advertised for transient occupancy in the RU-2 zoning district, in violation of section 9.2 of the Land Development Code of the City of St. Pete Beach.

D. Case No. 20210266 – Sec. 26.14. - Maintenance of signs

City of St. Pete Beach v. Mark Jasperson, Trustee

Address: 450 75th Ave., St. Pete Beach, FL 33706

Due to the business being inactive for 90 consecutive days or longer, the advertising sign is now considered abandoned and nonconforming in violation of section 26.14 of the Land Development Code of the City of St. Pete Beach.

E. Case No. 20210272 – Sec. 26.14 Maintenance of Signs

City of St. Pete Beach v. Long, Richard Allen Revocable Trust Long, Richard Allen TRE

Address: 6800 Gulf Blvd., St. Pete Beach, FL 33706

Due to the business being inactive for 90 consecutive days or longer, the advertising sign is now considered abandoned and nonconforming in violation of section 26.14 of the Land Development Code of the City of St. Pete Beach.

F. Case No. 20210269 – Sec. 26.14 Maintenance of Signs

City of St. Pete Beach v. Catfish Real Estate LLC

Address: 307 75th Ave., St. Pete Beach, FL 33706

Due to the business being inactive for 90 consecutive days or longer, the advertising sign is now considered abandoned and nonconforming in violation of section 26.14 of the Land Development Code of the City of St. Pete Beach.

G. Case No. 20210460 - Sec. 98-123.1. - Permits required

St. Pete Beach vs. Kerry, Michael Kerry, Jamie

Address: 1326 Boca Ciega Isle Dr, St. Pete Beach, FL 33706

Habitable space has been created below the base flood elevation in violation of section 98-123.1 of the Code of Ordinances of the City of St. Pete Beach.

H. Case No. 20210461 - Sec. 98-123.1. - Permits required.

St. Pete Beach vs Martinez-De Yarza, Carlos / Martinez, Madeleine

Address: 3 Mangrove Pt, St. Pete Beach, FL 33706

Habitable space has been created below the base flood elevation in violation of section 98-123.1 of the Code of Ordinances of the City of St. Pete Beach.

I. Case No. 20210482 - Sec. 98-123.1. - Permits required

City of St. Pete Beach vs S A J Trust Varsha, Alon TRE

Address: 1320 Boca Ciega Isle Dr, St. Pete Beach, FL 33706

Habitable space has been created below the base flood elevation in violation of section 98-123.1 of the Code of Ordinances of the City of St. Pete Beach.

5. Old Cases
6. Repeat Violation
7. Lien Reductions
8. Next Meeting:
9. Adjournment

APPEAL: Florida Statutes Chapter 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.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city 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, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

For meetings that require materials to be submitted, the deadline to submit materials to the City is a minimum of 24 business hours in advance of the meeting. Materials including electronic media are to be submitted to cityclerk@stpetebeach.org. The Clerk's Office will then scan the agenda packet with the new documents and repost on the website for transparency purposes.

All agenda material is available for review at City Hall.