



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, January 12, 2026
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 # 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.
 - C. Case # 20250061**
City of St. Pete Beach v. Padgett Christopher J
Address: 544 72nd Ave St Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - D. Case# 20250604**
City of St. Pete Beach v. Develop St Pete Beach LLC
Address: 550 59th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - E. Case# 20230431**
City of St. Pete Beach v. Delp, Michael Edward
Address: 3508 Gulf Blvd St. Pete Beach, FL 33706-3912
Status hearing to determine compliance and to assess any authorized fines and costs.
 - F. 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

G. 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.

H. 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.

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.

4. New Cases

A. Case # 20250731

City of St. Pete Beach v. Dolphin Watch III LLC

Address: 1405 Gulf Way St. Pete Beach, FL 33706

Sec. 20.03. - Permitted principal uses and structures.

B. Case # 20250710

City of St. Pete Beach v. 109 12th Ave. Beach House LLC

Address: 109 12th Ave. St. Pete Beach, FL 33706

Sec. 20.03. - Permitted principal uses and structures.

C. Case # 20250735

City of St. Pete Beach v. Padpro LLC

Address: 2740 E Vina Del Mar Blvd St. Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

D. Case # 20250725

City of St. Pete Beach v. Marra, Martin

Address: 6802 Gulf Winds Dr St. Pete Beach, FL 33706

Sec. 12.2. - Permitted principal uses and structures

E. Case # 20250747

City of St. Pete Beach v. Beyond the Baseline Coaching LLC

Address: 151 Punta Vista Drive St. Pete Beach, FL 33707

Sec. 9.2. - Permitted principal uses and structures.

F. Case # 20240563

City of St. Pete Beach v. Dolphin Watch III LLC

Address: 400 71st Ave St. Pete Beach, FL 33706

Sec. 98-123.1. - Permits required.

G. Case # 20250574

City of St. Pete Beach v. Wall, James L III

Address: 6635 Bay St St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

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

5. Repeat Violations -

A. Case # 20250712

City of St. Pete Beach v. Team B Equities LLC
Address: 463 85th Ave St. Pete Beach, FL 33707
Sec. 9.2. - Permitted principal uses and structures.
Sec. 9.5. - Prohibited uses and structures.

6. Cases Complied -

7. Stay of Fines

A. Case # 20250069
City of St. Pete Beach, v. Nguyen, Annie Truong, Jimmy C
Address 205 55th Ave St. Pete Beach, FL 33706

8. Lien Reductions

A. Case# 20240193
City of St Pete Beach v. Brightwater Beach Condo Assn
Address: 55th Ave
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. 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.