



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

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, December 1, 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
4. New Cases

**A. Case No. 20210551 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. Walker, Lynda K**

Address: 110 3rd Ave, St. Pete Beach, FL 33706

Short term rental of less than 30 days occurring more than 3 times within a 12 month period

**B. Case No. 20210553 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. Bella Coola LLC**

Address: 1205 Gulf Way, St. Pete Beach, FL 33706

Short term rental of less than 30 days occurring more than 3 times within a 12 month period

**C. Case No. 20210554 – Sec. 8.2. - Permitted principal uses and Structures
City of St. Pete Beach v. Chad A Sheiner, Elizabeth I Sheiner, Ronald Sheiner,
Nancy Mattingly Sheiner**

Address: 6412 1st palm point, St. Pete Beach, FL 33706

Short term rentals of less than 30 days occurring

**D. Case No. 20210555 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. Starkus, Svajunas**

Address: 1104 Pass-A-Grille Way, St. Pete Beach, FL 33706

Short term rental of less than 30 days occurring more than 3 times within a 12 month

period

**E. Case No. 20210557 – Sec. 10.2. - Permitted principal uses and Structures
City of St. Pete Beach v. Seleznov, Maksym Sobko, Anastasia
Address: 445 78th Ave, St. Pete Beach, FL 33706**

Short-term rentals of less than 30 days occurring

**F. Case No. 20210558 – Sec. 8.2. - Permitted principal uses and Structures
City of St. Pete Beach v. Rowan, David Everly/ Rowan, Shelly Marie
Address: 350 N Tessier Dr, St. Pete Beach, FL 33706**

Short term rentals of less than 30 days occurring

**G. Case No. 20210559 – Sec. 8.2. - Permitted principal uses and Structures
City of St. Pete Beach v. Arroyo, Randall
Address: 2692 W Vina Del Mar BLVD, St. Pete Beach, FL 33706**

Short term rentals of less than 30 days occurring

**H. Case No. 20210560 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. Beach House in Paradise Properties LLC
Address: 142 Punta Vista Dr St. Pete Beach FL 33706**

Short term rental of less than 30 days occurring more than 3 times within a 12 month period

**I. Case No. 20210561 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. Rockotis LLC
Address: 303 Gulf Way St. Pete Beach FL 33706**

Short term rental of less than 30 days occurring more than 3 times within a 12 month period

**J. Case No. 20210562 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. FERGUSON, ROBERT H FERGUSON, JANICE A
Address: 100 15th Ave St. Pete Beach FL 33706**

Short term rental of less than 30 days occurring more than 3 times within a 12 month period

5. Old Cases

6. Status Update -

**A. Case No. 20210525 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. Hollweg Leslie
Address: 103 22nd Ave, St. Pete Beach, FL 33706**

Short term rental of less than 30 days occurring more than 3 times in a 12 month period

**B. Case No. 20210526 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. Stephen F Smith, Elizabeth U Smith
Address: 102 18th Ave, St. Pete Beach, FL 33706**

Short term rental of less than 30 days occurring more than 3 times within a 12 month period

7. Repeat Violation

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.

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.

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210551

December 1st, 2021

CE20210551

- **Respondent(s): Walker, Lynda K**
- **Violation address: 110 3rd Ave**
- **Violation(s) description: This property was being advertised for transient occupancy in the PAG zoning district in violation of section 20.03 (b) of the Code of Ordinances of the City of St. Pete Beach.**

CE20210551

Case Summary

- **Initial inspection: 10/24/2021**
- **Notice of Violation dated: 10/25/2021**
- **Notice of Hearing dated: 11/17/2021 and posted on the property 11/17/2021**

CE20210551

Notice posted on property



110 3rd Ave.

CE20210551

VRBO Listing #2187012

Log On | iWorQ | Charming large 'old Florida' apt. | Saint Pete Beach Real Estate - Su | +

vrbo.com/2187012?adultsCount=2

Apps | SPB Bookmarks | St. Pete Beach, FL | Pinellas County Pro... | Seedclickfx | Sunbiz | iWorQ

Reading list

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Navigation

Search docum

Headings

Create an inter

It's a great way move your cor

To get started, to the heading

Florida / St. Pete Beach / Pass-a-Grille Historic District

Charming large 'old Florida' apt, steps from Pass-A-Grille Beach

October 2021

November 2021

Clear dates

7 night minimum stay

Check in

Check Out

Guests

2 guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 2187012

Visit MESA

CITY LIMITLESS ARIZONA

Book Now

Page 1 of 1

8:14 AM 10/24/2021

110 3rd Ave

CE20210551

VRBO Listing #2187012

3 Reviews

★★★★★ 5/5

First stay at this location. Loved it!!!

5/5 ★★★★★ Stayed Jun 2021

Mike S.

I have been visiting Pass-a-grille for over 30 years. It is one of my favorite places in the world. This property was perfect for our fishing/vacation. 2 couples shared a nice sized space, huge kitchen and grill. This is an epic location with the beach being right across the street and the bay 100ft on the other side. We fished all over st pete, especially the skyway pier. We caught more fish from the sea wall than anywhere combined. Our host Lyn is amazing and fun. She will make sure you have a great time. The neighbors were a lot of fun. Thank you for a magical trip! <-- WE WILL BE BACK SOON!!!

Published Jun 27, 2021

Host's response:

Mike

I'm so glad your trip was all you had hoped for. Congratulations on your successful catch (and on your engagement!). 😊

Lyn

Great time!!!!

5/5 ★★★★★ Stayed Jun 2021

noel g.

My family and I stayed for a week this month (June 2021), and we had a great time. The beach is across the street, and it was not too busy which I loved.

The apartment is outdated, but have everything you need. The parking is a bit restricted because you will share it with the other apartment, but not a big deal.

The location is good, close to the beach and also you can walk to the local restaurants.

We enjoyed our stay!!!!

Published Jun 27, 2021

110 3rd Ave

Review Summary:

2 Stays in June
1 Stay in April

CE20210551

VRBO Listing #2187012

Family beach gateway

5/5 ★★★★★ Stayed Apr 2021

Kasia D.

Everything was absolutely wonderful. Perfect location, 2min walk to beautiful beach. Owner Lynn is very kind, an excellent host, she made sure we had everything we needed. We would definitely stay there again! Thank you

Published Apr 11, 2021

Host's response:

It was a pleasure to have you and your family in residence!

110 3rd Ave

CE20210551

VRBO # 2187012

Review Summary:

Comments from reviewers indicating they stayed short term (less than 30 days) in the month of June

2 reviews indicating property was rented short term (less than 30 days) were left in the months of June and April .

