



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, November 10, 2025
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -
 - A. **Case # 20250220**
City of St. Pete Beach v. Starkus, Svajunas
Address: 1104 Pass A Grille Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - B. **Case # 20250538**
City of St. Pete Beach v. Pass A Grille Beach Condo Phase I Assn Inc
Address: 709 Gulf Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - C. **Case # 20250489**
City of St. Pete Beach v. Colburn, Mark S Colburn, Debra A
Address: 1803 Pass A Grille Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - D. **Case # 20250507**
City of St. Pete Beach v. Bakhtiarian, Kourosch
Address: 2606 Pass A Grille Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - E. **Case # 20250530**
City of St. Pete Beach v. Owens, Brandon M Owens, Alexandra J
Address: 3972 Poinsettia Dr. St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

F. Case # 20250356
City of St. Pete Beach v. Barrancotto, Julia S
Address: 500 80th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

G. Case # 20250438
City of St. Pete Beach v. Foronda, Presentacion
Address: 536 80th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

H. Case # 20250444
City of St. Pete Beach v. Mirolli, James Mirolli, Erin
Address: 607 77th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

I. Case # 20250497
City of St. Pete Beach v. Figgins, Tricia
Address: 434 79th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

J. Case # 20250495
City of St. Pete Beach v. Strebler, James E
Address: 410 73rd Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

K. Case # 20250484
City of St. Pete Beach v. Olson, John Scott Jr
Address: 7921 Boca Ciega Dr St. Pete Beach, FL 33706-1618
Status hearing to determine compliance and to assess any authorized fines and costs.

4. New Cases

A. Case # 20250061
City of St. Pete Beach v. Padgette Christopher J
Address: 544 72nd Ave St Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.

B. Case # 20250147
City of St. Pete Beach v. Hannon, Kevin & Smith, Robert
Address: 327 72nd Ave St. Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.
Sec. 98-65. - Unsightly conditions.
Sec. 98-66. - Residential and commercial property maintenance.

C. Case # 20250358
City of St. Pete Beach v. Velucci, Laura
Address: 510 78th 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.

D. Case # 20250606
City of St. Pete Beach v. Sharmohomes LLC
Address: 447 80th Ave St. Pete Beach, FL 33706
Sec. 46-33. - Enumeration.
Sec. 98-66. - Residential and commercial property maintenance.

E. Case # 20250663
City of St. Pete Beach v. Buchanan, William Buchanan, Therese
Address: 75 Lido Dr. St. Pete Beach, FL 33706
Sec. 9.5. - Prohibited uses and structures.

F. Case # 20250641
City of St. Pete Beach v. SGRE II LLC
Address: 205 Gulf Way St. Pete Beach, FL 33706
Sec. 46-33 - Enumeration.

Sec. 98-66 - Residential and Commercial Property Maintenance

5. Repeat Violations -
6. Cases Complied -
7. Old Cases
8. Lien Reductions

A. Case # 20230204

City of St. Pete Beach v. Helmer Patrick M Helmer Carolyn F

Address: 6461 4th Palm Pt St. Pete Beach, FL 33706

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.