



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, February 9, 2026  
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 # 20250507  
City of St. Pete Beach v. Bakhtiarian, Kouros  
Address: 2606 Pass A Grille Way St. Pete Beach, FL 33706  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - B. 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.
  - C. 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  
A hearing to determine case status update to assess deadlines and a path forward.
  - D. 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.
4. Repeat Violations -
5. New Cases
  - A. Case # 20250100  
City of St. Pete Beach v. Quintero, Armando Placido Jr Rimar-Quintero,

**Tiffany J**

**Address: 3771 Belle Vista Dr E St. Pete Beach, FL 33706-2626**

Sec. 98-123.1. - Permits required.

**B. Case # 20230682**

**City of St. Pete Beach v. Czyszczonek Ventures LLC**

**Address: 4105 Gulf Blvd St. Pete Beach, FL 33706**

Sec. 46-33. - Enumeration.

Sec. 98-123.1. - Permits required.

Sec. 98-3. - Mailboxes; address signs.

Sec. 98-64. - General maintenance.

Sec. 98-65. - Unsightly conditions.

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

**C. Case # 20250746**

**City of St. Pete Beach v. Martin, Michael**

**Address: 2 Alhambra St St. Pete Beach, FL 33706**

Sec. 9.2. — Permitted principal uses and structures.

**D. Case # 20260019**

**City of St. Pete Beach v. JSC Group LLC**

**Address: 510 79th Ave St. Pete Beach, FL 33706**

Sec. 9.2. - Permitted principal uses and structures.

Sec. 9.5. - Prohibited uses and structures.

6. Cases Complied -
7. Old Cases
8. Lien Reductions
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.**