110 3rd Ave

110 3rd Ave

Page 13 of 107

CE20210551

Corrective Action

- **The VRBO listing is now compliant**
- **This property must be rented monthly until June 2022.**
- **Recommended compliance date: N/A**
- **Recommended fine: No fines recommended at this time.**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210553

December 1st, 2021

CE20210553

- **Respondent(s): Bella Coola LLC**
- **Violation address: 1205 Gulf Way**
- **Violation(s) description: Short term rentals of less than 30 days occurring more than 3 times within a 12-month period, in violation of section 20.03 (b) of the Code of Ordinances of the City of St. Pete Beach.**

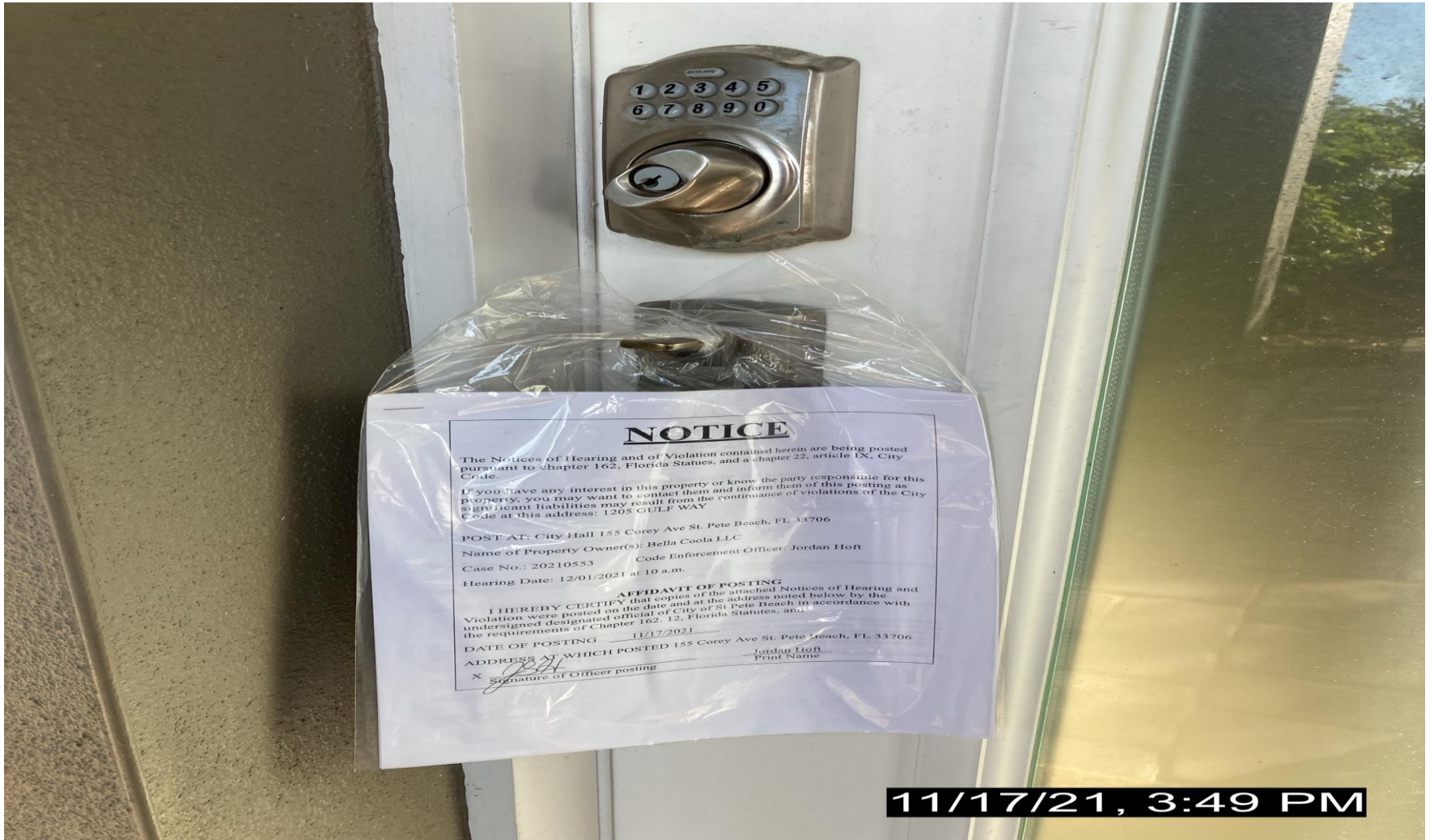
CE20210553

Case Summary

- **Initial inspection : 10/24/2021**
- **Notice of Violation dated: 10/28/2021**
- **Notice of Hearing dated: 11/17/2021 and posted on the property 11/17/2021**

CE20210553

Notices posted on property



1205 Gulf Way

CE20210553

VRBO #4263141ha

Log On iWorQ Historic Pass a grille Beachfront Saint Pete Beach Real Estate

vrbo.com/4263141ha?adultsCount=2

Apps SPB Bookmarks St. Pete Beach, FL Pinellas County Pro... Seedclickx Sunbiz iWorQ

vrbo

Trip Boards Log in Sign up Help Feedback USD (\$) EN List your Property

Where Pass-a-Grille, St. Pete Beach, Florida, United States of A... Check-in Check-out Guests 2 Guests Search

Florida / St. Pete Beach / Pass-a-Grille Historic District

Historic Pass a grille Beachfront Balcony Gulf Views, 4Bd, 3Ba, Wi-Fi, SL 10

Clear dates

October 2021 November 2021

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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3	4	5	6	7	8	9	7	8	9	10	11	12	13
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17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				

2 night minimum stay

Check In Check Out

Guests 2 guests

Check availability

Contact host

Property # 4263141ha

More Space to Stay and Play.

Visit MESA City Limitless Arizona Book Now

About Rooms & beds Amenities Policies Reviews Map Host Availability

About this rental

8:31 AM 10/24/2021

1205 Gulf Way

CE20210553

VRBO #4263141ha

Log On | iWorQ | Historic Pass a grille Beachfront | Saint Pete Beach Real Estate - Sa | +

vrbo.com/4263141ha?adultsCount=2

Apps | SPB Bookmarks | St. Pete Beach, FL | Pinellas County Pro... | Seedclickfix | Sunbiz | iWorQ

About | Rooms & beds | Amenities | Policies | Reviews | Map | Host | Availability

14 Reviews

★★★★★ Excellent! 4.6/5

Beautiful house

5/5 ★★★★★ Stayed Oct 2021
Danielle T.

Beautiful house with amazing views. Plenty of towels and beach equipment.

Published Oct 18, 2021

Host's response:
Thank you for your review, We are happy to hear you enjoyed your stay and look forward to seeing you in the future.

Enjoyed our stay

5/5 ★★★★★ Stayed Oct 2021
A guest from Saint Petersburg, FL

Rating Details:

The property manager was very helpful.

The vacation rental was spotless.

I was very happy with the location.

I was very satisfied with the condition of the vacation rental.

Overall, I recommend this vacation rental.

Reviewer Comments:

I enjoyed my rental experience. The house was clean and comfortable with a great location near the beach.

\$1,063 avg/night
★★★★★ 14 Reviews
Excellent! 4.6/5

Add dates for total pricing

Check In	Check Out
Guests 2 guests	

[Check availability](#)

[Contact host](#)

Property # 4263141ha

MORE SPACE TO STAY AND PLAY.

VISIT A MESA
CITY LIMITLESS ARIZONA
[Book Now](#)

Page 1 of 1 2 w

8:32 AM
10/24/2021

1205 Gulf Way

CE20210553

VRBO #4263141ha

Log On

iWorQ

Historic Pass a grille Beachfront

Saint Pete Beach Real Estate - Su

vrbo.com/4263141ha?adultsCount=2

AppsSPB Bookmarksmc | St. Pete Beach, FL |...Pinellas County Pro...SeedclickfxSunbiz | iWorQ

AboutRooms & bedsAmenitiesPoliciesReviewsMapHostAvailability

Great house in great location

5/5 ★★★★★ Stayed Sep 2021

Katherine G.

We found ourselves with a work free Labor Day weekend and worked with Tech Travel to secure this wonderful house. There were some glitches that caused us to pay more than we should have. If you do book any house on VRBO, make sure the rate is set at the agreed upon price. Otherwise you will pay higher VRBO service fees than you should.

