THE SUNSET CAPITAL OF FLORIDA

CODE ENFORCEMENT SPECIAL MAGISTRATE PUBLIC HEARING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, September 10, 2018
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:**

A. Case No. 20170080
City of St. Pete Beach v. JM Industries LLC
Address: 840 59th Avenue, St Pete Beach, FL 33706
District 2
Sec. 3.6. - Zoning compliance, concurrency and plans required; record of applications and plans; and subsequent applications.
(a) Zoning compliance required. Building permits, other development permits, and certificates of occupancy, as required by other chapters of the St. Pete Beach Code

of Ordinances, shall not be issued without determination that applicable requirements of this Code have been met.
(c) Plans required. All applications for development permits shall be accompanied by plans prepared in accordance with the administrative guidelines established by the city manager relating to the specific application.
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.

The owner obtained a permit and the property is now compliant with no outstanding fines or liens.

B. Case No. 20180089
City of St. Pete Beach v. Sungold LLC
Address: 3855 Gulf Blvd., St Pete Beach, FL 33706
District 3
Sec. 42.4. - Allowable conditional uses.
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the Bayou Residential District are as follows.
(e) Off-premises parking lot.
(f) Commercial parking lot.

C. Case No. 20180088
City of St. Pete Beach v. Kazbo LLC
Address: 1901 Pass A Grille Way, St Pete Beach, FL 33706
District 4
Sec. 4.7. - City commission review.
Upon receipt of the written staff analysis, the city commission shall hold a public hearing to consider the application for conditional use and may grant, grant with

conditions or deny the application. Final action of the city commission shall be by resolution and documented in the form of a development order containing a legal description of the real property to which the conditional use applies, together with the terms of the conditional use and any additional conditions imposed. For conditional use permits required by section 39.6(p) of this Code, the planning board shall hold a public hearing to consider the application and make a recommendation to the city commission.
Sec. 4.8. - Effect of decision.
(a) Approval of a conditional use shall be deemed to authorize only the particular use for which it is issued.
Sec. 15.4. - Allowable conditional uses.
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the CG-1 Commercial District are as follows:
(j) Commercial water sports, non-motorized vessels of 16 feet or less in length only.

D. Case No. 20180198
City of St. Pete Beach v. Morean Trust and the
City of St. Pete Beach v. Don Ce Sar Property Owners Corporation
Address: Block N, St. Pete Beach, FL 33706
Address: 3618 El Centro, St. Pete Beach, FL 33706
District 3
Sec. 6.15. - Fences and walls.
Fences and walls are permitted, provided fences and walls shall not exceed four feet in height in required front yards and eight feet in height elsewhere. Secondary front yards shall also be considered as front yards for the purposes of this section; provided, however, fences and walls in waterfront yards shall not exceed four feet in height. See also section 6.21 for visibility requirements at street intersections.
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. 1.4. - Conflicts with other ordinances, covenants or agreements.
Wherever higher or more restrictive standards are established by the provisions of any other applicable statute, ordinance or regulation than are established by the provisions of this ordinance, those regulations shall govern. This ordinance is not intended to interfere with, abrogate or annul any easement, covenant or other agreements between parties, except that if this ordinance imposes greater restriction, this ordinance shall control.
Don Ce-Sar Place Subdivision Plat, 1925, Sheet 1 of 6.
"The Thomas J. Rowe Corporation, as owner of all the above described premises and, by the recording of this plat, hereby revokes all former plats affecting same.

