



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, August 10, 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 # 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.

B. Case # 20260168

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

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

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

C. Case # 20260134

City of St Pete Beach v. Plaza Beach Motel LLC

Address: 46th Ave

Hearing to consider further evidence for magistrate to render a decision on the matter.

D. Case # 20260245

City of St Pete Beach v. LCP S Postcard Inn LLC

Address: 6300 Gulf Blvd St Pete Beach, FL 33706

A status hearing to determine if a cure period can be set. Respondent will make every effort to obtain an estimated timeline as to when an engineering solution will be available and will continue to operate in good faith in working toward such a solution.

E. 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.

F. Case # 20230606

City of St Pete Beach v. Mark B. Broderick and Lynn M. Brocerick

Address: 3535 Belle Vista Dr E St. Pete Beach, FL 33706

Case status update to assess deadlines and a path forward.

4. **New Cases**

A. Case # 20260274

City of St Pete Beach v. McNatt Properties

Address: 6405 Gulf Blvd St Pete Beach, FL 33706

Sec. 26.8. - Inspection and maintenance of signs.

B. Case # 20260197

City of St. Pete Beach v. Medeiros, Steven

Address: 6421 3rd Palm Point St Pete Beach, FL 33706

Sec. 98-123.1. - Permits required.

C. Case # 20260041

City of St Pete Beach v. Hanmore, Farida Hanmore, Javid Hanmore, Erol

Address: 2380 E Vina Del Mar Blvd St Pete Beach, FL 33706

Sec. 22.1. - Purpose and intent.

Sec. 22.3. - General requirements.

Sec. 23.11. - Parking construction and design requirements.

Sec. 46-33 - Enumeration.

Sec. 98-66 - Residential and Commercial Property Maintenance

D. Case # 20260318

City of St Pete Beach v. Williams, Gregory M Williams, Marcy

Address: 3922 Poinsettia Dr St Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-123.1. - Permits required.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

E. Case # 20260399

City of St Pete Beach v. B R E Mariner Dolphin Village LLC

Address: 4665 Gulf Blvd St Pete Beach, FL 33706

Sec. 38.5. - Prohibited uses and structures

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

5. **Repeat Violations -**

6. **Cases Complied -**

7. **Motion For Reconsideration**

A. Case # 20260104 and 20260201

City of St. Pete Beach v. Plaza Beach Motel LLC

Address: 46th Ave & Gulf Blvd

Motion for reconsideration

8. **Lien Reductions**

A. Case # 20240172

City of St. Pete Beach v. NXT Acquisitions Corp

Address: 396 41st 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.