The house is quite nice. The photos and description don't do it justice. The kitchen is well equipped with excellent appliances and everything you need to make a great meal including basic spices and coffee needs. The coffee maker handles ground coffee and K-pods which I loved. We grilled out every night. The grill is brand new, quite clean and has two propane tanks so you don't run out. It sits on a lovely outdoor terrace with a pergola that is filled with lights and stretches across a very nice peaceful seating area.

The house is full of light with lots of windows and sliding doors that open to three levels of porches. You can see the beautiful beach from all porches and front facing windows.

We walked all of 100 yards (if that) to the beach and used the beach cart we found in the house to carry our own beach chairs and umbrellas (the house chairs and umbrellas had been well used). The beach is clean and covered in shells. Yes we took home a few. About 50 yards down the beach, you will find an outdoor cafe called Paradise Grill. There we discovered a great breakfast as well as inexpensive cocktails and beers that we could carry back to our beachside seats.

The beds are comfy altho a bit soft. There is a special place in the house for children and our girls just loved it. We found plenty of towels and blankets. Overall there is a well equipped home!

Our only drawbacks: the higher service fee, a missing silverware basket in the dishwasher and broken beach gear. These are NOT enough to overcome the home's warmth, spaciousness, interior decor, ocean views and exceptional location.

Published Sep 10, 2021

Great location and gorgeous home but several issues

3/5 ★★★☆☆ Stayed Aug 2021

Karen H.

I love to give this beautiful home 5 stars for its location and great lay-out. However there were issues that affected the quality of

\$1,063 avg/night

★★★★★ 14 Reviews

Excellent! 4.6/5

Add dates for total pricing

Check In

Check Out

Guests

2 guests

Check availability

Contact host

Property # 4263141ha

MORE SPACE TO STAY AND PLAY.



VISIT MESA CITY LIMITLESS ARIZONA

Book Now

Page 1 of 1

1205 Gulf Way

CE20210553

VRBO #4263141ha

[About](#) [Rooms & beds](#) [Amenities](#) [Policies](#) [Reviews](#) [Map](#) [Host](#) [Availability](#)



14 Reviews

★★★★★ Excellent! 4.6/5

Great Location!

4/5 ★★★★★ Stayed Jun 2021

Katie C.

The house was the perfect size for us and in a great location! We had a great time with our friends and family!

However, we were disappointed with the amenities and hospitality that came with the house. There were only 2 decent beach chairs, the beds were very uncomfortable, internet was slow and spotty, the outside cushions were very worn and torn, the grill was falling apart and disgusting, and no matter what we did, we could not get the house to cool down. We were also awakened everyday through the week by the construction next door which was never mentioned.

The location was everything though, making it very convenient to get to the beach and local restaurants! This house could be amazing with just a few updates.

Published Jun 23, 2021

Perfect for a multi-generation trip

5/5 ★★★★★ Stayed May 2021

Barbara K. Jacksonville Beach, FL

Incredibly well appointed home across from the beach. We fit our entire multi-generation family for a family getaway. Please ty of space without being on top of one another. We will definitely be back!

Published May 31, 2021

Perfect location

4/5 ★★★★★ Stayed May 2021

Greg S. Washington, DC

This home is beautiful and the location can't be beat. It was our first time staying at Pass-a-grille and we were very happy. We were disappointed with a few things. One, it could have been cleaner. It wasn't really bad, but the floors were not clean and the patio furniture was filthy. The bigger problem is the beach chairs and umbrellas. They are complete junk. The umbrellas are all broken and as are the chairs. The house advertises 8, but there is not enough beach chairs for 8 guests. Luckily we brought our own umbrella and a couple of chairs, otherwise we would have been screwed. For almost 800 a night, it seems that decent beach gear could be provided. We also had a lot of trouble cobbling together enough beach towels. Finally, the add says contact us about pets, but it seems pets are out of the question. Why is that in the ad then? Regardless, we had a great few days and loved sitting on the front porch!

Published May 24, 2021

\$472 avg/night

★★★★★ 14 Reviews

Excellent! 4.6/5

ⓘ Add dates for total pricing

Check In	Check Out
Guests	

[Check availability](#)

[Contact host](#)

Property # 4263141ha

1205 Gulf Way

CE20210553
VRBO #4263141ha

Review Summary:

Multiple comments from reviewers indicating they stayed short term (less than 30 days) in the months of May, June, and September

2 reviews indicating property was rented short term (less than 30 days) were left in the months of October and May.

1205 Gulf Way

CE20210553

Ad is compliant

The screenshot shows a VRBO listing for 'Historic Pass a grille Beachfront' (Property # 4263141ha). The listing is priced at \$456/night and has 14 reviews with a 4.6/5 rating. A calendar overlay is displayed, showing the months of November and December 2021. The calendar highlights a 30-night minimum stay requirement, which is circled in red. The listing includes a 'Check availability' button and a 'Contact host' link. The listing description mentions 'Beautiful house' and 'Beautiful house with amazing views. Plenty of towels and beach equipment.' The listing was published on Oct 18, 2021.

Calendar Overlay:

November 2021							December 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31											

30 night minimum stay

1205 Gulf Way

CE20210553

Corrective Action

- **The property is now compliant**
- **This property must be rented monthly until October 2022.**
- **Recommended compliance date: N/A**
- **Recommended fine: No fines recommended at this time.**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210554

December 1st, 2021

CE20210554

- **Respondent(s): Chad Sheiner, Elizabeth Sheiner, Ronald Sheiner, Nancy Mattingly Sheiner**
- **Violation address: 6412 1st Palm Point**
- **Violation(s) description: Short term rentals of less than 30 days occurring, in violation of section 8.2 (a) of the Code of Ordinances of the City of St. Pete Beach.**

