



**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.

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

Agenda Report

Agenda Title Name: 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

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess
any authorized fines.

Funding: N/A

Attachments:

1. 10. Order to Continue (CE20260318 - Wheeler & Dudley)
2. Final Admininstrative Order (CE20260318 - Wheeler & Dudley)
3. 2d Order to Continue (CE20260138 - Wheeler & Dudley)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260138

ADDRESS: 520 72nd Ave.

**TIMOTHY WHEELER and the Estate of
WILLIAM J. DUDLEY,**

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on May 11, 2026, and at the request of the City and with no objection by the Respondent, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **June 8, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 12th day of May 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 520 72nd Ave., St. Pete Beach, FL 33706 on May 12, 2026.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260138

ADDRESS: 520 72nd Ave.

**TIMOTHY WHEELER and the Estate of
WILLIAM J. DUDLEY,**

Respondents.

/

FINAL ADMINISTRATIVE ORDER

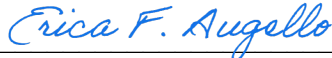
This case came before the Special Magistrate on June 8, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Lucy Knight.
2. Daniel Disbro appeared on behalf of Respondents. Mr. Disbro possessed the requisite authority to represent Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 33.7 and 98-33 of the City's Code of Ordinances for increasing the density of the property and for maintaining habitable space below the base flood elevation.
5. Code Enforcement Officer Knight presented photographic evidence demonstrating the ground floor of the property contained habitable living space, to include a bathroom, bedroom, and kitchen, with plumbing and electrical.
6. The City's Building Official, Luke Curtis, testified that the property was built in 1984 and is a post-FIRM property, which does not allow habitable living space on the ground floor if it is below base flood elevation. He indicated the Pinellas County Property Appraiser indicates the space on the first floor is for a garage and an enclosed porch. He testified the City has no permits for the conversion, construction, or renovation of the first floor into habitable living space.

7. Brandon Barry, a planner with the City, testified that a “dwelling unit” is defined by Section 2.1 of the City’s Land Development Code, and requires that it shall not have more than one kitchen and shall have internal access to all rooms in the unit. Mr. Barry, after reviewing the photographs, indicated that the property would exceed density requirements as the unit has two kitchens and does not meet the definition of a single dwelling unit.
8. Mr. Disbro testified that the property owner purchased the property about 20 years ago and the first floor was as it is now, with habitable living space. He testified he has lived in the upstairs unit for 7 years and the lower unit has always been habitable living space.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

9. The Special Magistrate finds the Respondents are in violation of the cited Code sections. Respondents shall have **thirty (30) days** from the date of this Order, or by **Wednesday, July 8, 2026**, to determine if the property has legal non-conforming status or to otherwise bring the property into compliance.
10. A hearing is set for **July 13, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
11. No decision on fines and costs is being made as part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
12. It is Respondents’ responsibility to notify the City’s Code Enforcement Department once the property is in compliance, if applicable.
13. Should Respondents be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 570 72nd Ave., St. Pete Beach, FL 33706 on June 8, 2026.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person

or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

Agenda Report

Agenda Title Name: Case # 20260168
City of St Pete Beach v. Roma Invest Group
Florida LLC
Address: 4151 Belle Vista Dr St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess
any authorized fines and costs.

Funding: N/A

Attachments: 1. Final Administrative Order (CE20260168 - Roma
Invest Group Florida LLC)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20260168
ADDRESS: 4151 Belle Vista Dr.**

**ROMA INVEST GROUP
FLORIDA LLC,**

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 13, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

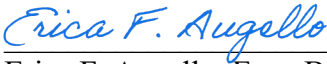
1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Lucy Knight.
2. No appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified of a violation of Section 98-123.1 of the City's Code of Ordinances for conducting work without a permit.
5. Code Enforcement Officer Knight presented evidence demonstrating that Respondent had replaced a front door without first securing a permit. Code Officer Knight testified a stop work order had been placed on the property and that no permit has been applied for.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

6. Respondent is found to be in violation of Section 98-132.1 the City's Code of Ordinances. Respondent has **fourteen (14) days** from the date of this order, or by **Monday, July 27, 2026**, to obtain an after-the-fact permit for the installation of the door.

7. A hearing is set for **August 10, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
8. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
9. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
10. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 13, 2026.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 4486 Mary Lynn Lane, Apt. 87C, Carmichael, CA 95608-1421 and to its Registered Agent, Northwest Registered Agent, LLC at 7901 4th Street N, Ste. 300, St. Petersburg, FL 33702-4399 on July 13, 2026.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

Agenda Report

Agenda Title Name: Case # 20260134
City of St Pete Beach v. Plaza Beach Motel LLC
Address: 46th Ave

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Hearing to consider further evidence for magistrate to render a decision on the matter.

Sec. 46-33 - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(1) Structures that are:
a. Partially destroyed; or
b. Left in a state of disrepair; or
(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste,

horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Funding:

N/A

Attachments:

1. Order of Continuance (CE20260134 - Plaza Motel)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260134

ADDRESS: 46th Ave.

PLAZA BEACH MOTEL, LLC.,

_____ /

ORDER CONTINUING TO DATE CERTAIN

This case came before the Special Magistrate on July 13, 2026. The Special Magistrate, after hearing testimony and receiving evidence, makes the following findings of fact and issues the following ordering continuing this case until a date certain:

FINDINGS OF FACT

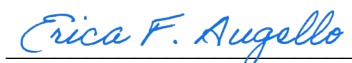
1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Lucy Knight, as well as Code Enforcement Supervisor Peyt Dewar.
2. Respondent was represented by Robert Czystczon, CEO/President and General Manager of the Plaza Beach Motel, LLC.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33 and 98-65 of the City's Code or Ordinances by failing to maintain the property.
5. Code Enforcement Officer Lucy Knight presented evidence demonstrating a pile of sand or rocks which she described as "construction debris" as well as wooden utility poles on the property.
6. Mr. Czystczon testified that the materials on the property belonged to the City as it used the property as a staging area for a recent project. Mr. Czystczon was concerned that if he removed or disposed of the property, he would be accused of misusing public funds or disposing of public property.

7. Code Enforcement Supervisor, Peyt Dewar, testified that it was the property owner's responsibility to keep the property maintained and that he could not find any authorization from the property owner that the City was allowed to store its materials on Respondent's property.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

8. The City brings this case against a private entity for the impermissible maintenance of construction materials on private property. However, the evidence presented at the hearing demonstrates that the City may be the entity responsible for the placement of the now violative construction materials. The undersigned is concerned that the City is now enforcing its code against a private property owner to remedy a violation that it may have forced upon the private property owner.
9. Respondent's concerns are valid if the property is, in fact, public property constituting surplus or waste that was generated as a result of a public project.
10. Because of the testimony regarding the nature of the materials that are the subject of the violation, the City has the responsibility to investigate to determine the disposition of the materials on Respondent's property.
11. As such, this matter will be continued until **August 10, 2026, at 10:00am**. At that time, further evidence will be considered, and the magistrate will render a decision on the matter.

Order entered on July 13, 2026.



Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at robert@plazabeach.com on July 13, 2026

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

Agenda Report

Agenda Title Name: Case # 20260245
City of St Pete Beach v. LCP S Postcard Inn LLC
Address: 6300 Gulf Blvd St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: 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.

Funding: N/A

Attachments: 1. Final Administrative Order (CE20260245 - LCP S Postcard Inn LLC)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20260245
ADDRESS: 6300 Gulf Blvd.**

LCP S POSTCARD INN LLC

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 13, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.
2. Kevin Reali, Esq. of Stearns Weaver Miller, appeared as counsel for Respondent. Jeremy DaSilva, the General Manager of the property, also appeared.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law. Respondent argued, however, that the notice of violation served on Respondent was for a violation of Section 46-132 (a)(1) & (c), which governs sound regulation *inside* a multi-family dwelling, applying a dBA limit of 50 dBA between 7:00am – 10:00pm and 45 dBA between 10:00pm - 7:00am. Respondent argued that the appropriate code section should be 46-132 (a)(1) & (b), which governs sound regulation between buildings and not within them, which would apply a dBA limit of 65 dBA between 7:00am – 10:00pm and 55 dBA between 10:00pm – 7:00am.
4. The parties agreed that the City could orally amend the notice to reflect the appropriate code section. Therefore, the violation at issue is Section 46-132 (a)(1) & (b), of the City's Code of Ordinances, applying the dBA limits of 65 dBA between 7:00am - 10:00pm and 55 dBA between 10:00pm – 7:00am.
5. Code Enforcement Officer Ruckdeschel presented evidence that on May 7, 2026, between 11:00am and 1:00pm, sound readings were taken by a decibel meter from 5 different locations (units) from the Silver Sands condominium complex (Bldg. A) located at 6500 Sunset Way, an abutting property to Respondent's property. After accounting for ambient

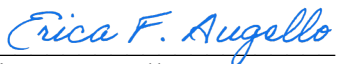
noise, and presenting the calculations and calibration data, Officer Ruckdeschel determined that only one location of the 5 units demonstrated a decibel level in excess of 50 dBA, with a reading of 57.6.

6. Code Enforcement Officer Ruckdeschel presented evidence that on June 29, 2026, between 6:00am and 7:00am, sound readings were taken by a decibel meter from the same five locations at the Silver Sands. After accounting for ambient noise, and presenting the calculations and calibration data, Officer Ruckdeschel determined that all 5 units demonstrated a decibel level in excess of 45 dBA, with dBA readings of 53.7, 59.4, 60.1, 60.1, and 60.1, respectively.
7. Officer Ruckdeschel presented the affidavits of Mir Kavarić (General Manager, Silver Sands Beach and Raquet Ball Club); Mark Pendelbury (Owner, Unit 220); Pamela Shortreed (Owner, Unit 304); Steven and Lisette Natoli (Owner, Unit 302); Kurt R. Hauffe (Owner, no unit provided); Carol Ann and Carl Mallam (Owner, Unit 402); and Christina Spencer (Owner, Unit 504). The testimony in the affidavits generally amounted to the inability to peacefully enjoy the use of the property due to the sound emanating from the roof-mounted HVAC chiller.
8. The City called its witness, Lisette Natoli, who also submitted an affidavit. Ms. Natoli testified that since the installation of the rooftop chiller system she has not been able to peacefully enjoy her property as she cannot sit on her balcony and have coffee or sleep well at night. She testified that the sound emanating from the chiller is more than just a hum, and that even with her hurricane shutters closed, she is still able to hear the sound at night. An objection was made by Mr. Reali to Ms. Natoli's testimony based on the fact that the testimony given was narrative and not at the inquiry of the City. The objection was overruled as the formal rules of evidence, including presentation, do not apply in a Chapter 162, F.S. proceeding.
9. Mr. Reali asserted that Respondent stipulates to the City's measurements and decibel readings.
10. Mr. Reali then presented evidence that demonstrated the actual decibel levels produced by the installed HVAC units exceed the maximum decibel levels as asserted by the manufacturer's data card, showing that the units are not supposed to be as loud as they are. The manufacturer's data card provides for a 70 dBA rating, which is taken no further than 5 feet from the unit. The engineering abatement calculation provided for adequate decibel levels to the surrounding properties, which are not being met.
11. Mr. Reali advised that the original solution was to blanket the units, which did dampen the sound levels, but not enough to meet the City's requirements. At this point, a unique engineered damping solution is being worked on, but, according to Mr. DaSilva's testimony, it is unclear when the solution will be presented.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

