



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, July 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 # 20250177
City of St. Pete Beach v. Spencer, Chris
Address: 7290 Bay St. St Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.
 - B. 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.
 - C. Case # 20260138
City of St Pete Beach v. Timothy Wheeler and the Estate of William J Dudley
Address: 520 72nd Ave St Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines.
4. New Cases
 - A. Case # 20260350
City of St Pete Beach v. Lenci, Ariel Ignacio
Address: 195 45th Ave St Pete Beach, FL 33706
Sec. 9.2. - Permitted principal uses and structures.
 - B. Case # 20260245
City of St Pete Beach v. LCP S Postcard Inn LLC
Address: 6300 Gulf Blvd St Pete Beach, FL 33706

Sec. 46-132. - Sound level limitations.

C. Case # 20260169

City of St Pete Beach v. Ibrahim, Inaam Ibrahim

Address: 424 88th Ave St Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

D. Case # 20260287

City of St Pete Beach v. Cardinal Heights LLC

Address: 1140 Boca Ciega Isle Dr St Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec.98-65 - Unsightly Conditions.

E. Case # 20260107

City of St Pete Beach v. Wilson, H Christopher

Address: 228 43rd Ave St Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

F. Case # 20260168

City of St Pete Beach v. Roma Invest Group Florida LLC

Address: 4151 Belle Vista Dr St Pete Beach, FL 33706

Sec. 98-123.1. - Permits required.

G. Case # 20260315

City of St Pete Beach v. US Bank Trust Natl Assn Tre Lbcabana Series Iv Trust

Address: 5903 Bimini Way N St Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

H. Case # 20260134

City of St Pete Beach v. Plaza Beach Motel LLC

Address: 46th Ave

Sec. 46-33 - Enumeration.

Sec. 98-65 - Unsightly Conditions.

I. Case # 20260104

City of St Pete Beach v. Plaza Beach Motel LLC

Address: 46th Ave

Sec. 1.3. - Purposes and matters regulated; application of regulations; schedule of district regulations.

Sec. 23.11. - Parking construction and design requirements.

Sec. 23.4. - General parking requirements.

Sec. 23.7. - Pervious and semi-pervious parking.

Sec. 3.5. - Development order required.

Sec. 38.4. - Allowable conditional uses.

Sec. 4.8. - Effect of decision.

Sec. 6.12. - Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents.

Sec. 6.13. - Residential accessory structures.

Sec. 98-64. - General Maintenance

Sec. 98-66 - Residential and Commercial Property Maintenance

5. Repeat Violations -

A. Case # 20260201

City of St Pete Beach v Plaza Beach Motel LLC

Address: 46th Ave

Repeat Violation

Sec. 38.4 - Allowable conditional uses

Sec. 23.11 - Parking construction and design requiremntns

Sec. 23.4 - General parking requirements

Sec. 23.7 - Pervious and semi-pervious parking

Sec. 4.8 - Effect of decision

Sec. 3.5 - Development order required

Sec. 1.3 - Purposes and matters regulated; application of regulations; schedule of district regulations

6. Cases Complied -

7. Old Cases

8. Lien Reductions

A. Case# 20250189

City of St Pete Beach v. Marilyn L Nolan for Marilyn L Nolan Revocable Trust

Address : 103 1st 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.

All agenda material is available for review at City Hall.