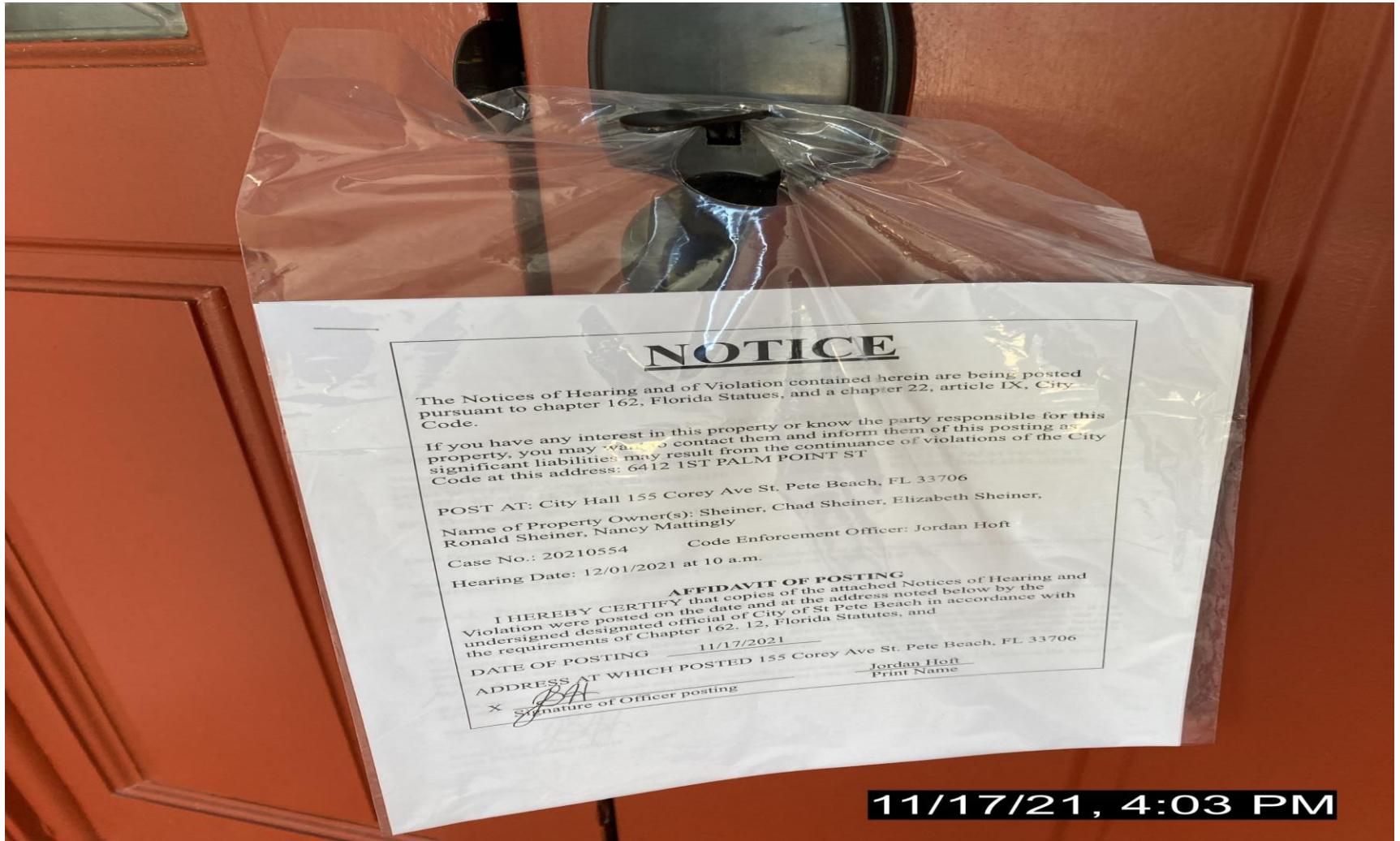
CE20210554

Case Summary

- **Initial inspection : 10/24/2021**
- **Notice of Violation dated: 10/25/2021**
- **Notice of Hearing dated: 11/17/2021 and posted on the property 11/17/2021**

CE20210554

Notices posted on property



6412 1st Palm Point

CE20210554

VRBO #2457615

Log On x iWorQ x NEW LISTING, Walk to beach, wa x +

vrbo.com/2457615?adultsCount=2

Apps SPB Bookmarks me | St. Pete Beach, FL | Pinellas County Pro... Seeclickfix Sunbiz iWorQ

vrbo

Trip Boards Log in Sign up Help Feedback USD (\$) EN List your Property

Where St. Pete Beach, Florida, United States of America

Check-in Check-out

Guests 2 Guests Search

Florida / St. Pete Beach / Three Palms Point

NEW LISTING, Walk to beach, waterfront, stunning home

October 2021 November 2021

Su Mo Tu We Th Fr Sa Su Mo Tu We Th Fr Sa

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17 18 19 20 21 22 23 21 22 23 24 25 26 27

24 25 26 27 28 29 30 20 21 22 23 24 25 26 27

29 night minimum stay

Clear dates

Check In Check Out

Guests 2 guests

Check availability

Free cancellation up to 60 days before check-in

Chad Sheiner Contact host

Property # 2457615

36 photos

About Rooms & beds Amenities Policies Reviews Map Host Rates & Availability

About this rental

8:39 AM 10/24/2021

Page 1 of 1 2 wo

6412 1st Palm Point

CE20210554

VRBO #2457615

Log On | iWorQ | NEW LISTING, Walk to beach, vrbo.com

vrbo.com/2457615?adultsCount=2

Apps | SPB Bookmarks | St. Pete Beach, FL | Pinellas County Pro... | Seedclickfx | Sunbiz | iWorQ

About | Rooms & beds | Amenities | Policies | **Reviews** | Map | Host | Rates & Availability

5 REVIEWS
★★★★★ Wonderful! 4.8/5

Beach House with all the necessary upgrades
5/5 ★★★★★ Stayed Jun 2021
Mark S.

House was very clean and updated. The pool and dock were great for the kids and adults. The house was conveniently located across the street from St. Pete Beach. The owners were very easy to contact and very attentive to any questions while we stayed in the house. We will definitely consider renting this house again. Mark

Published Jul 15, 2021
During this stay the property was under previous owner or management.

Host's response:
Thank you Mark. We are so happy you enjoyed your stay at our home. It was a pleasure hosting you and your family. We hope you'll consider vacationing at the home again in the future.

Large clean house in quiet area very close to beach
5/5 ★★★★★ Stayed Feb 2021
Elaine G.

Large clean the house just five minutes from the beach! Friendly owners

Published Mar 22, 2021
During this stay the property was under previous owner or management.

Host's response:
Thank you for taking such good care of our home. We thoroughly enjoyed hosting you and your guests and hope you will consider renting our vacation again!

\$303 avg/night
★★★★★ 5 Reviews
Wonderful! 4.8/5

○ Add dates for total pricing

Check In	Check Out
Guests 2 guests	

Check availability

Free cancellation up to 60 days before check-in

Chad Sheiner
Contact host

Property # 2457615

STAY FOR A FEW DAYS. REMEMBER IT FOREVER.

VISIT MESA ARIZONA
CITY LIMITLESS
Book Now ▶

Page 1 of 1 2 wo

8:40 AM 10/24/2021

6412 1st Palm Point

CE20210554

Ad is compliant

NEW LISTING, Walk to beach, waterfront, stunning home

Florida / St. Pete Beach / Three Palms Point

Where: St. Pete Beach, Florida, United States of America

Check-in: Dec 1

Check-out: Dec 31

Guests: 2 Guests

Search

December 2021

Su	Mo	Tu	We	Th	Fr	Sa
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19	20	21	22	23	24	25
26	27	28	29	30	31	

January 2022

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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

30 night minimum stay

\$365 /night

★★★★★ 5 Reviews

Wonderful! 4.8/5

Your dates are not available.

Check In

Check Out

Guests

2 guests

Book now

Chad Sheiner

Contact host

Property # 2457615

HEPA filters on airplanes trap more than 99.9% of airborne viruses.

Learn more

BOEING

About this rental

About Rooms & beds Amenities Policies Reviews Map Host Rates & Availability

9:33 AM 11/17/2021

9:33 AM 11/17/2021

6412 1st Palm Point

CE20210554

Corrective Action

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CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210555

December 1st, 2021

CE20210555

- **Respondent(s): Starkus, Svajunas**
- **Violation address: 1104 Pass-A-Grille Way**
- **Violation(s) description: Short term rentals of less than 30 days occurring more than 3 times within a 12 month period, in violation of section 20.03 (b) of the Code of Ordinances of the City of St. Pete Beach.**