12. Respondent is found to be in violation of Section 46-132 (a)(1) & (b), of the City's Code of Ordinances for exceeding the 55 dBA level between 10:00pm – 7:00am, as demonstrated by 4 of the 5 readings taken on June 29, 2026.
13. Due to Respondent's good faith effort in attempting to reduce the sound level, and the unique remedy necessary to cure the violation by having to engineer a sound damping solution, no cure period is given at this time.
14. A status hearing is set for **August 10, 2026, at 10:00 a.m.**, to determine if a cure period can be set. In the interim, 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.
15. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
16. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
17. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 13, 2026.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Kevin Reali, Esq., as counsel for Respondent, at kreali@stearnsweaver.com on July 13, 2026.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

Agenda Report

Agenda Title Name: Case # 20250220
City of St. Pete Beach v. Starkus, Svajunas
Address: 1104 Pass A Grille Way St. Pete Beach,
FL 33706

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:

1. 4. Fourth Final Administrative Order (CE20250220 - Starkus)
2. 2. Third Final Administrative Order (CE20250220 - Starkus)
3. 26. Second Final Administrative Order (CE20250220 - Starkus)
4. 25. Final Administrative Order (CE20250220 - Starkus)
5. 1. Order to Continue Jan (CE20250220 - Starkus)
6. 1. Order to Continue (CE20250220 - Starkus)
7. Order to Continue (CE20250220 - Starkus)
8. 3d Order to Continue (CE20250220 - Starkus)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

FOURTH FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on April 13, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

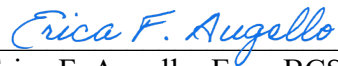
1. The City was represented by Assistant City Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Svajunas Starkus was present and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-65 & 98-66 of the City's Code of Ordinances for failing to maintain the property by having outdoor storage, overgrown vegetation, large sections of missing siding, and garage doors in disrepair.
5. In a Final Administrative Order dated July 16, 2025, Respondent was allotted sixty (60) days to come into compliance with the stated code sections.
6. In a Final Administrative Order dated October 10, 2025, Respondent was given additional time to bring the property into compliance due to discussions with his insurance company and potentially demolishing the structure on the property.
7. Due to ongoing efforts from Respondent, the case was continued until the hearing on February 9, 2026.
8. In a Final Administrative Order dated February 9, 2026, Respondent was given additional time as he was in the midst of negotiating a contract for sale of the property.

9. Respondent testified that he under contract to sell the property and the closing date is scheduled for June 1, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

10. Based on the credible testimony of Respondent, the property is pending sale.
11. A hearing is set for **June 8, 2026, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs. In the meantime, Respondent shall email the City's Code Enforcement department with any updates on the closing date or the status of the property.
12. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
13. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
14. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on April 23, 2026.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on April 23, 2026.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

THIRD FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on February 9, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Svajunas Starkus was present and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-65 & 98-66 of the City's Code of Ordinances for failing to maintain the property by having outdoor storage, overgrown vegetation, large sections of missing siding, and garage doors in disrepair.
5. In a Final Administrative Order dated July 16, 2025, Respondent was allotted sixty (60) days to come into compliance with the stated code sections.
6. In a Final Administrative Order dated October 10, 2025, Respondent was given additional time to bring the property into compliance due to discussions with his insurance company and potentially demolishing the structure on the property.
7. Due to ongoing efforts from Respondent, the case was continued until the hearing on February 9, 2026.
8. Respondent testified that he is under contract to sell the property, and while he has applied for a demolition permit, he has requested the City put that application on hold until the

property is sold. Respondent testified that the property should close at the end of March, and the permit should be transferred to the new owner.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

9. Based on the credible testimony of Respondent, he continues to make a good faith effort to bring the property into compliance.
10. A hearing is set for **April 12, 2026, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs. In the meantime, Respondent shall email the City's Code Enforcement department with any updates on the closing date or the status of the property.
11. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
12. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
13. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on February 9, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on February 9, 2026.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

SECOND FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on October 6, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Chloe Berryman and Code Enforcement Officer Stephen Rivera.
2. Svajunas Starkus was present and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-65 & 98-66 of the City's Code of Ordinances for failing to maintain the property by having outdoor storage, overgrown vegetation, large sections of missing siding, and garage doors in disrepair.
5. In a Final Administrative Order dated July 16, 2025, Respondent was allotted sixty (60) days to come into compliance with the stated code sections.
6. Respondent testified that there was more damage to the property than anticipated and he is still waiting on insurance to make a determination as to the property. He testified when he spoke to them last they were sending out a new adjuster in 60 days. He is now considering demolishing the entire property but is unsure of his next steps.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Based on the credible testimony of Respondent, it is clear he is attempting to make a good faith effort to bring the property into compliance. Respondent is given an extension of time until the next Special Magistrate hearing to work towards a plan to bring the property into compliance.
8. A hearing is set for **November 10, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on October 10, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on October 10, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Svajunas Starkus was present and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-65 & 98-66 of the City's Code of Ordinances for failing to maintain the property by having outdoor storage, overgrown vegetation, large sections of missing siding, and garage doors in disrepair.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating the missing siding on all sides of the structure, the broken garage doors, missing or broken railings on balcony, a broken fence, overgrown vegetation, and outdoor storage of construction materials.
6. Mr. Starkus testified that about ¼ of the siding on the structure is gone due to storm damage, but it wasn't just the siding. There was water intrusion through the roof and the walls and the interior of the structure suffered water damage throughout. He testified that he would need to pull permits to address all the concerns, not just the siding and garage issues, as the damages is far more extensive. He is dealing with insurance right now, but it is taking time. He has cut back all the vegetation and the rest of the property, but cannot address the siding and garage doors at this time.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Respondent is found to be in violation of Sections 98-65 and 98-66 of the City's Code of Ordinances. Respondent shall have **sixty (60) days** from the date of this Order, or by **Monday, September 15, 2025**, to work towards compliance, which may include application of a building permit.
8. A hearing is set for **October 13, 2025, at 10:00 a.m., or as otherwise amended by notice** to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on July 16, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on January 12, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **February 9, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 13th day of January 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on January 13, 2026.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on November 10, 2025, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **January 12, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 12th day of November 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on November 12, 2025.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for October 13, 2025, at 10:00 a.m., or as otherwise amended by notice. Due to the unavailability of the magistrate, the October hearing needs to be continued to another date.

IT IS ADJUDGED that this matter is continued until **October 6, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on July 28, 2025.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on June 8, 2026, and due to the closing date of the sale of the property being extended by sixty (60) days, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **August 10, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 8th day of June 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on June 8, 2026.

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

Agenda Report

Agenda Title Name: 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

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Case status update to assess deadlines and a path forward.

Funding: N/A

Attachments:

1. 8. Final Administrative Order (CE20230606 - Broderick)
2. 4th Order to Continue (CE20230606 - Broderick)
3. 3. 2d Order to Continue (CE20230606 - Broderick)
4. 3. Order to Continue (CE20230606 - Broderick)
5. 9. 2d Order to Continue (CE20230606 - Broderick)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

**MARK B. BRODERICK and LYNN
M. BRODERICK,**

Respondents.

/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on January 12, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Respondent Mark Broderick appeared and was represented by Alexis Moore, Esq.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 98-123.1 and 98-123.7 of the City's Code of Ordinances for failure to obtain a permit when a permit had expired and erecting an auxiliary building in the rear of the property.
5. Code Enforcement Officer Rivera testified and submitted photographic evidence demonstrating an accessory structure had been erected in the backyard of the property without first obtaining the proper permits or otherwise allowing a permit to lapse prior to erecting the structure.
6. Respondent's counsel represented that Respondent is seeking a variance from the City to allow for the structure to remain as erected and must do so in order to apply for and secure the necessary permitting. Counsel indicated that application has been submitted and is being reviewed by the City but it is unclear when it will be considered by the Board of Adjustment.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Respondent is found to be in violation of the stated code sections. No deadline for compliance is set at this time due to the unknown timing of the variance request.
8. A hearing is set for **February 9, 2026, at 10:00 a.m.**, for a case status update to assess deadlines and a path forward.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is the Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on January 13, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Alexis Moore, Esq. at alexis@coats-schmidt.com on January 13, 2026.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

**MARK B. BRODERICK and LYNN
M. BRODERICK ,**

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on June 8, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **August 10, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 8th day of June 2026.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Martha Bolton, Esq., at martha@coats-schmidt.com on June 8, 2026.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

**MARK B. BRODERICK and LYNN
M. BRODERICK ,**

Respondents.

_____ /

SECOND ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on March 9, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **April 13, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 9th day of March 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Alexis Moore, Esq. at alexis@coats-schmidt.com on March 9, 2026.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

**MARK B. BRODERICK and LYNN
M. BRODERICK ,**

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on February 9, 2026 and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **March 9, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 9th day of February 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Alexis Moore, Esq. at alexis@coats-schmidt.com on February 9, 2026.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

**MARK B. BRODERICK and LYNN
M. BRODERICK ,**

Respondents.

_____ /

SECOND ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on April 13, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **June 8, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 17th day of April 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Martha Bolton, Esq., at martha@coats-schmidt.com on April 17, 2026.

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

Agenda Report

Agenda Title Name: Case # 20260274
City of St Pete Beach v. McNatt Properties
Address: 6405 Gulf Blvd St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 26.8. - Inspection and maintenance of signs.**

(b) Maintenance of signs.

(1) All visible portions of a sign and its supporting structure shall be maintained in a safe condition, and present a neat and clean appearance according to the following:

c. Every sign shall be kept in such manner as to constitute a complete or whole sign.

d. Every sign shall be able to withstand the wind pressure for which it was originally designed.

(2) The maintenance of signs shall be in keeping with the intent of chapter 98, article 3, section 98-66(d) to ensure the public health, safety and welfare is maintained. The owner and/or leaseholder shall be responsible for maintaining the signs concerned in good operating conditions and appearance and shall be responsible for maintaining the area immediately surrounding the sign. Failure to comply with chapter 98, article 3 shall constitute cause for revocation of the sign permit and removal of the sign, if the owner and/or leaseholder fail to correct same within ten days after written notice of violation for non-emergency deterioration or damage, or two days after written notice of violation when the city manager or designee

has identified the situation as an emergency.