All the streets and roads shown hereon are hereby dedicated to the Public for highway purposes…Blocks "M" and "N" are hereby dedicated to the use of the property-owners in this subdivision for beach and bathing purposes and no tents, vehicles, nor structures of any kind shall be permitted thereon…"
Sec. 25.5. - Prohibitions.
(d) Except as otherwise provided in this section, the following shall be prohibited:
(1) The removal or disturbance of vegetation of a dune;
(2) Planting of vegetation except for native, salt-resistant species suitable for beach and dune stabilization;
(3) The crossing, passing over or passing through any dune by any person or vehicle, except in where such crossing is marked for access pursuant to this section; or
(4) Blocking or causing to be blocked by any means whatsoever any pathway leading to or from a public beach.
Sec. 25.9. - Permit required.
(a) Dunes. In no instance shall any person, municipality, county or other public or private agency excavate or otherwise cause damage to a dune or conduct or cause to be conducted any activity to improve or enhance a dune without obtaining the necessary permits from the Florida Department of Environmental Protection and the city.
Sec. 18.6. - Prohibited uses and structures within the parks.
All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the R/OS Recreation/Open Space District.
Any use which the appropriate board of authority, upon appeal, and after investigating similar uses elsewhere, shall determine to be potentially noxious, dangerous or offensive to residents of the district or to those who pass by on public roadways, by reason of odor, smoke, noise, glare, fumes, gas, fire, explosion or emission of particulate matter or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the R/OS Recreation/Open Space District.

5. OLD CASES

A. Case No. 20180166
City of St. Pete Beach v. G S AMP Trust 2006 HE5/US Bank Natl Assn Tre
Address: 345 71st Avenue, St. Pete Beach, FL 33706
District 2
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:
b. Dead branches or fronds on trees or shrubs.

(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.
(4) Buildings and structures as follows:
a. Any building, dock or other structure which is in such a dilapidated condition that it is unfit for human habitation or use or which is kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous life safety code violation or fire hazard in the vicinity where it is located.
b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the aesthetic appearance of the area.
(9) Any accumulation of stagnant water permitted or maintained on any lot, piece of ground or swimming pool.
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:
b. Left in a state of disrepair;
(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.
(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
(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.
(a) All premises shall be maintained in compliance with the standards in this section.
(b) Standards for improved property.
(2) Exterior walls. Exterior walls of buildings shall be:
(3) Windows. a. Every window shall be maintained in sound working condition and good repair to be substantially weather-tight and rodent-proof. b. Openings originally designed as windows shall be maintained as windows, unless approved by the building official for enclosure. The enclosure of a window shall be by either bricking the opening, blocking the opening with concrete blocks and stuccoing the exterior, or boarding the opening. When boarding is used, it shall be of trim fit, sealed to prevent water intrusion, and painted or stained to conform to the other

exterior portions of the building. The boarding shall remain in place and be properly maintained.
(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(18) Swimming pools. All swimming pools, spas and architectural pools, ponds or bodies of water shall be properly maintained so as not to create a safety hazard or harbor insect infestation. Water shall not be allowed to stagnate or to become polluted. All pools shall be free from unsightly appearance.
(c) Litter.
(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.
(d) 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.

The city is requesting an imposition of fines and certification of liens.

B. Case No. 20180190
City of St. Pete Beach v. Stephanie Churchill and Scott Parker
Address: 210 73rd Avenue, St Pete Beach, FL 33706
District 1
Sec. 34.5. - Prohibited uses and structures.
All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Downtown Core Residential District.

The city is requesting an imposition of fines and certification of liens.

6. NEW CASES:

A. Case No. 20180085
City of St. Pete Beach v. Morrissey & Morrissey Enterprises LLC
Address: 7210 Gulf Blvd., St. Pete Beach, FL 33706
District 1
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.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin
(4) Buildings and structures as follows:
b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the aesthetic appearance of the area.
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:
(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.
(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
(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.
(2) Exterior walls. Exterior walls of buildings shall be:
a. Maintained free from holes, breaks, and loose or rotting materials; and
b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(8) Structural supports. Every structural element of a dwelling shall be maintained in a structurally sound condition and shall not show evidence of deterioration that would make it incapable of carrying normal loads. (9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and

installed to withstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.
(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored to remain in sound condition. All exposed surfaces of metal or wood shall be protected from the elements, decay or rust.
(19) Rodent harborage. All structures and exterior premises shall be kept free from rodent harborage and infestation. Where rodents are found, the owner shall promptly exterminate rodents through a process which will not be injurious to human health.
105.1 Required.
Any owner or owner's 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 electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

B. Case No. 20180231
City of St. Pete Beach v. Kathleen Johnson
Address: 620 64th Avenue, St. Pete Beach, FL 33706
District 2
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:
(4) Buildings and structures as follows: b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the aesthetic appearance of the area.
Sec. 98-65. - Unsightly conditions.
The following conditions are hereby deemed to be unsightly conditions and are prohibited.
(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
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.
(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and loose or rotting materials; and b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative

features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(12) Gutters and downspouts. Gutters and downspouts shall be maintained in good repair and shall be neatly located and securely installed.