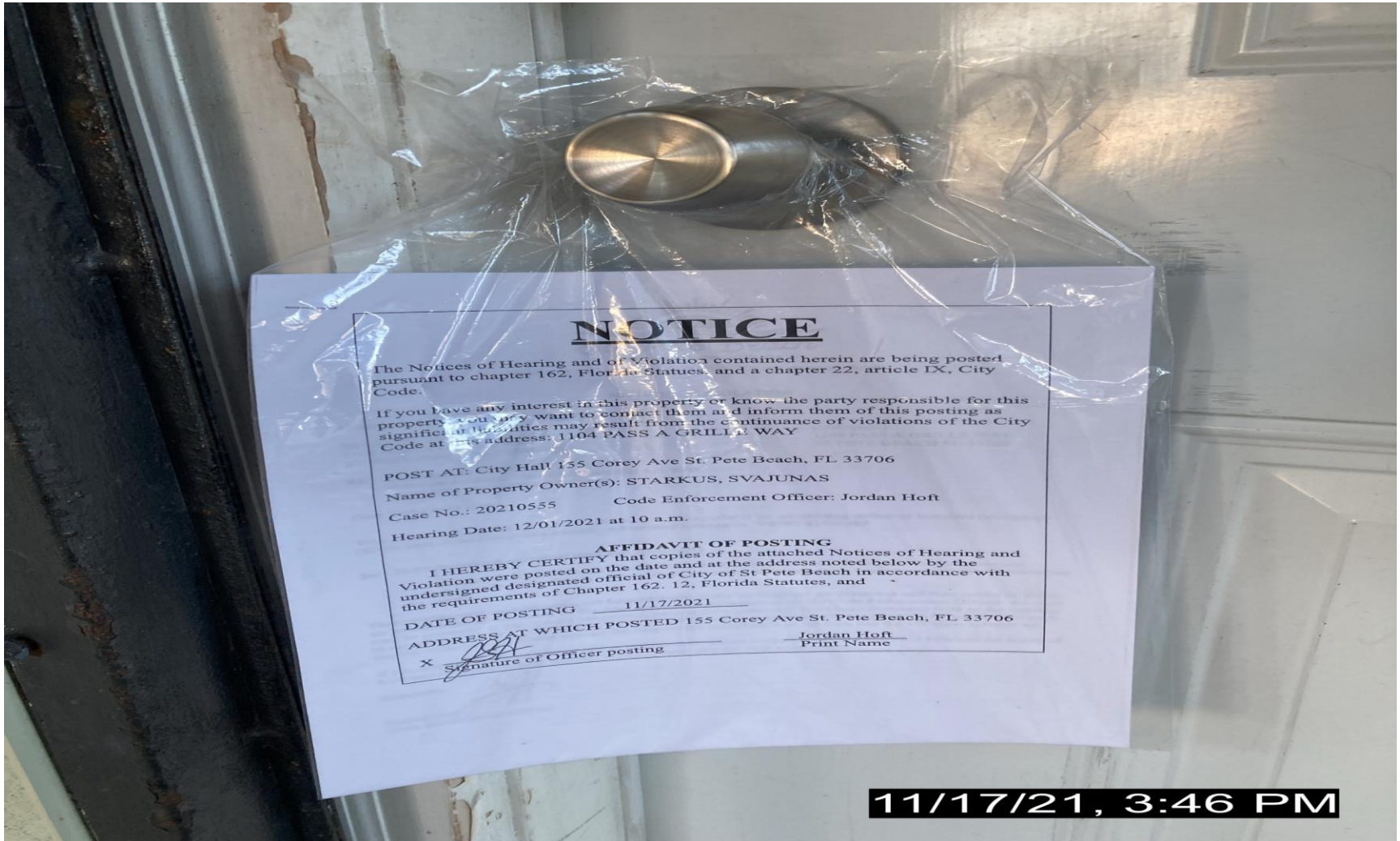
CE20210555

Case Summary

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- **Notice of Violation dated: 10/25/2021**
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CE20210555

Notices posted on property



1104 Pass-A-Grille Way

CE20210555

VRBO #1493082

Log On x iWorQ x Beautiful Waterfront Home at Historic Pass-a-Grille, One Block From The Beach | 1104 Pass A Grille Way, St Pete B | +

vrbo.com/1493082?adultsCount=2

Apps SPB Bookmarks ms | St. Pete Beach, FL | Pinellas County Pro... SeeClickfix Sunbiz iWorQ

Pass-a-Grille, St. Pete Beach, Florida, United States of A... CHECK-IN CHECK-OUT 2 Guests Search

Florida / St. Pete Beach / Pass-a-Grille Historic District

Beautiful Waterfront Home at Historic Pass-a-Grille, One Block From The Beach

Clear dates

October 2021 November 2021

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1	2	1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30	31			

3 night minimum stay

Check In Check Out

Guests 2 guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 1493082

Save up to \$25.*
Rent the car.
Own the memory.
Book Now
Hertz

46 photos

About Rooms & beds Amenities Policies Reviews Map Host Rates & Availability

About this rental

House 2500 sq. ft	4 bedrooms 4 beds · Sleeps 10	4 bathrooms 4 full baths	Spaces Kitchen · Living Room · Deck/Patio
----------------------	----------------------------------	-----------------------------	--

Page 1 of 1 2 wo

8:42 AM 10/24/2021

1104 Pass-A-Grille Way

CE20210555

VRBO #1493082

The screenshot displays a web browser window with the VRBO website. The address bar shows the URL: vrbo.com/1493082?adultsCount=2. The page features a navigation bar with links: About, Rooms & beds, Amenities, Policies, Reviews, Map, Host, Rates & Availability. A heart icon is visible next to the Rates & Availability link.

24 Reviews
★★★★★ *Wonderful! 4.8/5*

Fantastic house
5/5 ★★★★★ Stayed Sep 2021
Matthew D.
Location was perfect and everyone enjoyed their stay. Highly recommend!
Published Oct 4, 2021

Flip Flop Reunion
5/5 ★★★★★ Stayed Jul 2021
Shirley M.
Our group has known each other 50+ years and we get together every year. This house was great and met all of our needs. We loved it and will try and stay there next year. Victory was great!
Published Aug 18, 2021

Almost 100%
4/5 ★★★★★ Stayed Jul 2021
Dora S. Tyler, USA
Would love to have given Five stars on everything...But when you have a beach vacation home where families are traveling over a thousand miles to enjoy spending a few days, and spend thousands of dollars to stay there for a few days, you surely do not expect to find that the owner's representation as "cheap" in their provisions... To define "cheap" would be the 1) washcloth & 1) towel per person. Only 1 hand towel per bathroom & only 1 roll of toilet paper per bathroom. Also there were NO drying towels or dishcloth in the kitchen with which to wash up any eating utensils. There were NOT enough eating utensils to serve a meal to the 7 members of our...

Pricing and Booking:
\$643 avg/night
★★★★★ 24 Reviews
Wonderful! 4.8/5
Add dates for total pricing
Check In | Check Out
Guests: 2 guests
Check availability
Free cancellation up to 30 days before check-in
Contact host
Property # 1493082

Right Sidebar:
AutoSave
File Home
Cut Copy Paste Format Clipboard
Navigation
Search document
Headings
Create an interact
It's a great way to move your conter
To get started, go to the headings in
Save up to \$25.
Book Now
Hertz
*Applies to pay after lease only. Taxes and fees excluded. Terms and conditions apply.

Taskbar:
Windows logo, Search, Task View, Edge, File Explorer, Chrome, Outlook, Word, PowerPoint, OneDrive, Teams, Zoom, 8:42 AM 10/24/2021

1104 Pass-A-Grille Way

CE20210555

VRBO #1493082

Almost 100%

4/5 ★★★★★ Stayed Jul 2021

Dora S. Tyler, USA

Would love to have given Five stars on everything...But when you have a beach vacation home where families are traveling over a thousand miles to enjoy spending a few days, and spend thousands of dollars to stay there for a few days, you surely do not expect to find that the owner's representation as "cheap" in their provisions... To define "cheap" would be the 1) washcloth & 1) towel per person. Only 1 hand towel per bathroom & only 1 roll of toilet paper per bathroom.. Also there were NO drying towels or dishcloth in the kitchen with which to wash up any eating utensils. There were NOT enough eating utensils to serve a meal to the 7 members of our family...We had to purchase more paper towels, more toilet paper for our 3 day stay....All that put together represented the owners as "being cheap".. We have stayed at many, many vacation homes all over the United States and have NEVER had such limited household supplies as we had in this place..We were definitely NOT impressed with this place! Glad we were just "passing through" to our next destination and didn't reserve for any "extra" days! .