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. 2nd Amended Notice of Violation
4. Amended Notice of Violation
5. Evidence
6. Courtesy Notice
7. Notice of Violation
8. Amended Notice of Violation Banner
9. Courtesy Notice Banner
10. Notice of Hearing Banner
11. Notice of Violation Banner

**CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260274

vs.
MCNATT PROPERTIES
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/10/2026** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **6405 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 07/14/2026



Lucy Knight
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 14th day of July, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 6405 GULF BLVD St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260274

Lucy Knight
Signature of Officer posting

Lucy Knight
Print Name

July 14, 2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

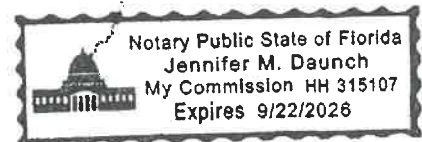
☒ physical presence or ☐ online notarization,

this 14 day of July, 2026

by Lucy Knight (name of person acknowledging).

Jennifer M. Daunch
Signature of Notary Public - State of Florida

Jennifer M. Daunch
Print, Type, or Stamp Commissioned Name of Notary Public



☒ Personally Known -OR- ☐ Produced Identification

Type of Identification Produced _____



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

AMENDED NOTICE OF VIOLATION

7/20/2026

MCNATT PROPERTIES
6210 N FLORIDA AVE
TAMPA FL 33604-6626 ,

RE: Case Number 20260274
Violation Address: 6405 GULF BLVD
Parcel ID#: 363115347760050090

Dear Property Owner:

The nonconforming sign is substantially damaged, destroyed, or deteriorated, and abandoned. You are in violation of sections:

Sec. 26.14. - Prohibited signs.

(h) Abandoned and discontinued signs, except as temporarily permitted in section 26.19.

Sec. 26.6. - Nonconforming signs.

(c) Removal of a nonconforming sign, or replacement of a nonconforming sign with a sign conforming to this division, is required when:

(1) The nonconforming sign is substantially damaged, destroyed, or deteriorated to such extent that the cost of repair or restoration would equal or exceed 50 percent of the replacement cost of the sign; or

Sec. 26.8. - Inspection and maintenance of signs.

(b) Maintenance of signs.

(1) All visible portions of a sign and its supporting structure shall be maintained in a safe condition, and present a neat and clean appearance according to the following:

c. Every sign shall be kept in such manner as to constitute a complete or whole sign.

d. Every sign shall be able to withstand the wind pressure for which it was originally designed.

(2) The maintenance of signs shall be in keeping with the intent of chapter 98, article 3, section 98-66(d) to ensure the public health, safety and welfare is maintained. The owner and/or leaseholder shall be responsible for maintaining the signs concerned in good operating conditions and appearance and shall be responsible for maintaining the area immediately surrounding the sign. Failure to comply with chapter 98, article 3 shall constitute cause for revocation of the sign permit and removal of the sign, if

the owner and/or leaseholder fail to correct same within ten days after written notice of violation for non-emergency deterioration or damage, or two days after written notice of violation when the city manager or designee has identified the situation as an emergency.

These violation(s) must be corrected **no later than 07/27/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Lucy Knight".

Lucy Knight
Code Enforcement Officer



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

AMENDED NOTICE OF VIOLATION

7/21/2026

MCNATT PROPERTIES
6210 N FLORIDA AVE
TAMPA FL 33604-6626 ,

RE: Case Number 20260274
Violation Address: 6405 GULF BLVD
Parcel ID#: 363115347760050090

Dear Property Owner:

The nonconforming sign has been substantially damaged, destroyed, deteriorated, or abandoned. Additionally, the sign exceeds the maximum permitted height of 12 feet, measured from the sidewalk to the top of the sign. You are in violation of the following sections:

Sec. 26.14. - Prohibited signs.

(h) Abandoned and discontinued signs, except as temporarily permitted in section 26.19.

Sec. 26.17. - Permitted signs and standards by zoning districts.

(b) The following types of signs are permitted for businesses in the Boutique Hotel/Condo (B/HC), Large Resort (LR), and Resort Facilities Medium (RFM) districts, as follows:

Table 26.17.b—Standards for Signs in the B/HC and LR Districts²

Permitted Sign Types

Maximum Height:

12 feet

Shall not appear above the fascia on hip, gable or mansard roofs, or the highest point of the roof inclusive of the parapet on flat roofs.

Sec. 26.6. - Nonconforming signs.

(c) Removal of a nonconforming sign, or replacement of a nonconforming sign with a sign conforming to this division, is required when:

(1) The nonconforming sign is substantially damaged, destroyed, or deteriorated to such extent that the cost of repair or restoration would equal or exceed 50 percent of the replacement cost of the sign; or

Sec. 26.8. - Inspection and maintenance of signs.

(b) Maintenance of signs.

(1) All visible portions of a sign and its supporting structure shall be maintained in a safe condition, and present a neat and clean appearance according to the following:

c. Every sign shall be kept in such manner as to constitute a complete or whole sign.

d. Every sign shall be able to withstand the wind pressure for which it was originally designed.

(2) The maintenance of signs shall be in keeping with the intent of chapter 98, article 3, section 98-66(d) to ensure the public health, safety and welfare is maintained. The owner and/or leaseholder shall be responsible for maintaining the signs concerned in good operating conditions and appearance and shall be responsible for maintaining the area immediately surrounding the sign. Failure to comply with chapter 98, article 3 shall constitute cause for revocation of the sign permit and removal of the sign, if the owner and/or leaseholder fail to correct same within ten days after written notice of violation for non-emergency deterioration or damage, or two days after written notice of violation when the city manager or designee has identified the situation as an emergency.

These violation(s) must be corrected **no later than 07/27/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Lucy Knight".

Lucy Knight
Code Enforcement Officer

CE20260274

- Respondent(s): McNatt Properties**
- Violation address: 6405 Gulf Blvd**
- Violation(s) Description: The property is in violation of section 26.8 (b), (1) (c), (d), (2) Inspection and maintenance of signs, of the Land Development Code of the City of St. Pete Beach**

CE20260274

Case Summary

- Initial inspection: 05/14/2026**
- Notice of Violation dated and mailed: 06/12/2026**
- Notices of Hearing dated and posted on the property: 7/14/2026**

CE20250274

Affidavit of Posting


St. Pete Beach
1000 Central Expressway, St. Pete Beach, FL 33706
www.stpetebeach.org

Affidavit of Posting

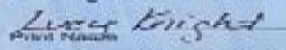
I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 14th day of July, 2026, at the following locations:

City Hall, 188 Curry Ave St. Pete Beach, FL 33708 and 6405 GULF BLVD ST. PETE BEACH, FL 33706 BY THE undersigned designated official of City of St. Pete Beach in accordance with the requirements of Chapter 183.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No. - CE20250274



Lisa Knight
Print Name



July 14, 2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
☒ physical presence ☐ online notarization,
this 14 day of July, 2026
by Lisa Knight (name of person acknowledging)


Signature of Notary Public - State of Florida


Notary Public State of Florida
Jennifer M. Graham
My Commission Expires 06/15/2028

Print, Type, or Stamp Commissioned Name of Notary Public
☒ Personally Known -OR- ☐ Prescribed Identification
Type of Identification Produced

Jul 14, 2026 at 11:47:06 AM
St. Pete Beach, FL

6405 Gulf Blvd

CE20260274

Damaged Sign



6405 Gulf Blvd

CE20260274

Damaged of Sign



6405 Gulf Blvd



COURTESY NOTICE

05/14/2026

MCNATT PROPERTIES
6210 N FLORIDA AVE
TAMPA FL 33604-6626

RE: Case Number 20260274
Violation Address: 6405 GULF BLVD
Parcel ID#: 363115347760050090

Dear Property Owner and/or Occupant,

The nonconforming sign is substantially damaged, destroyed, or deteriorated. We kindly request you maintain the sign. You are in violation of sections:

Your property at 6405 GULF BLVD is found to be in violation of the following code(s).

Sec. 26.6. - Nonconforming signs.

(c) Removal of a nonconforming sign, or replacement of a nonconforming sign with a sign conforming to this division, is required when:

(1) The nonconforming sign is substantially damaged, destroyed, or deteriorated to such extent that the cost of repair or restoration would equal or exceed 50 percent of the replacement cost of the sign; or

Sec. 26.8. - Inspection and maintenance of signs.

(b) Maintenance of signs.

(1) All visible portions of a sign and its supporting structure shall be maintained in a safe condition, and present a neat and clean appearance according to the following:

c. Every sign shall be kept in such manner as to constitute a complete or whole sign.

d. Every sign shall be able to withstand the wind pressure for which it was originally designed.

(2) The maintenance of signs shall be in keeping with the intent of chapter 98, article 3, section 98-66(d) to ensure the public health, safety and welfare is maintained. The owner and/or leaseholder shall be responsible for maintaining the signs concerned in good operating conditions and appearance and shall be responsible for maintaining the area immediately surrounding the sign. Failure to comply with chapter 98, article 3 shall constitute cause for revocation of the sign permit and removal of the sign, if the owner and/or leaseholder fail to correct same within ten days after written notice of violation for non-emergency deterioration or damage, or two days after written notice of violation when the city manager or designee has identified the situation as an emergency.

CITY OF ST. PETE BEACH



OFFICER Lucy Knight

Your attention and voluntary compliance to correct these violations is greatly appreciated.

Compliance must be met by the revisit date of **05/25/2026**.

Non-Compliance may result in a Notice of Violation or Citation with possible fines.

If you have any question, please contact St. Pete Beach Code Enforcement.

(727)748-1722

Codeenforcement@stpetebeach.org



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

6/12/2026

MCNATT PROPERTIES
6210 N FLORIDA AVE
TAMPA FL 33604-6626 ,

RE: Case Number 20260274
Violation Address: 6405 GULF BLVD
Parcel ID#: 363115347760050090

Dear Property Owner:

The nonconforming sign is substantially damaged, destroyed, or deteriorated. We kindly request you maintain the sign. You are in violation of sections:

Sec. 26.6. - Nonconforming signs.

(c) Removal of a nonconforming sign, or replacement of a nonconforming sign with a sign conforming to this division, is required when:

(1) The nonconforming sign is substantially damaged, destroyed, or deteriorated to such extent that the cost of repair or restoration would equal or exceed 50 percent of the replacement cost of the sign; or

Sec. 26.8. - Inspection and maintenance of signs.

(b) Maintenance of signs.

(1) All visible portions of a sign and its supporting structure shall be maintained in a safe condition, and present a neat and clean appearance according to the following:

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These violation(s) must be corrected **no later than 06/22/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

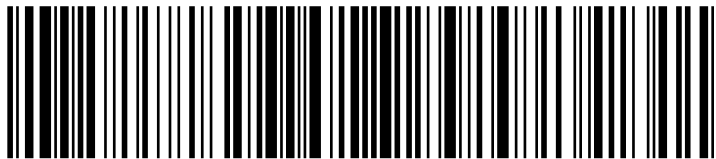
Sincerely,

A handwritten signature in cursive script that reads "Lucy Knight".

