



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, September 14, 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 # 20260134

City of St Pete Beach v. Plaza Beach Motel LLC

Address: 46th Ave

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

B. 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 compliance and, if necessary, to establish a cure period for the engineered damper solution.

C. Case # 20230606

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

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

Case status update to assess deadlines and a path forward.

D. Case # 20260274

City of St Pete Beach v. McNatt Properties

Address: 6405 Gulf Blvd St Pete Beach, FL 33706

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

E. Case # 20260315

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

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

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

F. Case # 20260069

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

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

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

G. Case# 20250079

City of St. Pete Beach v. Bosela, Paulette

Address: 1706 Pass A Grille Way St. Pete Beach, FL 33706

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

H. 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.

4. **New Cases**

A. Case # 20260361

City of St Pete Beach v. Hansen, Cameron

Address: 540 80th Ave St. Pete Beach, FL 33706

Sec. 9.2. - Permitted principal uses and structures.

B. Case # 20260362

City of St. Pete Beach v. Barry-Gross, Virginia Gross, Robert

Address: 550 80th Ave St. Pete Beach, FL 33706

Sec. 9.2. - Permitted principal uses and structures.

C. Case # 20260339

City of St. Pete Beach v. Abuhlimeh Enterprises LLC

Address: 8301 Blind Pass Rd. St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-123.1. - Permits required.

Sec. 98-64. - General Maintenance

Sec. 98-65. - Unsightly conditions.

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

D. Case # 20260285

City of St Pete Beach v. Boylenpoint LLC

Address: 7501 Gulf Blvd St. Pete Beach, FL 33706

Sec. 26.14. - Prohibited signs.

Sec. 46-33. - Enumeration.

Sec. 98-123.1. - Permits required.

Sec. 98-65. - Unsightly conditions.

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

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

E. Case # 20260132

City of St Pete Beach v CZYSZCZON, KRZYSZTOF REV TRUST CZYSZCZON, KRZYSZTOF TRECZYSZCZON, MARIA TRE CZYSZCZON, MARIA REV TRUST CZYSZCZON, KRZYSZTOF TRE CZYSZCZON, MARIA TRE

Address: 4506 Gulf Blvd St Pete Beach, FL 33706

Sec. 26.14. - Prohibited signs.

Sec. 98-64. - General Maintenance

F. Case # 20260406

City of St Pete Beach v. Steele, Mary J

Address: 106 46th Ave St Pete Beach, FL 33706

Sec. 9.2. - Permitted principal uses and structures.

G. Case # 20260408

City of St Pete Beach v. Abbey Drive LLC

Address: 157 44th Ave St Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

H. Case # 20260370

City of St Pete Beach v. Sunny Golden Hospitality

Address: 600 68th Ave St. Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-64. - General Maintenance

Sec. 98-66 - Residential and Commercial Property Maintenance

I. Case # 20260388

City of St Pete Beach v. Golden Vortex RE LLC

Address: 902 Boca Ciega Isle Dr

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

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

5. Repeat Violations -

A. Case # 20260407

City of St Pete Beach v. Ghaith Sami

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

Section 8.2 permitted principal uses and structures.

B. Case # 20260343

City of St. Pete Beach v. Donovan Kenneth Frederick Donovan, Willma Ann

Address: 820 59th Ave St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

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

C. Case # 20260450

City of St Pete Beach v. Adams William W

Address: 1805 Pass A Grille Way St Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

6. Cases Complied -

7. Old Cases

A. Case # 20260287

City of St. Pete Beach v. Cardinal Heights LLC

Address: 1140 Boca Ciega Isle Dr

Request to change error in order.

B. Case # 20250444

City of St Pete Beach v. Mirolli, James Mirolli, Erin

Address: 601 77th Ave St Pete Beach, FL 33706

Corrections to Order

8. Lien Reductions

9. Next Meeting:

10. Adjournment -

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

All agenda material is available for review at City Hall.