Published Sep 23, 2021

1104 Pass-A-Grille Way

CE20210555

VRBO #1493082

Log On | iWorQ | Beautiful Waterfront Home at Hi | 1104 Pass A Grille Way, St Pete B | +

vrbo.com/1493082?adultsCount=2

Apps | SPB Bookmarks | St. Pete Beach, FL | Pinellas County Pro... | Seedclickfix | Sunbiz | iWorQ

About | Rooms & beds | Amenities | Policies | **Reviews** | Map | Host | Rates & Availability

Great Family Celebration

5/5 ★★★★★ Stayed May 2021

Krista R.

Stayed here with our family for a graduation celebration. The house was very clean. Lots of space for everyone to spread out and have privacy. Loved all the balconies and views! Lots of stairs - but the elevator was a life saver for the older generation. We appreciated the pool/beach supplies and outdoor grilling space. We would stay here again.

Published Jun 10, 2021

Fantastic for a Family Vacation

5/5 ★★★★★ Stayed May 2021

Trevor P. BOCA RATON

Great location w/ convenient access to the beach. This property has everything you could want in a family beach trip with plenty of space and all of the conveniences both inside of the property and in the surrounding area. The communication prior to and during was prompt and extremely helpful. I highly recommend this property!

Published Jun 4, 2021

1-5 of 24

Map

Pass-a-Grille Historic District, St. Pete Beach, Florida, United States of America
Detailed location provided after booking

Map | Satellite

\$643 avg/night
★★★★★ 24 Reviews
Wonderful! 4.8/5

Add dates for total pricing

Check In	Check Out
Guests 2 guests	

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 1493082

Save up to \$25.*
Rent the car. Own the memory.
Book Now
Hertz
*Applies to pay after lease only. Taxes and fees excluded. Terms and conditions apply.

Page 1 of 1 2 wo

8:42 AM 10/24/2021

1104 Pass-A-Grille Way

CE20210555

VRBO #1493082

Log On | iWorQ | Beautiful Waterfront Home at Hi | 1104 Pass A Grille Way, St Pete B | +

vrbo.com/1493082?adultsCount=2

Apps | SPB Bookmarks | St. Pete Beach, FL | Pinellas County Pro... | Seedclickfix | Sunbiz | iWorQ

Reading list

About | Rooms & beds | Amenities | Policies | Reviews | Map | Host | Rates & Availability

Nice place..Communication skills was great.. If I was to ever come back I would stay there.

5/5 ★★★★★ Stayed May 2021

Javares W.

Nice place, very roomy, and clean..

Published May 25, 2021

Perfect Family Getaway

5/5 ★★★★★ Stayed Apr 2021

Sue S.

We loved everything about it. Can't beat the location being so close to the beach and restaurants. It was also nice having the cottage as well with the shared pool. We hope to return someday.

Published Jun 13, 2021

Great location and matched the description

5/5 ★★★★★ Stayed Mar 2021

James L.

Check in process was a breeze. The location was great with a short walk to the beach. The kitchen and large dining room table made it easy to feed everyone. I gave it a 5-star review, but I did notice bugs in the kitchen around the fridge and dishwasher. It's Florida, so I guess I've just learned to live with it. I'd stay there again.

Published Mar 23, 2021

Birthday Getaway

5/5 ★★★★★ Stayed Dec 2020

Cheryl D.

\$643 avg/night

★★★★★ 24 Reviews

Wonderful! 4.8/5

Add dates for total pricing

Check In | Check Out

Guests

2 guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 1493082

Save up to \$25.*

Rent the car. Own the memory.

Book Now

Hertz

*Applies to pay after lease only. Taxes and fees included. Terms and conditions apply.

Page 1 of 1 | 2 wo

1104 Pass-A-Grille Way

CE20210555

VRBO #1493082

Review Summary:

Comments from reviewers indicating they stayed short term (less than 30 days) in the month of July

Multiple reviews indicating property was rented short term (less than 30 days) were left in the months of July May, and March.

1104 Pass-A-Grille Way

CE20210555

VRBO #1493082



[Trip Boards](#) [Log in](#) [Sign up](#) [Help](#) [Feedback](#) [USD \(\\$\)](#) [EN](#) [List your Property](#)

Pass-a-Grille, St. Pete Beach, Florida, United States of A...

Check-in

Check-out

Guests

Search

Florida / St. Pete Beach / Pass-a-Grille Historic District

Beautiful Waterfront Home at Historic Pass-a-Grille, One Block From The Beach!!



November 2021

December 2021

Clear dates

Su Mo Tu We Th Fr Sa

1 2 3 4 5 6

7 8 9 10 11 12 13

14 15 16 17 18 19 20

21 22 23 24 25 26 27

28 29 30

Su Mo Tu We Th Fr Sa

1 2 3 4

5 6 7 8 9 10 11

12 13 14 15 16 17 18

19 20 21 22 23 24 25

26 27 28 29 30 31

3 night minimum stay

Close

\$694 a/night

★★★★★ 25 Reviews

Wonderful 4.8/5

Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 1493082

[About](#) [Rooms & beds](#) [Amenities](#) [Policies](#) [Reviews](#) [Map](#) [Host](#) [Rates & Availability](#)

About this rental

House

2500 sq. ft

4 bedrooms

4 beds · Sleeps 10

4 bathrooms

4 full baths

Spaces

Kitchen · Living Room · Deck/Patio

It is a 3 storey, 4 bedroom, 4 bathroom Florida waterfront home, sleeps 10 and is only one block away from the warm waters of the Gulf, beautiful white sand beach, beach bars, fine dining restaurants and local shopping. It is nearby Downtown St Pete where you can enjoy night life, theaters, entertainment, local art and festivals, fresh markets (15 min drive). Private Yard, Outdoor grilling and dining area.

This house is equipped with a full kitchen with refrigerator, stove/oven, microwave, dishwasher, toaster, coffee maker, living room, dining area, game/reading room, Wi-Fi, and cable. All bedrooms, kitchen, living room and dining area has balconies, where you can sit and relax, enjoy breathtaking water views, drink coffee or just read a book. In the backyard there is a



Great cars, great service

With SIXT, it's as simple as that

Rent now



3:32 PM

11/18/2021

1104 Pass-A-Grille Way

CE20210555

Corrective Action

- **This property must be rented monthly until July 2022.**
- **Recommended compliance date: Immediately**
- **Recommended fine: \$250.00 per day beginning October 1st plus administrative costs.**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210557

December 1st, 2021

CE20210557

- **Respondent(s): Seleznov, Maksym Soboko, Anastasia**
- **Violation address: 445 78th ave**
- **Violation(s) description: Short term rentals of less than 30 days occurring, in violation of section 10.2 (a) of the Code of Ordinances of the City of St. Pete Beach.**