Lucy Knight
Code Enforcement Officer

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8334 7815 61

MCNATT PROPERTIES
6210 N FLORIDA AVE
TAMPA FL 33604-6626

ANOV 20260274 LK
Jennifer Daunch

\$9.2400

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8375 2489 24

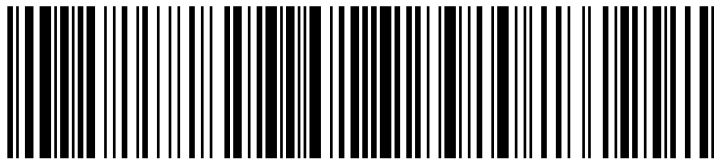
MCNATT PROPERTIES
6210 N FLORIDA AVE
TAMPA FL 33604-6626

CN 20260274 LK
Jennifer Daunch

\$8.8600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8333 6174 27

MCNATT PROPERTIES
6210 N FLORIDA AVE
TAMPA FL 33604-6626

NOH 20260274 LK
Jennifer Daunch

\$9.2400

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8328 3489 92

MCNATT PROPERTIES
6210 N FLORIDA AVE
TAMPA FL 33604-6626

NOV 20260274 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260197
City of St. Pete Beach v. Medeiros, Steven
Address: 6421 3rd Palm Point St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 98-123.1. - Permits required.**

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting

3. Notice of Violation
4. Evidence
5. Courtesy Notice
6. Courtesy Notice Banner
7. Notice of Hearing Banner
8. Notice of Violation Banner

**CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260197

vs.
MEDEIROS, STEVEN
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **07/13/2026** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **6421 3RD PALM PT** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/11/2026



Lucy Knight
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 11th day of June, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 6421 3RD PALM PT St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260197

Larry Knight
Signature of Officer posting

Larry Knight
Print Name

10-11-2020
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

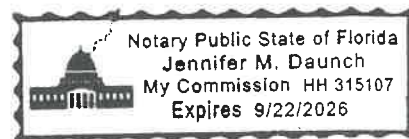
☒ physical presence or ☐ online notarization,

this 11 day of June, 2026,

by Larry Knight (name of person acknowledging).

[Signature]
Signature of Notary Public - State of Florida

Jennifer M. Daunch
Print, Type, or Stamp Commissioned Name of Notary Public



☒ Personally Known -OR- ☐ Produced Identification

Type of Identification Produced _____



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

5/20/2026

MEDEIROS, STEVEN
18 QUAIL RIDGE RD
CRANSTON, RI 02921

RE: Case Number 20260197
Violation Address: 6421 3RD PALM PT
Parcel ID#: 313116907420000140

Dear Property Owner:

Please be advised that a permit is required for the boat structure.

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

These violation(s) must be corrected **no later than 05/29/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Lucy Knight

Lucy Knight
Code Enforcement Officer

CE20260197

- Respondent(s): Steven Medeiros**
- Violation address: 6421 3rd Palm Point**
- Violation(s) Description: The property is in violation of section 98-123.1 of the Code of Ordinances of the City of St. Pete Beach**

CE20260197

Case Summary

- Initial inspection: 4/17/2026**
- Notice of Violation dated and mailed: 5/20/2026**
- Notices of Hearing dated and posted on the property: 6/11/2026**

CE20250197

Affidavit of Posting


The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 11th day of June, 2026, at the following locations:

City Hall, 155 Corey Ave. St. Pete Beach, FL 33706 and 6421 3RD PALM PT St. Pete Beach, FL 33706 by the undersigned designated official of City of St. Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

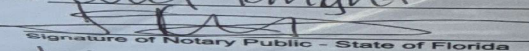
Case No.: 20250197


Signature of Officer posting

Lura Knight
Print Name

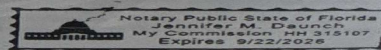
6-11-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of June, 2026, by Lura Knight (name of person acknowledging).


Signature of Notary Public - State of Florida

Jennifer M. Daunch
Print, Type, or Stamp Commissioned Name of Notary Public

☒ Personally Known -OR- ☐ Produced Identification
Type of Identification Produced



Jun 11, 2026 at 9:10:05 AM
St. Pete Beach, FL

6421 3rd Palm Point

CE20260197

Unpermitted Mechanical Boat Cover



6421 3rd Palm Point

CE20260197

Unpermitted Mechanical Boat Cover



6421 3rd Palm Point



COURTESY NOTICE

04/17/2026

MEDEIROS, STEVEN
18 QUAIL RIDGE RD
CRANSTON RI 02921

RE: Case Number 20260197
Violation Address: 6421 3RD PALM PT
Parcel ID#: 313116907420000140

Dear Property Owner and/or Occupant,

Please be advised that a permit is required for the boat cover.

Your property at 6421 3RD PALM PT is found to be in violation of the following code(s).

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

CITY OF ST. PETE BEACH

OFFICER Lucy Knight

Your attention and voluntary compliance to correct these violations is greatly appreciated.

Compliance must be met by the revisit date of **05/01/2026**.

Non-Compliance may result in a Notice of Violation or Citation with possible fines.

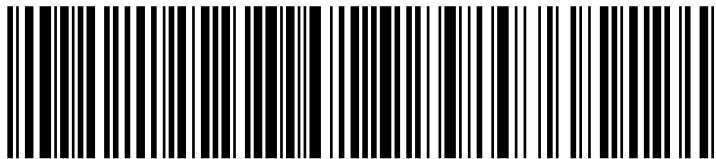
If you have any question, please contact St. Pete Beach Code Enforcement.

(727)748-1722

Codeenforcement@stpetebeach.org

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8368 7347 17

MEDEIROS STEVEN
18 QUAIL RIDGE RD
CRANSTON RI 02921-2344

CN 20260197 LK
Jennifer Daunch

\$8.8600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8328 1234 38

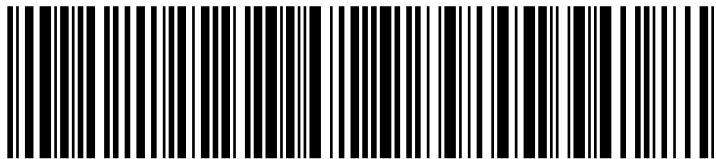
MEDEIROS STEVEN
18 QUAIL RIDGE RD
CRANSTON RI 02921-2344

NOH 20260197 LK
Jennifer Daunch

\$8.8600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8377 9492 32

MEDEIROS STEVEN
18 QUAIL RIDGE RD
CRANSTON RI 02921-2344

NOV 20260197 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: 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

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Sec. 22.1. - Purpose and intent.

It is the intent and purpose of these regulations to provide standards for landscaping and tree protection to improve the appearance of the city, as well as assist in the natural control of air and water pollution and soil conservation. Emphasis shall be placed upon landscaping as a means of achieving beauty in the community. It will be required on all projects, and in some projects and areas it will be the primary tool available. Landscaping is considered extremely important to the aesthetic and environmental goals of the city.

Sec. 22.3. - General requirements.

(d) Maintenance. The owner and tenant, or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping in accordance with section 22.10, and landscaped areas shall be so maintained as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. If trees, shrubs or other landscape material should die, such materials must be replaced within 30 days.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

(1) All driveway and off-street parking areas shall be constructed of concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.

(2) No slag, rock, pea gravel or other loose type of material shall be used.

Sec. 46-33 - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

b. Dead branches or fronds on trees or shrubs.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(27) Landscape maintenance. Where landscape plans have been specifically incorporated and approved in a development plan, the landscape areas shall be maintained in a manner equal to the original landscaping approval.

(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

Funding:

N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Violation
4. Evidence
5. Courtesy Notice
6. Notice of Hearing Banner
7. Notice of Violation Banner
8. Courtesy Notice Banner

**CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260041

vs.

HANMORE, FARIDA HANMORE, JAVIDHANMORE, EROL
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/10/2026** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **2380 E VINA DEL MAR BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 07/08/2026

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 8th day of July, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 2380 E VINA DEL MAR BLVD St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260041


Signature of Officer posting

Steven Rivera
Print Name

7-8-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 8 day of July, 2026,

by Steven Rivera (name of person acknowledging).


Signature of Notary Public - State of Florida

Jennifer M. Daunch
Print, Type, or Stamp Commissioned Name of Notary Public



☒ Personally Known -OR- ☐ Produced Identification

Type of Identification Produced _____



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

4/6/2026

HANMORE, FARIDA HANMORE, JAVIDHANMORE, EROL
2380 E VINA DEL MAR BLVD
ST PETE BEACH, FL 33706-2832

RE: Case Number 20260041
Violation Address: 2380 E VINA DEL MAR BLVD
Parcel ID#: 183216941760050160

Dear Property Owner:

The wheel barrel and pole saw stored in the front yard must be stored out of public view. The white fence on the north side of the property is falling over and must be repaired or removed. The dead palms fronds on the trees in the rear and side yard must be trimmed and disposed of, and the weeds on the north side of home must also be cut. The area between the street and the driveway has pea pebble that is not being maintained. Please feel free to contact our department with any question.

Sec. 22.1. - Purpose and intent.

Sec. 22.1. - Purpose and intent.

It is the intent and purpose of these regulations to provide standards for landscaping and tree protection to improve the appearance of the city, as well as assist in the natural control of air and water pollution and soil conservation. Emphasis shall be placed upon landscaping as a means of achieving beauty in the community. It will be required on all projects, and in some projects and areas it will be the primary tool available. Landscaping is considered extremely important to the aesthetic and environmental goals of the city.

Sec. 22.3. - General requirements.

Sec. 22.3. - General requirements.

(d) Maintenance. The owner and tenant, or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping in accordance with section 22.10, and landscaped areas shall be so maintained as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. If trees, shrubs or other landscape material should die, such materials must be replaced within 30 days.

Sec. 23.11. - Parking construction and design requirements.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

(1) All driveway and off-street parking areas shall be constructed of concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.

(2) No slag, rock, pea gravel or other loose type of material shall be used.

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

b. Dead branches or fronds on trees or shrubs.

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(27) Landscape maintenance. Where landscape plans have been specifically incorporated and approved in a development plan, the landscape areas shall be maintained in a manner equal to the original landscaping approval.

(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

These violation(s) must be corrected **no later than 4/20/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,



Steven Rivera
Code Enforcement Officer

CE20260041

- **Respondent(s): Farida, Javid, & Erol Hanmore**
- **Violation address: 2380 E. Vina Del Mar Blvd.**
- **Violation(s) Description: The property is in violation of section 98-66 (a),(b),(20),(24),(27) & (e) Residential and commercial property maintenance, 46-33 b. Enumeration. 22.1 Purpose and intent, 22.3 (d) General requirements, & 23.11 (a),(1)&(2) Parking construction and design of the Code of Ordinance and Land Development code of the City of St. Pete Beach**

CE20260041

Case Summary

- Initial inspection: 01/26/2026**
- Notice of Violation dated and mailed certified: 04/06/2026**
- Notices of Hearing dated and posted on the property: 07/08/2026**

CE20250041

Affidavit of Posting


155 Corey Avenue St. Pete Beach, FL 33706, www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 8th day of July, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 2380 E VINA DEL MAR BLVD St. Pete Beach, FL 33706 by the undersigned designated official of City of St. Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260041

[Signature]
Signature of Officer posting

Steven Rivera
Print Name

7-8-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
the physical presence ☒ or ☐ online notarization,
this 8 day of July, 2026
by Steven Rivera (name of person acknowledging).

