



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, May 11, 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 # 20260150  
City of St. Pete Beach v. JSC Group LLC  
Address: 510 79th ave St. Pete Beach, FL 33706  
Status hearing to determine compliance and to asses any authorized fines and costs.
  - B. Case # 20260112  
City of St. Pete Beach v. Lemke Ranch LLC  
Address: 8840 Gulf Blvd St. Pete Beach, FL 33706  
Status hearing to determine compliance and to asses any authorized fines and costs.
  - C. Case # 20260096  
City of St Pete Beach v. Crook, Michelle Crook, Jaymie  
Address: 4381 Poinsettia Dr St. Pete Beach, FL 33706  
Status hearing to determine compliance and to asses any authorized fines and costs.
  - D. Case # 20260046  
City of St. Pete Beach v. Pardo, Robert E  
Address: 3593 Belle Vista Dr E St. Pete Beach, FL 33706  
Status hearing to determine compliance and to asses any authorized fines and costs.
  - E. Case # 20240563  
City of St. Pete Beach v. Dolphin Watch III LLC  
Address: 400 71st Ave St. Pete Beach, FL 33706  
Status hearing to determine compliance and to asses any authorized fines and costs.
  - 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**

Status hearing to determine compliance and to asses any authorized fines and costs.

**G. 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.

**H. 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.

4. Repeat Violations -

5. New Cases

**A. Case # 20260187**

**City of St. Pete Beach v. Prochazka, Karel**

**Address: 3849 Belle Vista Dr E St. Pete Beach, FL 33706**

Sec. 8.2. - Permitted principal uses and structures.

**B. Case # 20260138**

**City of St. Pete Beach v. Wheeler, Timothy Dudley William J Est**

**Address: 520 72nd Ave St. Pete Beach, FL 33706**

Sec. 33.7. - Density and intensity

Sec. 98-33. - Florida Building Code, residential; amendments.

**C. Case # 20260069**

**City of St. Pete Beach v. Grand Plaza Hotel Owner LLC**

**Address: 5030 Gulf Blvd St. Pete Beach, FL 33706**

Sec. 22.10. - Maintenance standards.

Sec. 22.3. - General requirements

Sec. 22.8. - Buffer requirements and installation standards

Sec. 26.13. - Exempt Signs.

Sec. 33.6. - General requirements

Sec. 4.1. - Review of conditional use permit applications.

Sec. 6.11. - Temporary uses

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

**D. Case # 20260207**

**City of St. Pete Beach v. Ghaith, Sami**

**Address: 301 41st Ave St. Pete Beach, FL 33706**

Sec. 8.2. - Permitted principal uses and structures.

**E. Case # 20260156**

**City of St Pete Beach v. Fields Bryan**

**Address: 501 80th Ave St. Pete Beach, FL 33706**

Sec. 46-33. - Enumeration.

Sec. 6.13. - Residential accessory structures

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

Sec. 98-68. - Junk and disabled vehicles on private property

**F. Case # 20260128**

**City of St. Pete Beach v. Highland Properties of W Florida LC**

**Address: 601 78th Ave St. Pete Beach, FL 33706**

Sec. 46-33. - Enumeration.

Sec. 98-64. - General Maintenance

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

**G. Case # 20250612**

**City of St. Pete Beach v. H & J Capital LLC**

**Address: 610 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.

**H. Case # 20260129**

**City of St. Pete Beach v. Care, Tammy Sadlier, Tracy**

**Address: 618 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.

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

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.**