



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, June 8, 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 assess any authorized fines.
  - 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 assess any authorized fines.
  - C. Case # 20250612**  
**City of St. Pete Beach v. H & J Capital LLC**  
**Address: 610 78th Ave St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines.
  - D. Case # 20260129**  
**City of St. Pete Beach v. Care, Tammy Sadlier, Tracy**  
**Address: 618 78th Ave St. Pete Beach, FL 33706**  
Hearing to determine costs associated with abatement.
  - E. 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 assess any authorized fines and costs.
  - F. 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.

**G. Case # 20240563**  
**City of St. Pete Beach v. Dolphin Watch III LLC**  
**Address: 400 71st Ave St. Pete Beach, FL 33706**

**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**  
A hearing to determine case status update to assess deadlines and a path forward.

**I. Case # 20260138**  
**City of St. Pete Beach v. Wheeler, Timothy Dudley William J Est**  
**Address: 520 72nd Ave St. Pete Beach, FL 33706**  
Status hearing to determine compliance and assess any authorized fines and costs.

**J. 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 assess any authorized fines and costs.

4. **New Cases**

**A. Case # 20260196**  
**City of St. Pete Beach v. Aspen Home Solutions LLC**  
**Address: 3500 Casablanca Ave St. Pete Beach, FL 33706**  
Sec. 12.2. - Permitted principal uses and structures.

**B. Case # 20250177**  
**City of St. Pete Beach v. Spencer, Chris**  
**Address: 7290 Bay St. St Pete Beach, FL 33706**  
Sec. 98-123.1. - Permits required.

5. **Repeat Violations -**

**A. Case # 20260257**  
**City of St. Pete Beach v. Hurricane Lounge Inc**  
**Address: 809 Gulf Way St. Pete Beach, FL 33706**  
Sec. 44.5. - Standards for existing beachfront lighting.

**B. Case # 20260160**  
**City of St Pete Beach v. Johnson, Kathleen M**  
**Address: 620 64th Ave St. Pete Beach, FL 33706**  
Sec. 46-33 - Enumeration.  
Sec. 98-65 - Unsightly Conditions.  
Sec. 98-66 - Residential and Commercial Property Maintenance  
Sec. 98-67 - Junk vehicle, Junk vessels, and abandoned property

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.

**All agenda material is available for review at City Hall.**