



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, July 12, 2021
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to the Agenda -
3. Cases Complied or Continued

A. Case No. 20110029 - Property Maintenance
City of St. Pete Beach v. Robert E. Ruhlman
Address: 401 Gulf Way, St Pete Beach, FL 33706
Lien has been paid, property is compliant.

4. New Cases

A. Case No. 20210250 – Permit required (Sec. 25.9) Dunes
City of St. Pete Beach v. David & Deanna Argo
Address: 2609 Sunset Way, St Pete Beach, FL 33706
On June 8, 2021, this property was observed to have conducted work within the dune system without obtaining approval and the required permits from the Department of Environmental Protection and the City of St. Pete Beach. The work conducted caused irreversible or irreparable damage to the dune system.

B. Case No. 20210255 – Permitted principal uses and structures (Sec. 9.2) Short-term Rental
City of St. Pete Beach v. Timothy Pappas
Address: 3111 W Maritana Dr. St. Pete Beach, FL 33706
On June 10, 2021, this property was being advertised online on a transient basis and that is prohibited in the Residential (RU-2) District. Property is now compliant.

C. Case No. 20210251 – Permitted principal uses and structures (Sec. 8.2) Short-term Rental

City of St. Pete Beach v. Jacek Kawczynski
Address: 5900 2nd St E. St Pete Beach, FL 33706

On June 8, 2021, this property was being advertised online on a transient basis and that is prohibited in the Residential (RU-1) District. Property is now compliant.

D. Case No. 20210252 – Permitted principal uses and structures (Sec. 8.2) Short-term Rental
City of St. Pete Beach v. 4375 Poinsettia Drive Land Trust Wong, Becky P TRE

Address: 4375 Poinsettia Dr. St. Pete Beach, FL 33706

On June 9, 2021, this property was being advertised online on a transient basis and that is prohibited in the Residential (RU-1) District. Property is now compliant.

E. Case No. 20210253 – Permitted principal uses and structures (Sec. 9.2) Short-term Rental
City of St. Pete Beach v. Michael & Jamie Kerry

Address: 1326 Boca Ciega Dr. St. Pete Beach, FL 33706

On June 9, 2021, this property was being advertised online on a transient basis and that is prohibited in the Residential (RU-2) District. property is now compliant.

F. Case No. 20210254 – Permitted principal uses and structures (Sec. 9.2) Short-term Rental
City of St. Pete Beach v. Vincent A Grybauskas

Address: 260 41st Ave. St. Pete Beach, FL 33706

On June 9, 2021, this property was being advertised online on a transient basis and that is prohibited in the Residential (RU-2) District. Property is now compliant.

G. Case No. 20210256 – Permitted principal uses and structures (Sec. 9.2) Short-term Rental
City of St. Pete Beach v. Zachary & Karen Mariacher

Address: 3412 E De Bazan Ave. St. Pete Beach, FL 33706

On June 10, 2021, this property was being advertised online on a transient basis and that is prohibited in the Residential (RU-2) District. Property is now compliant.

H. Case No. 20210274- Prohibited uses and structures (Sec. 34.5) Short-term Rental
City of St. Pete Beach v. Jennifer Goss

Address: 7100 Blind Pass Rd. St Pete Beach, FL 33706

On June 16, 2021, this property was being advertised online on a transient basis and that is prohibited in the Downtown Core Residential (DCR) District. Property is now compliant.

I. Case No. 20210275 - Prohibited uses and structures (Sec. 36.4) Short-term Rental
City of St. Pete Beach v. Mario & Jacqueline Perez

Address: 505 66th Ave. Unit #8 St, Pete Beach, FL 33706

On June 17, 2021, this property was being advertised online on a transient basis and that is prohibited in the Upham Beach Village (UBV) District. Property is now compliant.

J. Case No. 20210282 – Permitted principal uses and structures (Sec. 9.2) Short-term Rental
City of St. Pete Beach v. S A J Trust Varsha, Alon TRE

Address: 1320 Boca Ciega Isle Dr. St. Pete Beach, FL 33706

On June 21, 2021, this property was being advertised online on a transient basis and that is prohibited in the Residential (RU-2) District.

K. Case No. 20210291 - Prohibited uses and structures (Sec. 36.4) Short-term Rental
City of St. Pete Beach v. Tayler Kane & Kylar Payseno

Address: 505 66th Ave. Unit #2, St Pete Beach, FL 33706

On June 29, 2021, this property was being advertised online on a transient basis and that is prohibited in the Upham Beach Village (UBV) District. Property is now compliant.

L. Case No. 20210295 – Permitted principal uses and structures (Sec. 9.2) Short-term Rental

City of St. Pete Beach v. Christine Grady & Stephen Sanders

Address: 509 79th Ave. St. Pete Beach, FL 33706

On June 29, 2021, this property was being advertised online on a transient basis and that is prohibited in the Residential (RU-2) District. Property is now compliant.

5. Old Cases

6. Repeat Violation

A. Case No. 20210258 – Permitted principal uses and structures (Sec. 9.2) Short-term Rental

City of St. Pete Beach v. Silvio & Annerys Santana

Address: 3520 El Centro St. St. Pete Beach, FL 33706

At the May 13, 2019 hearing, The Special Magistrate ruled that the property was in violation for advertising as transient occupancy. On June 10, 2021, the property was observed to be advertised as transient occupancy. The City is requesting an imposition of fines and liens in the amount of \$500.00 per day plus administrative costs retroactive to June 10, 2021 to June 18, 2021.

7. Lien Reductions

8. Next Meeting: August 9, 2021

9. 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.

For meetings that require materials to be submitted, the deadline to submit materials to the City is a minimum of 24 business hours in advance of the meeting. Materials including electronic media are to be submitted to cityclerk@stpetebeach.org. The Clerk's Office will then scan the agenda packet with the new documents and repost on the website for transparency purposes.

All agenda material is available for review at City Hall.