C. Case No. 20180212
City of St. Pete Beach v. Beatriz Rzewnicki Revocable Trust
Address: 3216 S Maritana Drive, St. Pete Beach, FL 33706
District 3
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.

D. Case No. 20180234
City of St. Pete Beach v. Irene Hayrapetian and Albert Badalian
Address: 9140 Gulf Blvd., St. Pete Beach, FL 33706
District 1
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:
c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.
(4) Buildings and structures as follows:
b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the aesthetic appearance of the area.
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:

(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
Sec. 98-66. - Residential and commercial property maintenance.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(22) Trees. Trees shall be maintained or removed as follows:
b. Prohibited conditions. The following conditions are prohibited:
3. Removal of obstruction. The owner of any real property shall trim trees, plants, shrubs or vegetation, or any parts thereof as follows: which overhang any sidewalk, alley or street as determined by the building official, and which interfere with the use of any sidewalk, alley, street, poles, wires, pipes, fixtures or any other part of any public utility situated in the right-of-way.

E. Case No. 20180226
City of St. Pete Beach v. Gina Simonaitis
Address: 8920 Gulf Blvd., St. Pete Beach, FL 33706
District 1
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.
b. Dead branches or fronds on trees or shrubs.
c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.
(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.
(4) Buildings and structures as follows:
a. Any building, dock or other structure which is in such a dilapidated condition that it is unfit for human habitation or use or which is kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous life safety code violation or fire hazard in the vicinity where it is located.

b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the aesthetic appearance of the area.
(6) The carcasses of animals or fowl not disposed of within 12 hours after death.
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:
(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
(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.
(a) All premises shall be maintained in compliance with the standards in this section.
(22) Trees. Trees shall be maintained or removed as follows:
2. Grass, weeds, shrubs, bushes, trees or vegetation which constitute a fire hazard or a menace to public health, safety or welfare.
(c) Litter.
(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

F. Case No. 201800194
City of St. Pete Beach v. Morgan Stanley ABS Capital Inc. Trust 2007-HE7 Deutche Bank National Trust Co Trustee
Address: 3941 Moody Street, St. Pete Beach, FL 33706
District 3
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:
(4) Buildings and structures as follows:
b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the aesthetic appearance of the area.
Sec. 98-64. - General maintenance.

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.
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:
(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
Sec. 98-66. - Residential and commercial property maintenance.
(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and loose or rotting materials; and b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(3) Windows.
a. Every window shall be maintained in sound working condition and good repair to be substantially weather-tight and rodent-proof.
b. Openings originally designed as windows shall be maintained as windows, unless approved by the building official for enclosure. The enclosure of a window shall be by either bricking the opening, blocking the opening with concrete blocks and stuccoing the exterior, or boarding the opening. When boarding is used, it shall be of trim fit, sealed to prevent water intrusion, and painted or stained to conform to the other exterior portions of the building. The boarding shall remain in place and be properly maintained.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(11) Roofs. Roofs shall be maintained in a structurally sound and safe manner. Roofs shall be repaired using like materials to existing materials.
(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored to remain in sound condition. All exposed surfaces of metal or wood shall be protected from the elements, decay or rust.

7. ADDITIONAL ITEMS

A. Case No. 20180116
City of St. Pete Beach v. Shirley Lockwood
Address: 7700 Boca Ciega Drive, St. Pete Beach, FL 33706

District 1
Sec. 32.5. - Prohibited uses and structures.
All uses and structures not of a nature specifically or conditionally permitted herein are hereby prohibited in the CC1 Commercial Corridor Blind Pass Road District.

NEXT HEARING:

Monday, October 8, 2018 at 10:00 a.m.

8. 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.

"Pursuant to Sec. 1-15 of the City's Code of Ordinances, the City may seek an award of attorney fees and other costs to institute or defend an appeal/lawsuit 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."

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.