



**CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, JULY 15, 2026 – 11:00 AM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706**

MEETING NOTICE AND AGENDA

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. CELL PHONE ANNOUNCEMENT

IV. APPROVAL OF MINUTES

IV.1 Approval of the following Minutes: April 15, 2026 and May 20, 2026

[05.20.2026 CEB Minutes.docx](#)

[04.15.2026_CEB Minutes.docx](#)

V. ADMINISTRATION OF WITNESS OATH

VI. EXPLANATION OF HEARING PROCEDURES

VII. EXPARTE` COMMUNICATION DISCLOSURE

VIII. OLD BUSINESS

VIII.1 LANDSCAPE-006860-2026

106 87TH AVE TREASURE ISLAND FL 33706

RUTH VELMA MARIE HORN EST

[AGENDA COVER PAGE.pdf](#)

[106 87 CEB STATUS HEARING UPDATE PACKET.pdf](#)

[SUPPORTING DOCUMENTS FOR CONSIDERATION.pdf](#)

[STATUS UPDATE HEARING POWERPOINT 106 87TH AVE HORN.pptx](#)

[SIGNED AND RECORDED ORDERS.pdf](#)

VIII.2 FLOOD-005734-2025

455 115th Avenue, Treasure Island, FL

Pro Development USA LLC

[1. 455 115th Signed Orders.pdf](#)

2. Sec. 66-104.1.pdf
 3. Notice of Status Hearing FLOOD-005734-2025 (455 115th ave, Treasure Island, FL 33706).pdf
 4. NOH AOS FLOOD-005734-2025 (455 115th Ave).pdf
 5. NOH posting photos 7.2.26.pdf
 6. Permit Search.pdf
 7. PCPAO.pdf
 8. Tax Collector 2025.pdf
- Code Enforcement Board 455 115th status hearing.pptx

VIII. ~~F~~FLOOD-005707-2025

11280 4th Street E, Treasure Island, FL
Anthony Spadorcia & Tammy Duggan

1. 11280 4th St. Signed Orders.pdf
 2. Sec. 66-104.1.pdf
 3. NOH status hearing FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706).pdf
 4. Affidavit of Service NOH FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706).pdf
 5. NOH status posting photos 7.2.26.pdf
 6. Permit Search.pdf
 7. PCPAO.pdf
 8. Tax Collector 2025.pdf
- Code Enforcement Board 11280 4th St status hearing.pptx

VIII. ~~F~~FLOOD-005670-2025

11650 4th Street E, Treasure Island, FL 33706
Xi Huang & Yanhong Li

1. 11650 4th St. Signed Orders.pdf
2. Sec. 66-104.1.pdf
3. NOH status hearing FLOOD-05670-2025 (11650 4TH ST E).pdf
4. Affidavit of Service NOH status hearing FLOOD-005670-2025.pdf
5. NOH status posting photos 7.2.26.pdf
6. Email correspondence.pdf
7. PCPAO.pdf
8. Tax Collector 2025.pdf

IX. NEW BUSINESS

IX.1 PROPMAINT-006971-2026

11240 8th Street E, Treasure Island, FL 33706
Bennett Davis & Carrie Davis

1. Evidentiary Fact Sheet (11240 8th St E).pdf
2. Sec 69-71.pdf
3. Sec 68-495.pdf
4. NOV PROPMAINT-006971-2026 (11240 8TH ST TREASURE ISLAND, FL 33706).pdf
5. NOV AOS PROPMAINT-006971-2026 (11240 8TH ST TREASURE ISLAND, FL 33706).pdf
6. NOV photos 5.18.26.pdf

7. NOH PROPMAINT-006971-2026 (11240 8TH ST TREASURE ISLAND, FL 33706).pdf
8. NOH AOS PROPMAINT-006971-2026 (11240 8TH ST TREASURE ISLAND, FL 33706).pdf
9. NOH photos 7.2.26.pdf
10. PCPAO.pdf
11. Pinellas Tax Collector 2025.pdf
- Code Enforcement Board 11240 8th.pptx

IX.2 BLDGPROP-006904-2026

124 86TH AVE

FRED STANLEY EST

1. AGENDA COVER PAGE STANLEY 124 86TH.pdf
2. EVIDENTIARY FACT SHEET.pdf
3. COURTESY NOTICE STANLEY 124 86TH.pdf
4. NOTICE OF VIOLATION STANLEY 124 86TH.pdf
5. NOTICE OF HEARING STANLEY 124 86TH.pdf
6. 124 86 POWER POINT FRED STANLEY.pdf
7. FUNERAL NOTICE 2.6.24.pdf
8. 2022 FULL STRUCTURE DEMO PERMIT COMPLETED.pdf

IX.3 Code Enforcement Board agenda to discuss the adoption of rules
Draft Rules of the CEB.docx

X. CITY ATTORNEY, STAFF AND BOARD REPORTS

XI. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

XII. ADJOURNMENT *One or more other elected or appointed officials may be in attendance at this meeting.*

For any person desiring 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 [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.