



**CODE ENFORCEMENT SPECIAL MAGISTRATE
PUBLIC HEARING**

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

**Monday, February 13, 2017
10:00 a.m.**

Case Docket

- 1. CALL TO ORDER – 10:00 A.M.**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADMINISTER OATH**
- 4. CASES COMPLIED OR CONTINUED**

Case #20160098

City of St. Pete Beach v. Kaje Properties LLC

Address: 6502 Gulf Winds Drive, St. Pete Beach, FL 33706
Compliance with no outstanding fines or liens

Case #20160125

City of St. Pete Beach v. Estate of Jeanne I. Warren

Address: 240 Julia Circle N., St. Pete Beach, FL 33706
Compliance with no outstanding fines or liens

Cases #20120064 and 20150141

City of St. Pete Beach v. Paul Dunnan and Linda Standring

Address: 321 41st Avenue, St. Pete Beach, FL 33706

Case #20120064 was heard on October 9, 2012 and the Special Magistrate ordered compliance by October 23, 2012. The property was brought into compliance on January 18, 2017 and the fines accumulated to \$388,052.65. Case #20150141 was heard by the Special Magistrate on September 12, 2016 after the City fenced a stagnant pool. The cost of abatement is \$2600. 00. Total cost of fines and liens \$390,652.65. The respondent is seeking a rescission or reduction of the fines.

Case #20150004

City of St. Pete Beach v. Carl and Nancy Lensce

Address: 8240 Gulf Boulevard, St. Pete Beach, FL 33706

This case was heard by the Special Magistrate on October 10, 2016 and it was ordered that the City abate a stagnant pool. The pool was covered and abated on January 21, 2017.

5. OLD CASES:

A. Case No. 20160102

City of St. Pete Beach v. Jack A. Thompson

Address: 3602 El Centro Street, St. Pete Beach, FL 33706

Violation: Sec. 9.2. - Permitted principal uses and structures. This property is still being advertised to be rented on a short term basis so the City is bringing this case back for an imposition of fines/certification of liens.

6. NEW CASES:

A. Case No. 20150027

City of St. Pete Beach v. Mark D. Hrubar

Address: 632 Boca Ciega Isle Drive, St. Pete Beach, FL 33706

Violation: Sec. 9.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

- (a) Residential dwellings—Detached single-family only. Such dwellings shall not be used for transient occupancy

B. Case No. 20160141

City of St. Pete Beach v. Dina Barker

Address: 445 90th Avenue, St. Pete Beach, FL 33706

Violation: Sec. 6.4. - Hobbies.

- (a) Hobbies including, but not limited to, boat building or repair, furniture making or repair, automobile repair and rebuilding, and other

activities such as these which are not normally carried on extensively in a residential district, shall not be permitted to the extent that they are injurious to the health or welfare of, or are disruptive to the quiet enjoyment of property by nearby residential occupants. Uses, including but not limited to those listed above, which involve the use of power tools or the creation of noise not usual in a residential district shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.

(b) While it is permissible to perform hobby activities outdoors on the owner's property during daylight hours, all tools, materials and other items associated with hobby activities shall be placed within an enclosed building for storage overnight and,

Sec. 23.2. - Residential parking restricted.

Residential parking restrictions shall apply within the RU-1, RU-2, RLM-1, RLM-2 and RM zoning districts. For the purpose of this section, the term "stored" shall be construed to include parking for a period exceeding 48 hours.

(b) *Boats and trailers.* Boats and trailers may be stored in accordance with the following:

(1) Boats and trailers may be stored in a rear or side yard; and

(2) No more than one boat and/or trailer may be stored in a front yard, provided that the following regulations are met:

a. On an improved surface or on an unimproved area adjacent to the side property line;

C. Case No. 20160121

City of St. Pete Beach v. Julian F. Anchinges

Address: 3505 Gulf Boulevard, St. Pete Beach, FL 33706

Violation(s): 104.6.2 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing or life safety system before obtaining the necessary permits shall be subject to a penalty of triple the required permit fee. This provision shall not apply to emergency work, when delay would clearly have placed life or property in imminent danger. In all such emergency cases the required permit(s) shall be obtained within five business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a triple fee. In the event of an emergency declaration from the state, the time required to obtain the required permit(s) for emergency work may be extended. The payment of a triple fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time when justifiable cause has been demonstrated in writing;

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which

is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit;

Sec. 6.13. - Accessory residential structures.

Accessory residential structures may be permitted only on zoning lots having one or more existing residential dwelling units and shall be regulated as follows:

(2) Detached garage. Detached garages shall be regulated as follows:

c. In no case shall a detached garage have any sleeping room, kitchen facilities or plumbing and,

Sec. 12.6. - Minimum zoning lot requirements.

The maximum residential density permitted in the RM Residential District shall not exceed 15 units per acre. The minimum lot area and width requirements in the RM Residential District are as follows:

(a) Attached single-family, multifamily and two-family.

(1) Lot area: 2,904 square feet for each dwelling unit.

7. ADDITIONAL ITEMS:

8. NEXT HEARING:

Monday, March 13, 2017 at 10:00 a.m.

9. ADJOURNMENT

APPEAL

APPEAL: Florida Statutes 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.

Electronic media must be submitted a minimum of 24 hours in advance to cityclerk@stpetebeach.org

The public is cordially invited to attend.

All agenda material is available for review at City Hall.