[Signature]
Signature of Notary Public - State of Florida

David M. Smith
Print, Type, or Stamp Commissioned Name of Notary Public

☒ Personally Known ☐ Produced Identification
Type of Identification Produced



Jul 8, 2026 at 1:51:37 PM

2380 E. Vina Del Mar Blvd.

CE20260041
Outdoor Storage of lawn equipment



2380 E. Vina Del Mar Blvd.

CE20260041
Outdoor Storage near garage



2380 E. Vina Del Mar Blvd.

CE20260041

Landscape equipment stored in public view



2380 E. Vina Del Mar Blvd.

CE20260041

Dead vegetation/fronds on the trees



2380 E. Vina Del Mar Blvd.

CE20260041

Dead vegetation/fronds on the trees



2380 E. Vina Del Mar Blvd.

CE20260041
Overgrown grass/weeds



2380 E. Vina Del Mar Blvd.

CE20260041
Overgrown grass & weeds



2380 E. Vina Del Mar Blvd.

CE20260041

Overgrown grass & weeds



2380 E. Vina Del Mar Blvd.

CE20260041
Parking on unimproved surface



2380 E. Vina Del Mar Blvd.

CE20260041

Parking on unimproved surface



2380 E. Vina Del Mar Blvd.



COURTESY NOTICE

03/09/2026

HANMORE, FARIDA HANMORE, JAVIDHANMORE, EROL
2380 E VINA DEL MAR BLVD
ST PETE BEACH FL 33706-2832

RE: Case Number 20260041
Violation Address: 2380 E VINA DEL MAR BLVD
Parcel ID#: 183216941760050160

Dear Property Owner and/or Occupant,

The wheel barrels and leaf blower stored in the driveway must be stored out of public view. The doxes/misc. items in front of the garage must also be removed from public view. The white Nissan Rogue parked on the stones is prohibited. We kindly ask that you only park on the approved surface as outlined in the code section below. If you have any questions, please feel free to contact our office.

Your property at 2380 E VINA DEL MAR BLVD is found to be in violation of the following code(s).

Sec. 23.11. - Parking construction and design requirements.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

- (1) All driveway and off-street parking areas shall be constructed of concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.**
- (2) No slag, rock, pea gravel or other loose type of material shall be used.**

Sec. 98-65 - Unsightly Conditions.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

- (4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.**

Sec. 98-66 - Residential and Commercial Property Maintenance

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

- (a) All premises shall be maintained in compliance with the standards in this section.**

(b) Standards for improved property.

(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

CITY OF ST. PETE BEACH

A handwritten signature in cursive script that reads "Steven Rivera".

OFFICER Steven Rivera

Your attention and voluntary compliance to correct these violations is greatly appreciated.

Compliance must be met by the revisit date of **03/20/2026**.

Non-Compliance may result in a Notice of Violation or Citation with possible fines.

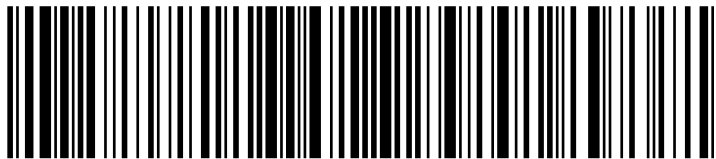
If you have any question, please contact St. Pete Beach Code Enforcement.

(727)748-1722

Codeenforcement@stpetebeach.org

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8332 6397 72

HANMORE FARIDA
HANMORE JAVID
HANMORE EROL
2380 E VINA DEL MAR BLVD
ST PETE BEACH FL 33706-2832

NOH 20260041 SR
Jennifer Daunch

\$8.8600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8365 3872 51

HANMORE FARIDA
HANMORE JAVIDHANMORE EROL
2380 E VINA DEL MAR BLVD
ST PETE BEACH FL 33706-2832

NOV 20260041 SR
Jennifer Daunch

\$8.8600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8360 8699 50

HANMORE FARIDA
HANMORE JAVIDHANMORE EROL
2380 E VINA DEL MAR BLVD
ST PETE BEACH FL 33706-2832

CN20260041SR
Steve Rivera

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260318
City of St Pete Beach v. Williams, Gregory M
Williams, Marcy
Address: 3922 Poinsettia Dr St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 46-33. - Enumeration.**
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(1) Vegetation as follows:
a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or trailer or boat-trailer or other registration certificate,

showing the vehicle or part thereof to be titled in the name of the owner or occupier of the property upon which the vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that the property is worn out, scrapped, nonoperative, unusable or discarded, as provided in subsection (12) of this section.

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

(6) Garbage and trash containers stored in a manner visible from the street.

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

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

Funding:

N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Amended Notice of Violation
4. Notice of Violation
5. Evidence
6. Courtesy Notice
7. Amended Notice of Violation Banner
8. Notice of Violation Banner
9. Notice of Hearing Banner
10. Courtesy Notice Banner

**CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260318

vs.

WILLIAMS, GREGORY M WILLIAMS, MARCY
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/10/2026** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **3922 POINSETTIA DR** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 07/23/2026

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 23rd day of July, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 3922 POINSETTIA DR St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260318



Signature of Officer posting

Steven Rivera

Print Name

7-23-26

Date

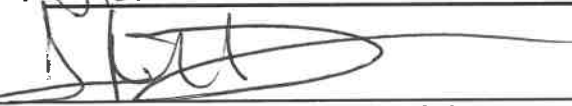
STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 23 day of July, 2026,

by Steven Rivera (name of person acknowledging).



Signature of Notary Public - State of Florida

Jennifer M. Daunch

Print, Type, or Stamp Commissioned Name of Notary Public



☒ Personally Known -OR- ☐ Produced Identification

Type of Identification Produced _____



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

AMENDED NOTICE OF VIOLATION

6/18/2026

WILLIAMS, GREGORY M WILLIAMS, MARCY
3922 POINSETTIA DR
ST PETE BEACH , FL 33706-2639

RE: Case Number 20260318
Violation Address: 3922 POINSETTIA DR
Parcel ID#: 073216075420010170

Dear Property Owner:

The fence being installed requires a permit prior to installation. A Stop Work Order (SWO) has been posted to the property and no further fence work can be completed until a permit is secured. The Nissan Maxima in the rear yard is not registered and is considered a junk vehicle and must be removed. The studs, plywood, paint bucket, TV box, and window screen near the front door needs to be disposed of or stored away from public view. The trash cans also need to be stored out of public view. The grass and weeds in the side and rear yard area(s) are overgrown and need to be cut and maintained regularly to prevent the harborage of rodents and snakes. The fence is damaged in several areas and needs to be repaired or replaced. The lumber to the right of the front of the home also needs to be removed from public view or disposed of. The vehicle parked behind the fence is not parked on an improved/approved surface and must be moved to an approved area for parking or removed entirely. Please correct these items by the outlined date below. (Previous notice had incorrect compliance date. Please see new outlined date below.)

Sec. 23.11. - Parking construction and design requirements.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

- (1) All driveway and off-street parking areas shall be constructed of concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.
- (2) No slag, rock, pea gravel or other loose type of material shall be used.

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

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(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or trailer or boat-trailer or other registration certificate, showing the vehicle or part thereof to be titled in the name of the owner or occupier of the property upon which the vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that the property is worn out, scrapped, nonoperative, unusable or discarded, as provided in subsection (12) of this section.

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

(6) Garbage and trash containers stored in a manner visible from the street.

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

These violation(s) must be corrected **no later than 6/30/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Steven Rivera".

Steven Rivera
Code Enforcement Officer



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

6/15/2026

WILLIAMS, GREGORY M WILLIAMS, MARCY
3922 POINSETTIA DR
ST PETE BEACH , FL 33706-2639

RE: Case Number 20260318
Violation Address: 3922 POINSETTIA DR
Parcel ID#: 073216075420010170

Dear Property Owner:

The studs, plywood, paint bucket, TV box, and window screen near the front door needs to be disposed of or stored away from public view. The trash cans also need to be stored out of public view. The grass and weeds in the side and rear yard area(s) are overgrown and need to be cut and maintained regularly to prevent the harborage of rodents and snakes. The fence is damaged in several areas and needs to be repaired or replaced. The lumber to the right of the front of the home also needs to be removed from public view or disposed of. The vehicle parked behind the fence is not parked on an improved/approved surface and must be moved to an approved area for parking or removed entirely. Please correct these items by the outlined date below.

Sec. 23.11. - Parking construction and design requirements.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

(1) All driveway and off-street parking areas shall be constructed of concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.

(2) No slag, rock, pea gravel or other loose type of material shall be used.

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or

(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
other building debris or other refuse of any nature.

(12) Any wornout, scrapped, partially dismantled, nonoperative, unusable or discarded materials or objects, such as automobiles or parts thereof, building materials, machinery, metal, wastepaper, rags, glassware, tinware, vehicles, boats or parts thereof, or other items of junk.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

(6) Garbage and trash containers stored in a manner visible from the street.

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

These violation(s) must be corrected **no later than 06/23/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,



Steven Rivera
Code Enforcement Officer

CE20260318

- **Respondent(s): Gregory & Marcy Williams**
- **Violation address: 3922 Poinsettia Dr**
- **Violation(s) Description: The property is in violation of section 98-123.1 Permits Required, & 46-33 (1), (2), & (3) Enumeration of the Code of Ordinance of the City of St. Pete Beach**

CE20260318

Case Summary

- **Initial inspection: 05/28/2026**
- **Amended Notice of Violation dated and mailed certified: 06/18/2026**
- **Notices of Hearing dated and posted on the property: 07/23/2026**

CE20260318

Affidavit of Posting

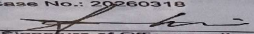

The Sunbelt Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

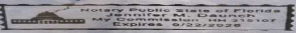
Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 23rd day of July, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 3922 POINSETTIA DR St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162, 12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260318


Signature of Officer posting
Print Name Stacey Rivera
Date 7-23-2026

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of July, 2026,
by Stacey Rivera (name of person acknowledging),
Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public
☒ Personally Known OR ☐ Visual Identification
Type of Identification Produced _____