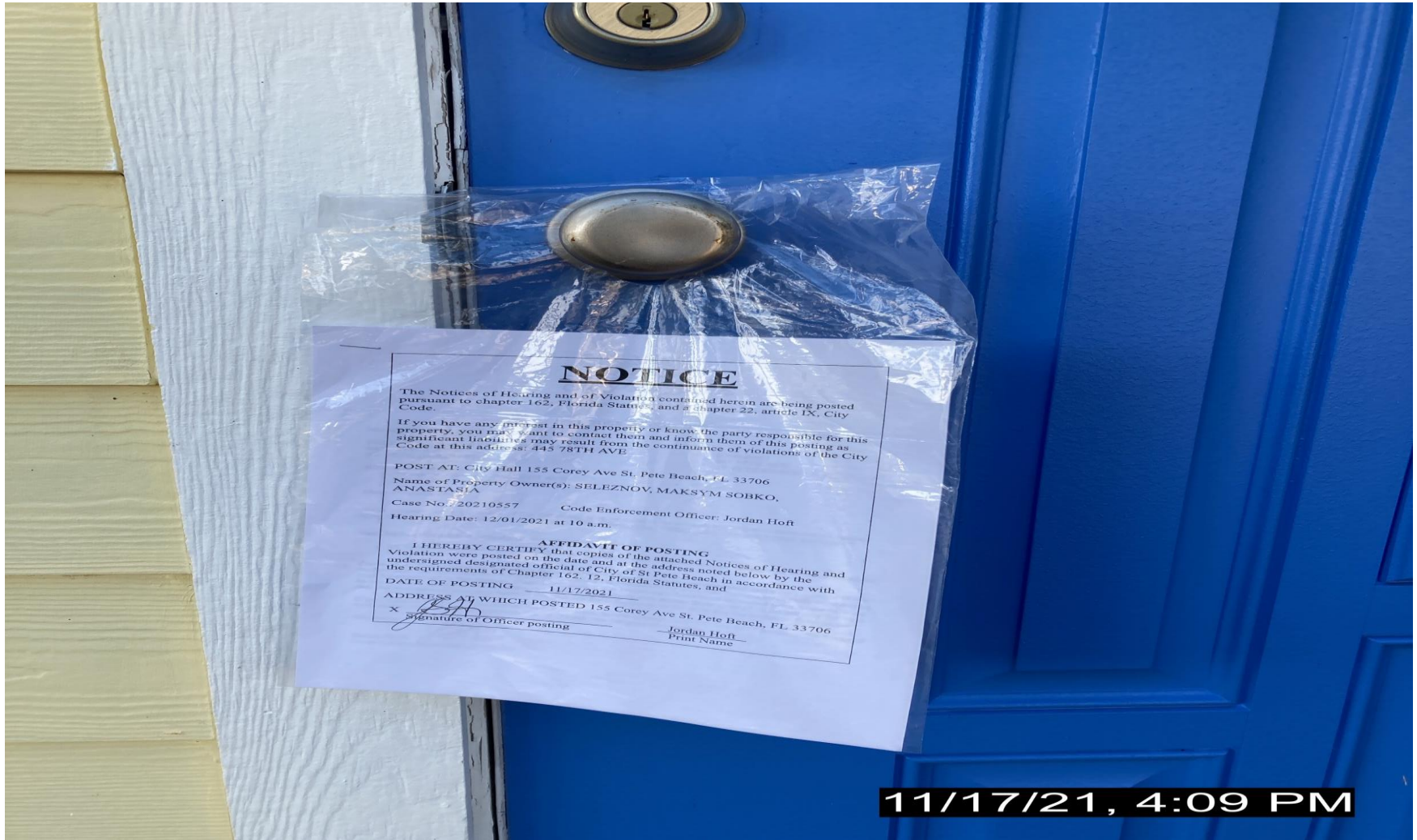
CE20210557

Case Summary

- **Initial inspection: 10/24/2021**
- **Notice of Violation dated: 11/10/2021**
- **Notice of Hearing dated: 11/17/2021 and posted on the property 11/17/2021**

CE20210557

Notices posted on property



445 78th Ave

CE20210557

VRBO #2359916

vrbo.com/2359916?adultsCount=2

Where
St. Pete Beach, Florida, United States of America

Check-in

Check-out

Guests
2 Guests

Search

United States of America / Florida / St. Pete Beach

Charming Quiet House | Walk to Beach & Restaurants



October 2021

November 2021

Clear dates

1 night minimum stay

Close

Check In
Oct 27

Check Out

Guests
2 guests

Check availability

Free cancellation up to 60 days before check-in

Anastasia
Contact host

Property # 2359916

+24 photos

About Rooms & beds Amenities Policies Reviews Map Host Rates & Availability

About this rental

Page 1 of 1

8:24 AM
10/26/2021

445 78th Ave

CE20210557

VRBO #2359916

vrbo.com/2359916?adultsCount=2

Where
St. Pete Beach, Florida, United States of America

Check-in

Check-out

Guests
2 Guests

Search

United States of America / Florida / St. Pete Beach

Charming Quiet House | Walk to Beach & Restaurants



October 2021

November 2021

Choose check-out date

2 night minimum stay

Clear dates

Check in
Nov 8

Check Out

Guests
2 guests

Check availability

Free cancellation up to 60 days before check-in

Anastasia
Contact host

Property # 2359916

+24 photos

About Rooms & beds Amenities Policies Reviews Map Host Rates & Availability

About this rental

Page 1 of 1

8:24 AM
10/26/2021

445 78th Ave

CE20210557

VRBO #2359916

The screenshot shows a web browser window displaying a VRBO listing for 'Charming Quiet House' in Saint Pete Beach, FL. The listing is for a property with 445 78th Ave, Saint Pete Beach, FL 33706. The page shows 3 reviews, a host response, and booking details.

Reviews:

- 3 Reviews** (4.7/5)
- Cute and great location!** (5/5, 5 stars, Stayed Jul 2021, christi s.)
We came to town for a wedding we attended. The location of the house was perfect for our needs. Clean and 2 baths perfect when you have teenage girls. House was super cute and in a very nice area. Just a few houses away for a great Italian restaurant that we checked out one night. We did not walk or drive to the nearest beach but did drive 2 miles to the treasure island beach where we had friends staying. Laundry at the house with detergent which was again super helpful when you have 2 teens that change several times a day lol. Fully stocked with all the pots pans and dishes you may need. The only thing that would have been better was a couple more towels. Again with the teenagers lol. But overall if and when we come back to the area we will be checking to see if this home is available for our stay!
Published Aug 1, 2021
- Host's response:**
Hi Christi! Wow, I was blown away by your positive words, I really appreciate the time you took to write such a detailed review! I'll make sure to add extra towels! Thanks for your feedback! Please come back and stay again any time!
- This place is great!** (5/5, 5 stars, Stayed Jul 2021, Katherine H.)
The place was spotless and perfect for a long weekend getaway. The furnishings are stylish and everything feels clean and new and updated. It's also nice that there are two full bathrooms for everyone. The location was a just a short drive to everything on St. Pete's Beach and about 30 mins from Tampa. The back patio was a very nice bonus too. Thanks for having us!
Published Jul 26, 2021
- Host's response:**

Booking Details:

- \$285** avg/night (3 Reviews)
- Add dates for total pricing**
- Check In** / **Check Out**
- Guests**: 2 guests
- Check availability**
- Free cancellation** up to 60 days before check-in
- Anastasia** (Contact host)
- Property #** 2359916

445 78th Ave

CE20210557

Airbnb #50525617

airbnb.com/rooms/50525617?source_impression_id=p3_1635263354_QMjZQUogHqCuh37&guests=1&adults=1&check_in=2021-10-26&check_out=2021-10-28

Entire residential home hosted by Anastasia
5 guests · 2 bedrooms · 2 beds · 2 baths

Entire home
You'll have the house to yourself.

Enhanced Clean
This Host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)

Self check-in
Check yourself in with the keypad.

Great location
100% of recent guests gave the location a 5-star rating.

Newly updated beautiful house is within the walking distance to the best #1 St Pete Beach (Upham Beach Park), Publix & restaurants, family-friendly activities, and everything you might need.

