



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, April 13, 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 # 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 # 20250731
City of St. Pete Beach v. Dolphin Watch II LLC
Address: 1405 Gulf Way St. Pete Beach, FL 33706
Sec. 20.03. - Permitted principal uses and structures.
 - C. 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.
 - D. 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.
 - E. Case# 20250705
City of St. Pete Beach v. Lawya, Marc
Address: 2782 W Vina Del Mar Blvd St Pete Beach FL, 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

F. Case# 20250079
City of St. Pete Beach v. Bosela, Paulette
Address: 1706 Pass A Grille Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

G. Case# 20250218
City of St. Pete Beach v. Putnam, Robert N II
Address: 1401 Pass A Grille Way St. Pete Beach FL, 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

H. Case # 20230682
City of St. Pete Beach v. Czyszczon Ventures LLC
Address: 4105 Gulf Blvd St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

I. 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.

J. Case # 20250591
City of St. Pete Beach v. Beach House 78th LLC
Address: 310 78th Ave St. Pete Beach FL 33707
A hearing to determine compliance and to assess any authorized fines and costs.

4. New Cases

A. Case # 20260150
City of St. Pete Beach v. JSC Group LLC
Address: 510 79th ave St. Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.

B. Case # 20260058
City of St Pete Beach v. Rimvydas & Ruta Balkus
Address: 8380 Gulf Blvd St. Pete Beach, FL 33706
Sec. 22.12. - Tree removal permit required.
Sec. 46-33. - Enumeration.
Sec. 98-66. - Residential and commercial property maintenance.

C. Case # 20260112
City of St. Pete Beach v. Lemke Ranch LLC
Address: 8840 Gulf Blvd St. Pete Beach, FL 33706
Sec. 46-33. - Enumeration.
Sec. 6.12. - Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents.
Sec. 6.13. - Residential accessory structures.
Sec. 98-65. - Unsightly conditions.

D. Case # 20260170
City of St. Pete Beach v. Moraski, Kharisma K
Address: 425 78th Ave St. Pete Beach FL, 33706
Sec. 32.5. - Prohibited uses and structures.

E. Case # 20260171
City of St. Pete Beach v. JDH Florida Holdings LLC
Address: 9111 Gulf Blvd St Pete Beach FL 33706
Sec. 8.2. - Permitted principal uses and structures.

F. Case # 20260133
City of St. Pete Beach v. Griffey, Marc & Shannon Revocable Trust Griffey Marc S Tre
Address: 2101 E Vina Del Mar Blvd, St Pete Beach Fl 33706
Sec. 8.2. - Permitted principal uses and structures.

G. Case # 20260125
City of St. Pete Beach v. LVD Homes LLC
Address: 2962 E Vina Del Mar Blvd St Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

H. Case # 20260096

City of St Pete Beach v. Crook, Michelle Crook, Jaymie

Address: 4381 Poinsettia Dr St. Pete Beach, FL 33706

Sec. 6.15 - Fences and Walls

Sec. 98-123.1. - Permits required.

I. Case # 20260046

City of St. Pete Beach v. Pardo, Robert E

Address: 3593 Belle Vista Dr E St. Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

J. Case # 20260119

City of St. Pete Beach v. Leaf, Ty Jacob

Address: 4111 Miller Dr St. Pete Beach, Fl 33706

Sec. 46-33 - Enumeration.

Sec. 46-33 - Enumeration.

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

Sec. 98-67 - Junk vehicle, Junk vessels, and abandoned property

Sec. 99-6. - Maintenance requirements.

5. Repeat Violations -

A. Case # 20260047

City of St Pete Beach v. Curtis, Genevieve W

Address: 3307 E De Bazan Ave St Pete Beach, FL 33706-4058

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

B. Case # 20260166

City of St Pete Beach v. Jeffrey Myers

Address: 191 73rd Ave St Pete Beach FL 33706

Nuisance – City to abate

6. Cases Complied -

7. Nuisance Abatement Cases

A. Case # 20260080

City of St. Pete Beach v. 5411 Pali Way Land Trust and its trustee Christopher Macmillan TRE

Address: 5411 Pali Way St. Pete Beach, FL 33706

Nuisance – City to abate

B. Case # 20250069

City of St. Pete Beach v. Nguyen Annie, Truong Jimmy

Address: 205 55th Ave St Pete Beach FL 33706

Nuisance – City to abate (DEMO).

8. Lien Reductions

A. Case # 20250711

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

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

Lien reduction application.

B. Case # 20250712

City of St. Pete Beach v. Team B Equities

Address: 463 85th 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. 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.