Jul 23, 2026 at 10:18:09 AM

3922 Poinsettia Dr.

CE20260318

Unpermitted fence installation



3922 Poinsettia Dr.

CE20260318

Unpermitted fence installation



3922 Poinsettia Dr.

CE20260318

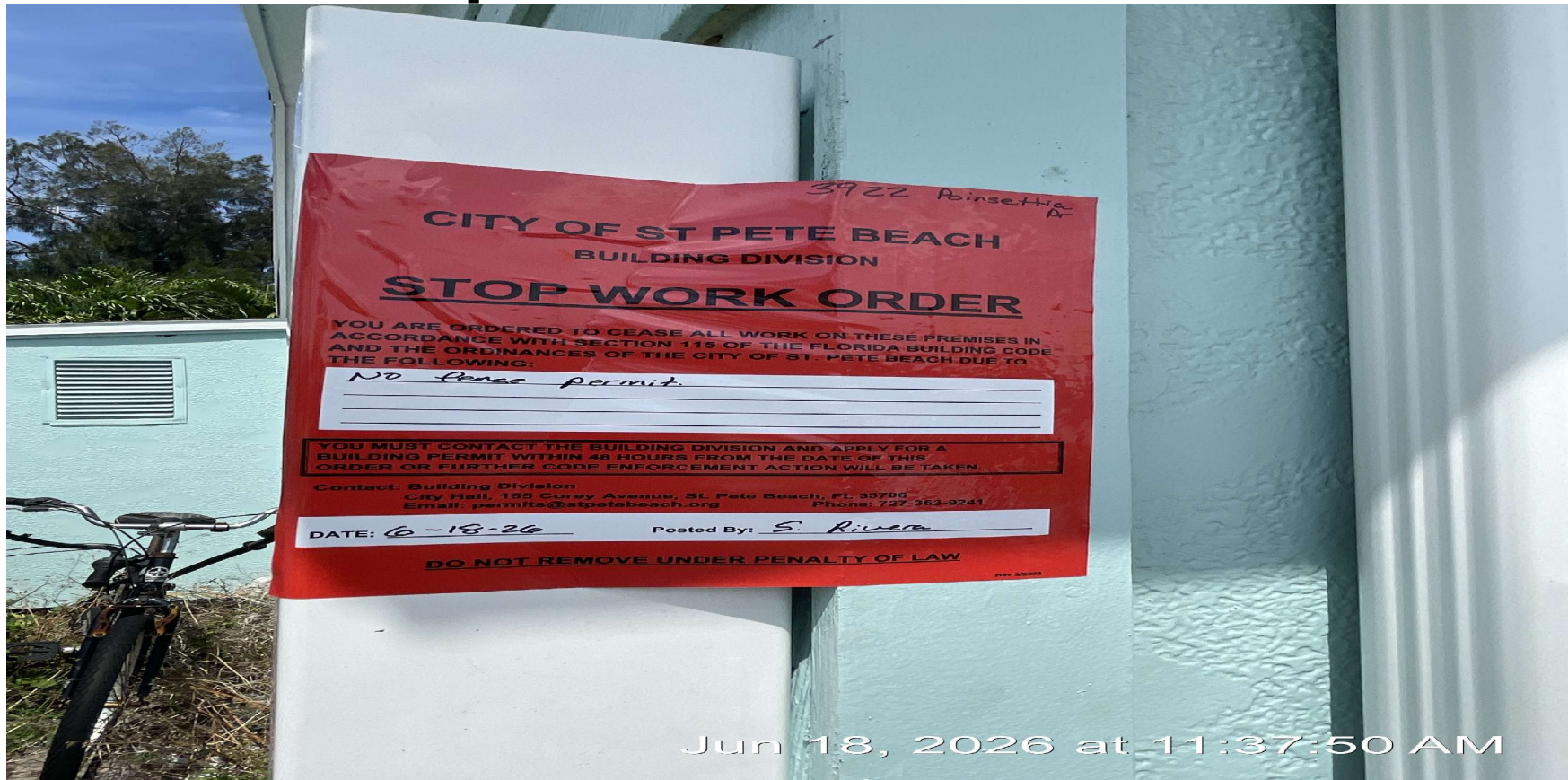
Unpermitted fence installation



3922 Poinsettia Dr.

CE20260318

Stop Work Order issued



3922 Poinsettia Dr.



COURTESY NOTICE

06/02/2026

WILLIAMS, GREGORY M WILLIAMS, MARCY
3922 POINSETTIA DR
ST PETE BEACH FL 33706-2639

RE: Case Number 20260318
Violation Address: 3922 POINSETTIA DR
Parcel ID#: 073216075420010170

Dear Property Owner and/or Occupant,

The studs, plywood, paint bucket and window screen near the front door needs to be disposed of or stored away from public view. The trash cans also need to be stored out of public view. The grass and weeds in the side and rear yard area(s) are overgrown and need to be cut and maintained regularly to prevent the harborage of rodents and snakes. The fence is damaged is several areas and needs to be repaired or replaced. The lumber to the right of the front of the home also needs to be removed from public view or disposed of. The vehicle parked behind the fence is not parked on an improved/approved surface and must be moved to an approved area for parking. Please correct these items by the outlined date below.

Your property at 3922 POINSETTIA DR is found to be in violation of the following code(s).

Sec. 23.11. - Parking construction and design requirements.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

- (1) All driveway and off-street parking areas shall be constructed of concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.**
- (2) No slag, rock, pea gravel or other loose type of material shall be used.**

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

- (2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or**
- (3) Any condition which provides harborage for rats, mice, snakes and other vermin. other building debris or other refuse of any nature.**
- (12) Any wornout, scrapped, partially dismantled, nonoperative, unusable or discarded**

materials or objects, such as automobiles or parts thereof, building materials, machinery, metal, wastepaper, rags, glassware, tinware, vehicles, boats or parts thereof, or other items of junk.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-65. - Unsightly conditions.

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The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

(6) Garbage and trash containers stored in a manner visible from the street.

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

CITY OF ST. PETE BEACH



OFFICER Steven Rivera

Your attention and voluntary compliance to correct these violations is greatly appreciated.

Compliance must be met by the revisit date of **06/13/2026**.

Non-Compliance may result in a Notice of Violation or Citation with possible fines.

If you have any question, please contact St. Pete Beach Code Enforcement.

(727)748-1722

Codeenforcement@stpetebeach.org

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8329 7265 15

WILLIAMS GREGORY M
WILLIAMS MARCY
3922 POINSETTIA DR
ST PETE BEACH FL 33706-2639

ANOV 20260318 SR
Jennifer Daunch

\$8.8600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8328 8603 57

WILLIAMS GREGORY M
WILLIAMS MARCY
3922 POINSETTIA DR
ST PETE BEACH FL 33706-2639

NOV 20260318 SR
Jennifer Daunch

\$8.8600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



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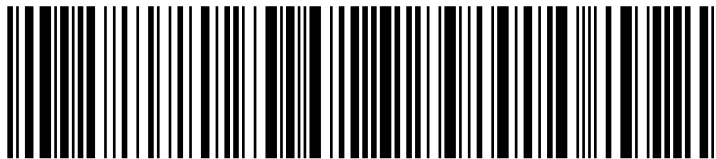
WILLIAMS GREGRY M
WILLIAMS MARCY
3922 POINSETTIA DR
ST PETE BEACH FL 33706-2639

NOH 20260318 SR
Jennifer Daunch

\$9.2400

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8326 6233 98

WILLIAMS GREGORY M
WILLIAMS MARCY
3922 POINSETTIA DR
ST PETE BEACH FL 33706-2639

CN 20260318 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260399
City of St Pete Beach v. B R E Mariner Dolphin
Village LLC
Address: 4665 Gulf Blvd St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 38.5. - Prohibited uses and structures.**
All uses and structures not of a nature specifically or
provisionally permitted herein are hereby prohibited in
the AC Activity Center District.

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

(a) Purpose. Certain uses are conditional rather than
uses by right. They are subject to the conditional use
regulations because they may, but do not necessarily,
have significant adverse effects on the environment,
public services, the desired character of an area, or they
may create nuisances. A review of these uses is
necessary due to the impacts they may have on the
surrounding area or neighborhood. The conditional use
review provides an opportunity to allow the use when
there are minimal impacts, to allow the use but impose
mitigation measures to address identified concerns, or
to deny the use if the concerns cannot be resolved.

(b) Authority. The city commission may approve
applications for conditional uses in accordance with the
procedures, standards and limitations of this division.

(c) Authorized conditional uses. Only those uses which
are authorized in each zoning district or those
nonconforming uses which are substantially damaged

or destroyed, and are permitted to be re-established in accordance with this ordinance may be approved as conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization of such use or an assurance that such use will be approved; rather, each proposed conditional use shall be evaluated by the city commission for compliance with the standards and conditions set forth in this section and for each district. Wherever a conditional use existing on the effective date of these regulations is terminated or destroyed, subsequent conditional use of the property shall be permitted only in conjunction with the approval process specified herein.

Funding:

N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Violation
4. Notice of Hearing Banner
5. Registered Agent Notice of Hearing Banner
6. Evidence

**CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE**

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260399

vs.

B R E MARINER DOLPHIN VILLAGE LLC
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/10/2026** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **4665 Gulf Blvd** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 07/28/2026

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 28th day of July, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 4665 Gulf Blvd St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260399

Signature of Officer posting

Steven Rivera

Print Name

7-28-26

Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 28 day of July, 2026,

by Steven Rivera (name of person acknowledging).

Signature of Notary Public - State of Florida

Jennifer M. Daunch
Print, Type, or Stamp Commissioned Name of Notary Public



☒ Personally Known -OR- ☐ Produced Identification

Type of Identification Produced _____



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Irreparable or Irreversible Notice of Violation

07/28/2026

B R E MARINER DOLPHIN VILLAGE LLC
200 E Broward Blvd STE 1410
FT LAUDERDALE Florida 33301

Re: **Case Number 20260399**
Violation Address: 4665 Gulf Blvd, St Pete Beach Florida 33706
Parcel ID#: 063216000003300500

Dear Property Owner:

Selling parking is prohibited within the AC zoning district. This violation is considered irreparable or irreversible in nature and therefore your case is being referred to the Special Magistrate for a hearing.

Sec. 38.5. - Prohibited uses and structures

Sec. 38.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the AC Activity Center District.

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

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

(a) Purpose. Certain uses are conditional rather than uses by right. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, public services, the desired character of an area, or they may create nuisances. A review of these uses is necessary due to the impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

(b) Authority. The city commission may approve applications for conditional uses in accordance with the procedures, standards and limitations of this division.

(c) Authorized conditional uses. Only those uses which are authorized in each zoning district or those nonconforming uses which are substantially damaged or destroyed, and are permitted to be re-established in accordance with this ordinance may be approved as conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization of such use or an assurance that such use will be approved; rather, each proposed conditional use shall be evaluated by the city commission for compliance with the standards and conditions set forth in this section and for each district. Wherever a conditional use existing on the effective date of these regulations is terminated or destroyed, subsequent conditional use of the property shall be permitted only in conjunction with the approval process specified herein.

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **08/10/2026, at 10 am.**

If the Code Officer has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the Code Officer shall make a reasonable effort to notify the violator and may immediately schedule a Special Magistrate hearing without reasonable time to correct the violation. However, if the Magistrate finds the violation to be irreparable or irreversible in nature, the Magistrate may impose a fine not to exceed \$5,000 per violation.

If you require further assistance and/or information, please contact (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink that reads "Steven Rivera". The script is cursive and fluid, with the first letters of each word being capitalized and slightly larger than the rest of the letters.

