



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, December 8, 2025  
10:00 AM

Call to Order  
Pledge of Allegiance

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**CASE DOCKET**

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -
  - 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.
4. New Cases
  - A. Case# **20250712**  
City of St. Pete Beach v. Team B Equities LLC  
Address: **463 85th Ave St. Pete Beach, FL 33706**  
Sec. 9.2. - Permitted principal uses and structures.  
Sec. 9.5. - Prohibited uses and structures.
  - B. Case# **20250713**  
City of St. Pete Beach v. Ibrahim, Inaam Ibrahim  
Address: **424 88th Ave, St Pete Beach, FL 33706**  
Sec. 8.2. - Permitted principal uses and structures.  
Sec. 8.5. - Prohibited uses and structures.
  - C. Case# **20250716**  
City of St. Pete Beach v. Royal Properties Management LLC  
Address: **340 78th ave BLG 2 St. Pete Beach, FL 33706**  
Sec. 32.5. - Prohibited uses and structures.
  - D. Case# **20250718**

**City of St. Pete Beach v. Hill Nelson B Jr Hill, Alice L**

**Address: 544 69th Ave St. Pete Beach, FL 33706**

Sec. 36.4. - Prohibited uses and structures.

**E. Case# 20250707**

**City of St. Pete Beach v. Affordable Properties Realty & Management Inc Tre**

**6795 Gulf Winds Drive Land Trust**

**Address: 6795 Gulf Winds Dr St. Pete Beach, FL 33706**

Sec. 12.2. - Permitted principal uses and structures

**F. Case# 20250604**

**City of St. Pete Beach v. Develop St Pete Beach LLC**

**Address: 550 59th Ave St. Pete Beach, FL 33706**

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

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

**G. Case# 20230606**

**City of St. Pete Beach v. Broderick, Mark B Broderick, Lynn M**

**Address: 3535 Belle Vista Dr E St. Pete Beach, FL 33706-2622**

Sec. 98-123.1. - Permits required.

Sec. 98-123.7. - Expiration.

**H. Case# 20230431**

**City of St. Pete Beach v. Delp, Michael Edward**

**Address: 3508 Gulf Blvd St. Pete Beach, FL 33706-3912**

Sec. 98-123.1. - Permits required.

Sec. 98-123.7. - Expiration.

**I. Case# 20250079**

**City of St. Pete Beach v. Bosela, Paulette**

**Address: 1706 Pass A Grille Way St. Pete Beach, FL 33706**

Sec. 98-123.1. - Permits required.

**J. Case# 20250711**

**City of St. Pete Beach v. Doyle Brendan D Doyle, Kourtney**

**Address: 107 4th Ave St. Pete Beach, FL 33706**

Sec. 20.03. - Permitted principal uses and structures.

**K. Case# 20250715**

**City of St. Pete Beach v. Ballast Pointe Holdings LLC**

**Address: 336 S Tessier Dr St. Pete Beach, FL 33706**

Sec. 8.2. - Permitted principal uses and structures.

5. Repeat Violations -

**A. Case# 20250602**

**City of St. Pete Beach v. Donovan, Kenneth Frederick Donovan, Wilma Ann**

**Address: 820 59th Ave St. Pete Beach, FL 33706**

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

Sec. 98-65. - Unsightly conditions.

Sec. 46-33. - Enumeration.

6. Cases Complied -

7. Old Cases

8. Lien Reductions

**A. Case# 20250410**

**City of St. Pete Beach v. 3511 Gulf Blvd LLC**

**Address: 3511 Gulf Blvd St. Pete Beach, FL 33706**

Lien Reduction Application

**B. Case# 20240193**

**City of St Pete Beach v. Brightwater Beach Condo Assn**

**Address: 55th Ave**

Lien Reduction Application

**C. 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**

Lien Reduction Application

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](mailto: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.**