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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, December 11, 2023
10:00 AM

AGENDA AMENDED 12/7/23 TO MOVE CASES 4a. 4b. and 4e. from Complied to Old Cases and adding 4c. and 4d. to Old Cases.

Call to Order
Pledge of Allegiance

AMENDED CASE DOCKET

1. Administration of Oath
2. Cases Complied or Continued

   A. Case No. 20230559
   City of St. Pete Beach v. Lake Merritt Partners LLC
   Address: 636 Corey Ave. St. Pete Beach FL 33706
   Sec. 98-123.1. - Permits required.
   Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

3. New Cases

   A. Case No. 20230571
   City of St. Pete Beach v. Collom Properties LLC
   2007 Pass A Grille Way St. Pete. Beach FL 33706
   Sec. 26.4. - Prohibited signs.
   The following signs and sign types are prohibited within the city limits and shall not be erected. Any lawfully existing permanent sign or sign type which is among the prohibited signs and sign types listed below shall be deemed a nonconforming sign subject to the provisions of section 26.5.
   (d) Banners, except those used to advertise special events, approved with a special event permit. The banner may not be placed on the property in which the event is to take place more than 21 days prior to the special event.

B. Case No. 20230458
City of St. Pete Beach v. Citrus Property Inv Inc
Address: 7700 Blind Pass Rd. St. Pete Beach FL 33706
Sec. 98-123.1. - Permits required.
Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

C. Case No. 20230541
City of St. Pete Beach v. Wilmington Savings Fund Society FSB TRE Pretium Mortgage Acquisition Trust
Address: 809 59th Ave. St. Pete Beach FL 33706
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:
(4) Buildings and structures as follows:
b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the aesthetic appearance of the area.
Sec. 98-66. - Residential and commercial property maintenance.
(a) All premises shall be maintained in compliance with the standards in this section.
(b) Standards for improved property.
(2) Exterior walls. Exterior walls of buildings shall be:
b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.

4. Old Cases

A. Case No. 20230499
City of St. Pete Beach v. William R Carr
Address: Coquina Way St. Pete Beach FL 33706 Parcel Number: 36-31-15-77994-045-0110
Status hearing for a 7-day extension to improve the lot with groundcover of a type and amount as approved by the City.

B. Case No. 20230291
City of St. Pete Beach v. Nemishawn INC
Address: 300 76th Ave. St. Pete Beach FL 33706
Status hearing for a 14-day extension to apply for and secure a permit for the fence.

C. Case No. 20220744
City of St. Pete Beach v. Plaza Beach Motel LLC
Address: Gulf Blvd. St. Pete Beach FL 33706
Status Hearing on the imposition of fines.

D. Case No. 20220772
City of St. Pete Beach v. Plaza Beach Motel LLC
Address: 46th Ave. St. Pete Beach FL 33706
Status Hearing on the imposition of fines.

E. Case No. 20230202
City of St. Pete Beach v. 59th Avenue Properties LLC
Address: 5955 Gulf Winds Dr. St. Pete Beach FL 33706
Status hearing for a 10-day extension to remove monument sign from the property.

5. Repeat Violation

6. Lien Reductions

A. Case No. 20220545
City of St. Pete Beach v. Ivy-Zophia and Blake Bevill
Address: 105 17th Ave. St. Pete Beach FL 33706

Lien Reduction Request

B. Case No. 20170037
City of St. Pete Beach v. John V Leonard
Address: 6600 Gulf Blvd. St. Pete Beach FL 33706
Lien Reduction Request

C. Case No. 20230311
City of St. Pete Beach v. Sapphire Real Estate Management LLC
Address: 618 73rd Ave. St. Pete Beach FL 33706

Lien Reduction Request

7. Next Meeting:

8. 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.