Steven Rivera
Code Enforcement Officer

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8335 8485 22

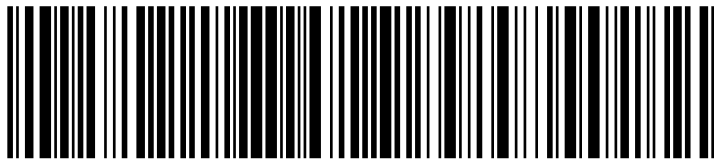
BRE MARINER DOLPHIN VILLAGE LLC
200 E BROWARD BLVD
APT 1410
FT LAUDERDALE FL 33301-1963

II NOV 20260399 SR
Jennifer Daunch

\$9.2400

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8335 8488 29

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE FL 32301-2699

RA II NOV 20260399 SR
Jennifer Daunch

\$9.2400

CE20260399

- **Respondent(s): B R E Mariner Dolphin Village LLC**
- **Violation address: 4665 Gulf Blvd.**
- **Violation(s) Description: The property is in violation of section 38.5 Prohibited uses and structures & 4.1 (a), (b), & (c) Review of conditional use permit application of the Land Development Code of the City of St. Pete Beach**

CE20260399

Case Summary

- Initial inspection: 07/28/2026**
- I&I Notice of Violation dated and mailed certified: 07/28/2026**
- Notices of Hearing dated and posted on the property: 07/28/2026**

CE20260399

Affidavit of Posting


St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 28th day of July, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 4665 Gulf Blvd St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

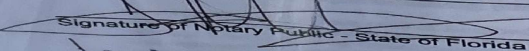
Case No.: 20260399


Signature of Officer posting

Steven Rivera
Print Name

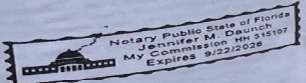
7-28-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization, this 28 day of July, 2026.
by Steven Rivera (name of person acknowledging)


Signature of Notary Public - State of Florida

Jennifer M. Daunch
Print, Type, or Stamp Commissioned Name of Notary Public

☒ Personally Known -OR- ☐ Produced Identification
Type of Identification Produced



JUL 28, 2026 at 2:36:09 PM

4665 Gulf Blvd.

CE20260399

Parking advertisement



4665 Gulf Blvd.

CE20260399

Parking advertisement



4665 Gulf Blvd.

CE20260399

Screen Shot of parking cost



4665 Gulf Blvd.

CE20260399

Area offered for parking sales



4665 Gulf Blvd.

CE20260399
Vehicle parked within sale area



4665 Gulf Blvd.

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

Agenda Report

Agenda Title Name: Case # 20260104 and 20260201
City of St. Pete Beach v. Plaza Beach Motel LLC
Address: 46th Ave & Gulf Blvd

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Motion for Reconsideration

Funding: N/A

Attachments:

1. EXHIBIT A 20220772 20220744 Final Admin Order- NOV 16, 2026
2. Motion for Reconsideration (SPB-Plaza Bch Motel, LLC)

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220772

ADDRESS: 46th Ave.

PLAZA BEACH MOTEL, LLC.,

Respondent;

and

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220744

ADDRESS: Gulf Blvd.

PLAZA BEACH MOTEL, LLC.

Respondent.

_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on November 13, 2023, as continued from hearings held on August 14, 2023, and October 9, 2023. The Special Magistrate, based on the information and argument presented at the August 14, 2023, October 9, 2023, and November 13, 2023, hearings, issues the following order:

FINDINGS OF FACT

1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Supervisor Peyt Dewar.

2. Respondent was represented by Robert Czystczon, CEO/President and General Manager of the Plaza Beach Motel, LLC, and by Katie Cole of the Hill Ward Henderson Law Firm as the LLC's attorney.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 1.3, 3.5, 4.8, 23.4, 23.7, 23.11, and 38.4 of the Land Development Code and Section 98-123.1 of the Code or Ordinances by using the vacant lots on property owned by Respondent for off-premise parking for its business without having a conditional use permit as required by the City's Land Development Code. The City has also alleged that the fence erected around the perimeter of a portion of the property was completed without a City-issued permit in violation of the City Code.
5. A hearing was held on August 14, 2023, in which testimony was taken and evidence was submitted regarding the alleged violations of the use of the Respondent's property for unpermitted off-premise parking and erection of a fence without the required permit. That hearing was continued by way of an Order dated August 15, 2023, to the October 9, 2023, hearing date in order to allow for Respondent to apply for and potentially secure a conditional use permit for the off-premise parking use, as well as an after-the-fact permit for the fence.
6. At the October 9, 2023, hearing, the Parties agreed to another continuance to the November 13, 2023, hearing as the City Commission was unable to hear Respondent's application for conditional use permit prior to the October hearing date.
7. At the November 13, 2023, hearing, Respondent relayed that the conditional use permit was withdrawn, and Respondent was not in possession of a conditional use permit for off-premise parking. However, it renewed the position that there had been an historical use of the Properties for parking, and a conditional use permit was not needed for the current use.
8. The City testified that Respondent had applied for the fence permit prior to the August 21, 2023, deadline in the Special Magistrate's August 15, 2023, order, however, that permit was not issued and instead "denied" with comments. Additional documentation was received from Respondent and the permit was in the review process as of the date of the November 13, 2023, hearing.
9. Respondent submitted correspondence from Keith McGuinness of Duke Energy Florida, LLC, to the City of St. Pete Beach dated November 15, 2017, regarding a license agreement dated February 7, 1994, for the occupation and utilization of the "License[ed] Area" for a "landscaped public parking area". The letter served as a notice of intent to terminate the license effective February 13, 2018. The initial licensing agreement and any amendments thereto were not provided.

10. Respondent submitted a letter from Attorney Carreja, Jr. on behalf of Duke Energy Florida, LLC, as successor-in-interest of Florida Power Corporation to Richard E. Martin, III, dated April 26, 2022, which provided a 30-day notice to terminate a licensing agreement dated December 14, 1987, “for the limited use of parking and access” to a certain portion of the Properties. The initial licensing agreement and any amendments thereto were not provided.
11. Respondent submitted photographic evidence demonstrating the Property as it existed at certain points in time, specifically, January 2017, September 2017, January 2019, December 2020, October 2021¹, April 2022, and in its present condition. The photographs depict the deterioration of the “greenspace” on the far east of the Properties, as well as the use of the staging area off 46th Ave., and some cars parked on a portion of the Gulf Blvd. Property. A photograph from 2023 described as “current” was also submitted demonstrating RVs parked in the area to the far east which used to be the “greenspace” of the 46th Ave Property, the fence that was erected by Respondent, and a what appears to be a vehicle parked in an area on the Gulf Blvd. Property.
12. Respondent testified that the far east portion of the Properties that used to be “greenspace” was not historically used for parking, however, the “lot” off Gulf Blvd. and the “lot” off 46th Ave. were. Respondent testified that even historically there was no access to the “lot” off Gulf Blvd., and it had to be accessed through an entrance on 46th Ave.
13. Respondent provided evidence that it purchased the Properties via Special Warranty Deed on May 26, 2022.
14. The City provided photographic evidence demonstrating that a chain link fence with blue windscreen was erected on the Property on or about December 22, 2022. Respondent testified that the fence was not installed on the perimeter of the entirety of its Property, but rather it bisected the Properties and restricted access to the Gulf Blvd. Property from the 46th Ave Property where the “lot” off Gulf Blvd. used to serve as a parking lot for one of the restaurants. Respondent testified that the restaurant no longer had access to that area for parking.
15. Respondent testified that one of the RVs on the property was his RV, which was vandalized and removed from the property. Respondent also testified that at one time a guest of the hotel was allowed to park its RV on the lot as it did not fit in the hotel parking lot.
16. Respondent testified that sometimes employees of the hotel park on the Properties if there is no parking available on-site, however, the hotel has 41 parking spaces for 39 rooms. Respondent also testified that there was a single event wherein guests of the hotel parked in that lot as overflow parking. There was no testimony to suggest the Properties had been used historically as overflow parking specifically for the hotel.

¹ While there are two “October 2021” aerials submitted, it would appear that one of them is identical to the “2023 (Current)” aerial that was also submitted, which includes the perimeter fence that was not installed until 2022.

17. Ms. Auerbach, the City's witness, testified that the Properties were used for parking 5-10 times per month.
18. No testimony was presented or evidence submitted regarding the enactment of the cited sections of the Land Development Code or Code of Ordinances.

CONCLUSIONS OF LAW

19. The City's Land Development Code defines "Parking lot (off-premise)" as "an off-street parking lot that is not on the same property as the principal use *it is designed and intended to serve.*" (emphasis added).
20. The evidence presented did not demonstrate that the Properties had historically been used as off-premise parking for the principal use of the hotel. Further, there was insufficient evidence presented to establish the Properties maintained a legally non-conforming use for either commercial parking, off-premise parking, or some other parking use.
21. There was insufficient evidence to establish any parking use was ever legally permitted on the Properties or within the applicable zoning district prior to the requirement for a conditional use permit. There was no evidence to establish when the City's Code of Ordinances or Land Development Code was amended to prohibit the parking use as of right, and require the use to be conditionally permitted in order to establish a legally non-conforming use.
22. Even if Respondent was able to demonstrate entitlement to off-premise parking for the hotel as a legally non-conforming use, there is sufficient evidence to demonstrate that use has otherwise been abandoned or discontinued.
23. The evidence submitted demonstrates that any licensing agreement for the use of "limited parking" was terminated, at the very latest, on May 26, 2023, the date Respondent purchased the Properties. The evidence demonstrates that the fence that bisected the Properties and cut off access to the Gulf Blvd. "lot" for use by the restaurant was installed at the latest on December 22, 2022, when Respondent was first cited. Respondent testified that on occasion the lot was used as overflow parking for employees of the hotel, and that he parked his own RVs on the Properties. Ms. Auerbach, the City's witness, testified that the Properties were used for parking approximately 5-10 times per month.
24. Section 3.10(c) of the City's Land Development Code considers a non-conforming use discontinued or abandoned "if the use is discontinued for more than 90 consecutive days or a total of 180 calendar days within a one-year period". The evidence presented demonstrates the use had been discontinued as it was only used for parking approximately 120 days per year, and there was insufficient evidence to refute that evidence.
25. The fence erected was done so without a permit, and no evidence was presented to the contrary.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

26. Respondent is found to be and remains in violation of Sections 1.3, 3.5, 4.8, 23.4, 23.7, 23.11, and 38.4 of the Land Development Code and Section 98-123.1 if the City's Code of Ordinances.
27. Respondent shall have 14 (fourteen) days from the date of this Order, or by **Thursday, November 30, 2023**, to secure a fence permit for the erected fence.
28. Respondent shall **immediately** cease using the Properties for the parking of vehicles and is prohibited from using the Properties for parking of any kind that is not otherwise permitted by right per the City's Land Development Code, without first obtaining the required permit or permissions.
29. A status hearing is set for **December 11, 2023, at 10:00 a.m.** A decision on fines and costs will be made at that hearing.
30. No decision on fines and administrative costs is being made as part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
31. It is Respondent's responsibility to notify the City once the Properties are in compliance.
32. Should Respondent be found in violation of the same provisions within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on November 16, 2023.



Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at robert@plazabeach.com, and Counsel of Record, Katie Cole, at katie.cole@hwhlaw.com, on November 16, 2023.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or

entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

I hereby certify this to be a true and exact copy of the
Special Magistrate Order for Case# 20220772 and
20220744 on file in the office of the City Clerk of St. Pete
Beach, Pinellas County, Florida.

