



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, August 18, 2025
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to Agenda -
 - A. **Case# 20250339**
City of St. Pete Beach v. Schroeder, Rhonda H
Address: 640 59th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
3. Cases Continued -
 - A. **Case# 20240529**
City of St. Pete Beach v. Long, Richard Allen Revocable Trust Long, Richard Allen Tre
Address: 6700 Gulf Blvd St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - B. **Case# 20250312**
City of St. Pete Beach, v. Sungold LLC
Address: 3855, 3859, and 3861 Gulf Blvd St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - C. **Case# 20250417**
City of St. Pete Beach v. Sungold LLC
Address: Gulf Blvd Lot 07-32-16-18143-001-0020
Status hearing to determine compliance and to assess any authorized fines and costs.
 - D. **Case# 20250418**
City of St. Pete Beach v. Sungold LLC
Address: Sungold LLC 07-32-16-18143-001-0010
Status hearing to determine compliance and to assess any authorized fines and costs.

E. Case# 20240699
City of St. Pete Beach v. Franco, Jennifer C
Address: 490 82nd Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

F. Case# 20240707
City of St. Pete Beach v. Spencer, Chris
Address: 140 Corey Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

G. Case# 20250069
City of St. Pete Beach, v. Nguyen, Annie Truong, Jimmy C
Address 205 55th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

H. Case# 20250275
City of St. Pete Beach v. Hurricane Lounge Inc
Address: 809 Gulf Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

I. Case# 20250279
City of St. Pete Beach v. Coconut Inn LLC
Address: 113 11th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

J. Case# 20250388
City of St Pete Beach v. Gulf West Properties LLC
Address: 7060 Boca Ciega Dr. St. Pete Beach, FL 33707
Status hearing to determine compliance and to assess any authorized fines and costs.

K. Case # 20250189
City of St. Pete Beach v. Nolan, Marilyn L Rev Trust Nolan, Marilyn L Tre
Address: 103 1st Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

L. Case# 20240584
City of St. Pete Beach v. Park Shore Investments LLC
Address: 523 72nd Ave
Case was on the docket for Magistrate Hearing on 07/18 but was not heard.

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 an 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.

4. New Cases

A. Case # 20250299
City of St. Pete Beach v. Simon, Babette W
Address: 305 Gulf Way St. Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.

B. Case # 20250185
City of St. Pete Beach v. Ruhlman, Robert E
Address: 401 Gulf Way St. Pete Beach, FL 33706
Sec. 98-65. - Unsightly conditions.
Sec. 98-66. - Residential and commercial property maintenance.

C. Case # 20250368
City of St. Pete Beach v. Vigneault, Ronald Mones, Lauren

Address: 1109 Gulf Way St. Pete Beach, FL 33706

Sec. 23.4. - General parking requirements.

D. Case # 20250341

City of St. Pete Beach v. Schaming, Scott R Schaming, Lisa M

Address: 2817 Pass A Grille Way St. Pete Beach, Fl 33706

Sec. 23.11. - Parking construction and design requirements.

E. Case # 20250420

City of St. Pete Beach, v. Hutman, Kenneth

Address: 2893 W Vina Del Mar Blvd St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-66. - Residential and commercial property maintenance.

F. Case # 20250504

City of St. Pete Beach v. Murphy, Paul V Tre Murphy, Donna J Tre

Address: 253 41st Ave. St. Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

G. Case # 20250503

City of St. Pete Beach v. Guyer, James T M Tre Guyer, James T M Trust

Address: 3302 E Maritana Dr. St. Pete Beach, FL 33706

Sec. 9.2. - Permitted principal uses and structures.

H. Case # 20250426

City of St. Pete Beach v. Rimar, Marilyn D

Address: 5404 Pali Way St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-66. - Residential and commercial property maintenance.

I. Case # 20250401

City of St. Pete Beach v. Gedz, Matthew

Address: 429 70th Ave. St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-64. - General Maintenance

Sec. 98-65. - Unsightly conditions.

Sec. 98-66. - Residential and commercial property maintenance.

5. Cases Complied -
6. Old Cases
7. Lien Reductions
8. Repeat Violations -
9. Next Meeting:
10. 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.