Ginny Keeter-Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk
Date: 11/16/2023

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH

Petitioner

v.

CASE NO.: CE20260104

PLAZA BEACH MOTEL, LLC.,

ADDRESS: 46TH Ave.

Respondent

and

CITY OF ST. PETE BEACH

Petitioner

v.

CASE NO.: CE20260201

PLAZA BEACH MOTEL, LLC.

ADDRESS: 46TH Ave.

Respondent

_____/

MOTION FOR RECONSIDERATION OF FINAL ADMINISTRATIVE ORDER

Comes now, the Petitioner, CITY OF ST. PETE BEACH (hereinafter City) by and through its undersigned counsel, and moves for reconsideration of the Final Administrative Order in the above matter on the grounds that the supporting evidence (document) was overlooked during the hearing:

1. These consolidated cases came before the Special Magistrate on July 13, 2026, and a Final Administrative Order was issued that day.
2. The Special Magistrate ruled against the Petitioner on the basis that the City had issued the notices of violation as repeat violations for Parking and storage on the property based on an underlying order from December 13, 2023, and “the underlying order does not find violations of those code sections, and . . . only discusses the violation regarding the fence on the property.”

3. Therefore, it was determined that the City had failed to meet its burden to show that the violation at issue was a repeat violation. However, the Final Administrative Order dated November 16, 2023 does address the violations for parking, and Respondent was found in violation and ordered to “immediately cease using the Properties for the parking of vehicles and is prohibited from using the Properties for parking of any kind that is not otherwise permitted by right. . . without first obtaining the required permit or permissions.” (See attached Final Administrative Order entered November 16, 2023, p. 5.)
4. The fact that Respondent got into compliance by the date of the status check on December 11, 2023, does not clear the slate. The violations for parking and storage brought before the Special Magistrate on July 13, 2026, are repeat violations and the ruling in the November 13, 2023 hearing establishes that and should not be overlooked.
5. The Final Administrative Order dated July 13, 2026, states in paragraph 9 that there was “no mention of parking or any finding of a parking violation” contained in the December 13, 2023 order. However, in paragraph 10 of the Order to be reconsidered, it was noted that in the December 13, 2023 order Mr. Dewar (the City’s witness) testified that the property owner had complied regarding the *parking violations*. Therefore, the December 13, 2023 order did in fact mention the earlier Parking violations as it was issued in regard to a status hearing.

Therefore, the City respectfully requests that a reconsideration of this matter be granted so that the Final Administrative Order of Nov. 16, 2023, which led to the December 13, 2023 Order, not be overlooked.

Respectfully submitted to the City Clerk of the City of St. Pete Beach for filing this 23rd day of July 2026.

A true copy of the foregoing has been emailed to the Respondent at robert@plazabeach.com on July 23, 2026.

Pamela D. Cichon

Pamela D. Cichon
Attorney for Petitioner
FBN: 0321508
324 W. Morse Blvd.
Winter Park, Florida 32789
(727)481-8182
PCichon@Voselaw.com

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

Agenda Report

Agenda Title Name: Case # 20240172
City of St. Pete Beach v. NXT Acquisitions Corp
Address: 396 41st Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: August 10, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Lien Reduction Application

Funding: N/A

Attachments:

1. 396 41st Ave Lien Reduction Request - Signed
2. 396 41st Ave St Pete beach taxes
3. 20240172 NXT Acquisitions Lien 10-23-24



Lien Reduction Request Application

This form must be completed in its entirety and is divided into steps which will help you prepare your request, provide the necessary information, and prepare for the Special Magistrate Hearing.

Sec. 22-283. - Procedure to request that a fine or lien imposed pursuant to section 22-279 be reduced; conditions and criteria therefor.

(a) The owner of real property against which a fine or lien has been imposed pursuant to section 22-279 of this article may apply to the Special Magistrate, through the city manager or his designee, for a satisfaction of such fine or lien with less than full payment thereof. No such application shall be considered by the Special Magistrate until the applicant has first shown that:

(1) All ad valorem property taxes, special assessments, county and city utility charges and other government and city-imposed liens against the subject real property have been paid;

(2) The applicant is not personally indebted to the city for any reason; and

(3) All city code violations have been corrected under necessary permits issued.

(b) In considering an application to reduce a fine or lien imposed pursuant to section 22-279 of this article, no satisfaction thereof shall be approved by the Special Magistrate with less than full payment thereof, unless the Special Magistrate shall make a specific finding that no violation of any city ordinance exists on the subject real property.

(c) The balance of any fine or lien imposed pursuant to section 22-279 of this article that is reduced by the special magistrate shall be paid on terms as approved by the Special Magistrate.

(d) If the property for which the application for a fine reduction is being considered is owned by a government or quasi-government entity, the Special Magistrate may reduce such fine even if the violation has not been corrected.

(Ord. No. 12-02, § 1(exh. A), 1-24-12)



Lien Reduction Request Application

Please **TYPE** or **PRINT** this application neatly.

1. Code Enforcement Case Number: CASE NO : CE20240172

2. Date: 07/08/2026

3. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting.

Company (if applicable): NXT ACQUISITIONS CORP

Name: KAYLEY ARN

Mailing Address: 475 BRICKELL AVE #1010

City: MIAMI State: FL Zip Code: 33131

Phone #: 954-253-7931 Fax #: _____

Mobile #: 407-808-5548 E-mail: KAYLEY@NXTACQUISITIONS.COM

4. Property Owner Information: * Check here if same as Applicant

* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): NXT ACQUISITIONS CORP

Name: MARK ROLLINS

Mailing Address: 495 BRICKELL AVE #505

City: MIAMI State: FL Zip Code: 33131

Phone #: 407-808-5548 Fax #: _____

Mobile #: 954-253-7931 E-mail: MARK@NXTACQUISITIONS.COM

5. Information for property on which lien occurs:

Street Address: 396 41st ave St Pete Beach, FL 33706

Parcel ID: 07-32-16-07524-009-0400

Tax Account Number: #R81824

Existing Use(s) on Property: SINGLE FAMILY

Date Fine or Lien Imposed: August 7 2024

Fine/Lien Amount: \$164,575.00 Administrative Fees: \$325.00 Total Fine/Lien Amount: \$164,900.00

Amount you are requesting that the lien be reduced to: \$ \$5,000.00

Have the violation(s) on the subject property been corrected: ☒ Yes ☐ No (Circle one)

Date upon which the subject property was brought into compliance: 05/26/2026

The factual basis upon which the application for reduction of the lien should be granted:

As the delays were caused by circumstances largely beyond my control, including contractor issues, extended permitting and engineering review timelines, and multiple hurricanes that significantly impacted the project. Throughout the process, I acted in good faith, invested substantial funds, and remained committed to bringing the property into full compliance. The purpose of the lien has been fulfilled through my continued efforts to resolve every outstanding issue. I respectfully ask that these circumstances be considered in granting a substantial reduction of the lien. The property has imposed a substantial financial burden throughout this process, as I have continued to incur carrying costs, insurance, taxes, loan payments, contractor expenses, engineering fees, and permitting costs while diligently working to bring the property into full compliance.

The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:

Went through multiple engineering firms for full MEP plans and hired a representative to come to the hearing on which time the fines were accessed and that person did not show as I live out of town

Provide proof that the taxes are paid in full:

YES AND ATTACHED

6. Signatures and Notarization.

STATE OF Texas COUNTY OF Dallas. I, being first duly sworn, depose and say that:

☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed, and understand this Application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing.

I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Mark Rollins

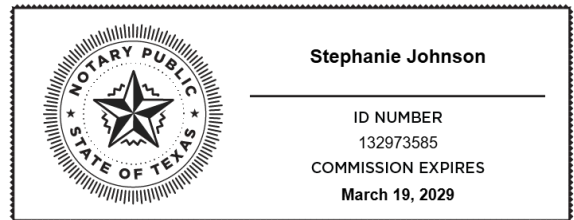
Stephanie Johnson

(APPLICANT SIGNATURE)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced DRIVER LICENSE



(NOTARY PUBLIC SIGNATURE)

Stephanie Johnson

Texas S. J. Dallas S. J.
STATE OF ~~FLORIDA~~, COUNTY OF ~~DADE~~

Sworn and subscribed to before me this 8th day July of, 2026

Electronically signed and notarized online using the Proof platform.

CITY MANAGER/DESIGNEE RECOMMENDATION

All Code Enforcement lien reductions and bad debts will require a recommendation approval by the City Manager/Designee to the Special Magistrate.

Recommended amount to the Special Magistrate: _____

Print Name _____

Date _____

Signature _____

Thank you for your payment.

An email confirmation will be sent to kayley@nxtacquisitions.com.

Confirmation number

Q3863342443

Payment date

Jul 7, 2026, 7:44 PM EDT

Order Summary

Transaction 1

 PROPERTY TAX

Real Estate Account R81824
NXT ACQUISITIONS CORP
396 41ST AVE
ST PETE BEACH

2025 Annual Bill

 [Return to your account](#)

\$ 14,869.65

The payment will appear on your statement as
"PMT*PINELLAS COUNTY TAX."

Service Fee  \$ 438.65

[More information on Property Tax payments](#)

Total \$ 15,308.30

Transaction Details

American Express Card

American Express ending in 2009

Transaction Data tokenized

Source

Recipient Pinellas

Paid by

Kismet Rollins

kayley@nxtacquisitions.com

9542537931

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH**

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240172

ADDRESS: 396 41st Ave

NXT ACQUISITIONS CORP

Respondent.

_____ /

FINAL ORDER IMPOSING FINES AND COSTS

This case came before the Special Magistrate on September 9, 2024, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Steven Rivera.
2. Respondent failed to appear.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Section 98-123.1 for failing to secure a permit prior to conducting renovations involving electrical, plumbing, drywall, pool repairs, rear slider door, and soffits.
5. In a Final Administrative Order dated July 8, 2024, the Magistrate found Respondent to be in violation of the stated code section and required compliance by way of securing an after-the-fact permit for the work being conducted by August 7, 2024.
6. The Magistrate set a hearing for September 9, 2024, to determine compliance and to assess any authorized fines and costs.
7. Code Enforcement Officer Rivera testified that a permit was applied for on August 7, 2024, and the City sent comments on August 8, 2024, requesting additional documents in order to complete the necessary reviews and issue the permit. Officer Rivera testified that to date no actions have been made by Respondent.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

8. Respondent failed to comply with the Final Administrative Order dated July 8, 2024, and remains in violation of the cited Code section.
9. A **\$250 per day** fine shall be assessed beginning **August 7, 2024**, and continue to accrue until the property comes into full compliance. Respondent will also be assessed **\$325.00** for the reasonable administrative costs of the City.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.
12. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on September 11, 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 153 E Flagler St., Unit 1670, Miami, FL 33131-1101 on September 11, 2024.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

I hereby certify this to be a true and exact copy of the
Special Magistrate Order for Case# 20240172 on file in the
office of the City Clerk of St. Pete Beach, Pinellas County, Florida.

Ginny Keeter-Bodkin

Ginny Keeter-Bodkin, Deputy City Clerk

Date: 9-12-2024