Price and Reservation Details:

CHECK-IN	10/26/2021	CHECKOUT	10/28/2021
GUESTS		1 guest	
Reserve			
You won't be charged yet			
\$175 x 2 nights		\$350	
Cleaning fee		\$150	
Service fee		\$71	
Occupancy taxes and fees		\$65	
Total		\$636	

445 78th Ave

CE20210557

Corrective Action

- **Advertisements removed. Property is complaint**
- **Recommended compliance date: N/A**
- **Recommended fine: No fines recommended at this time**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210558

December 1st, 2021

CE20210558

- **Respondent(s): Seleznov, Maksym Soboko, Anastasia**
- **Violation address: 350 N Tessier Dr**
- **Violation(s) description: Short term rentals of less than 30 days occurring, in violation of section 8.2 (a) of the Code of Ordinances of the City of St. Pete Beach.**

CE20210558

Case Summary

- **Initial inspection: 10/26/2021**
- **Notice of Violation dated: 11/10/2021**
- **Notice of Hearing dated: 11/17/2021 and posted on the property 11/17/2021**

CE20210558

Notices posted on property



350 N Tessier Dr

CE20210558

Airbnb #48522990

airbnb.com/rooms/48522990?source_impression_id=p3_1635263492_DQRgHuqC%2BompCWvO&guests=1&adults=1&check_in=2022-05-04#availability-calendar



Entire residential home hosted by Shelly & Dave
8 guests · 4 bedrooms · 5 beds · 2 baths

Entire home
You'll have the house to yourself.

Enhanced Clean
This Host committed to Airbnb's 5-step enhanced cleaning process.

Self check-in
Check yourself in with the lockbox.

Great location
100% of recent guests gave the location a 5-star rating.

Contemporary vibe, 4 bedroom, 2 bath St. Pete Beach home in the Del Mar island neighborhood. Lounge and barbeque by the cage privacy surrounded by gorgeous palm trees. 11 minute walk to the Tampa International Airport, 15 minutes to downtown St. Petersburg.

The space...
Show more >

Select dates
Minimum stay: 28 nights

May 2022

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2022

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Check-in 5/4/2022 **Check-out** Add date

28-night minimum

[Clear dates](#) [Close](#)

11:51 AM 10/26/2021

350 N Tessier Dr

CE20210558

Ad is now compliant

iWorQ x | Pass-a-Grille, Saint Pete Beach, FL x | St. Pete Beach Home with Pool - x

airbnb.com/rooms/48522990?source_impression_id=p3_1637247071_aAR87h81z49gYjs5&guests=1&adults=1#availability-calendar

Apps SPB Bookmarks ms | St. Pete Beach, FL | Pinellas County Pro... Seeclickfix Sunbiz iWorQ Reading list

Entire residential home hosted by Shelly & Dave
8 guests · 4 bedrooms · 5 beds · 2 baths

Entire home
You'll have the house to yourself.

Enhanced Clean
This Host committed to Airbnb's 5-step enhanced cleaning process.

Self check-in
Check yourself in with the lockbox.

Great location
100% of recent guests gave the location a 5-star rating.

Contemporary vibe, 4 bedroom, 2 bath St. Pete Beach home in the Del Mar island neighborhood. Lounge and barbeque by the cove, privacy surrounded by gorgeous palm trees. 11 minute walk to the Tampa International Airport, 15 minutes to downtown St. Petersburg.

The space...

Select dates
Minimum stay: 30 nights

November 2021

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December 2021

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

\$179 / night ★ 5.0 (4 reviews)

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

Clear dates **Close**

9:51 AM 11/18/2021

350 N Tessier Dr

CE20210558

Corrective Action

- **The property is compliant**
- **Recommended compliance date: N/A**
- **Recommended fine: No fines recommended at this time**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210559

December 1st, 2021

CE20210559

- **Respondent(s): Arroyo, Randall**
- **Violation address: 2692 W Vina Del Mar Blvd**
- **Violation(s) description: Short term rentals of less than 30 days occurring, in violation of section 8.2 (a) of the Code of Ordinances of the City of St. Pete Beach.**

CE20210559

Case Summary

- **Initial inspection: 10/26/2021**
- **Notice of Violation dated: 11/10/2021**
- **Notice of Hearing dated: 11/17/2021 and posted on the property 11/17/2021**

CE20210559

Notices posted on property



2692 W Vina Del Mar Blvd

CE20210559

Airbnb #45725967

Boca 432fe Seawo Zonin St. Pet mc Sec. 9 727 9 NACT mc Chap: G how t Pinell FEMA Elevat Elevat Elevat how t iWorC mc DIVIS 66d8 3902 10.15 Beaut Cx x + - X

airbnb.com/rooms/45725967?guests=1&adults=1&check_in=2022-01-03&check_out=2022-01-10#availability-calendar

Apps SPB Bookmarks CDI Operational Su... St. Pete Beach Empl... TimeClock Plus Welcome to Zoho... Research Knowledg... StudyStack | Flashc... APA Policy Guides AICP Exam Study Li... 1-IntroPresentation... Planningprep 100 Essential Books... Reading list

Entire cottage hosted by Shanel
11 guests · 3 bedrooms · 5 beds · 2 baths

Entire home
You'll have the cottage to yourself.

Enhanced Clean
This Host committed to Airbnb's 5-step enhanced cleaning process.

Self check-in
Check yourself in with the keypad.

Free cancellation before Dec 29

Make yourself at home in our beautiful beach cottage. Just step out the back patio to enjoy a beautiful evening stroll or bike ride. If you want to watch Florida's best sunsets! Kitchen is equipped with everything you need. Enjoy the best parts of our cottage while fishing off the dock and water views. Great for families, couples or anyone who wants to...

Show more >

Where you'll sleep

7 nights
Jan 3, 2022 - Jan 10, 2022

CHECK-IN 1/3/2022 CHECKOUT 1/10/2022

January 2022 February 2022

4-night minimum

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Clear dates Close

3:53 PM 11/18/2021

2692 W Vina Del Mar

CE20210559

Ad is now compliant

The screenshot shows an Airbnb listing for a 'Cozy Waterfront Cottage with A...'. The listing is hosted by Shanel and features 11 guests, 3 bedrooms, 5 beds, and 2 baths. The price is \$114 per night with a 4.55 rating from 11 reviews. A calendar overlay is visible, showing the date selection process. The calendar is for June and July 2022, with the minimum stay set to 30 nights. The calendar shows the following dates:

June 2022							July 2022						
Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
											1	2	
5	6	7	8	9	10	11	3	4	5	6	7	8	
12	13	14	15	16	17	18	10	11	12	13	14	15	
19	20	21	22	23	24	25	17	18	19	20	21	22	
26	27	28	29	30			24	25	26	27	28	29	
							31						

The calendar overlay also includes a 'Select dates' section with a 'CHECK-IN' date of 7/1/2022 and a 'CHECKOUT' date of 'Add date'. The 'Close' button is visible at the bottom right of the calendar.

2692 W Vina Del Mar

CE20210559

Corrective Action

- **The property is compliant**
- **Recommended compliance date: N/A**
- **Recommended fine: No fines recommended at this time**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210560

December 1st, 2021

CE20210560

- **Respondent(s): Beach House in Paradise Properties LLC**
- **Violation address: 142 Punta Vista Dr**
- **Violation(s) description: Short term rentals of less than 30 days occurring, in violation of section 8.2 (a) of the Code of Ordinances of the City of St. Pete Beach.**

CE20210560

Case Summary

- **Initial inspection: 10/26/2021**
- **Notice of Violation dated: 11/10/2021**
- **Notice of Hearing dated: 11/17/2021 and posted on the property 11/17/2021**

CE20210560

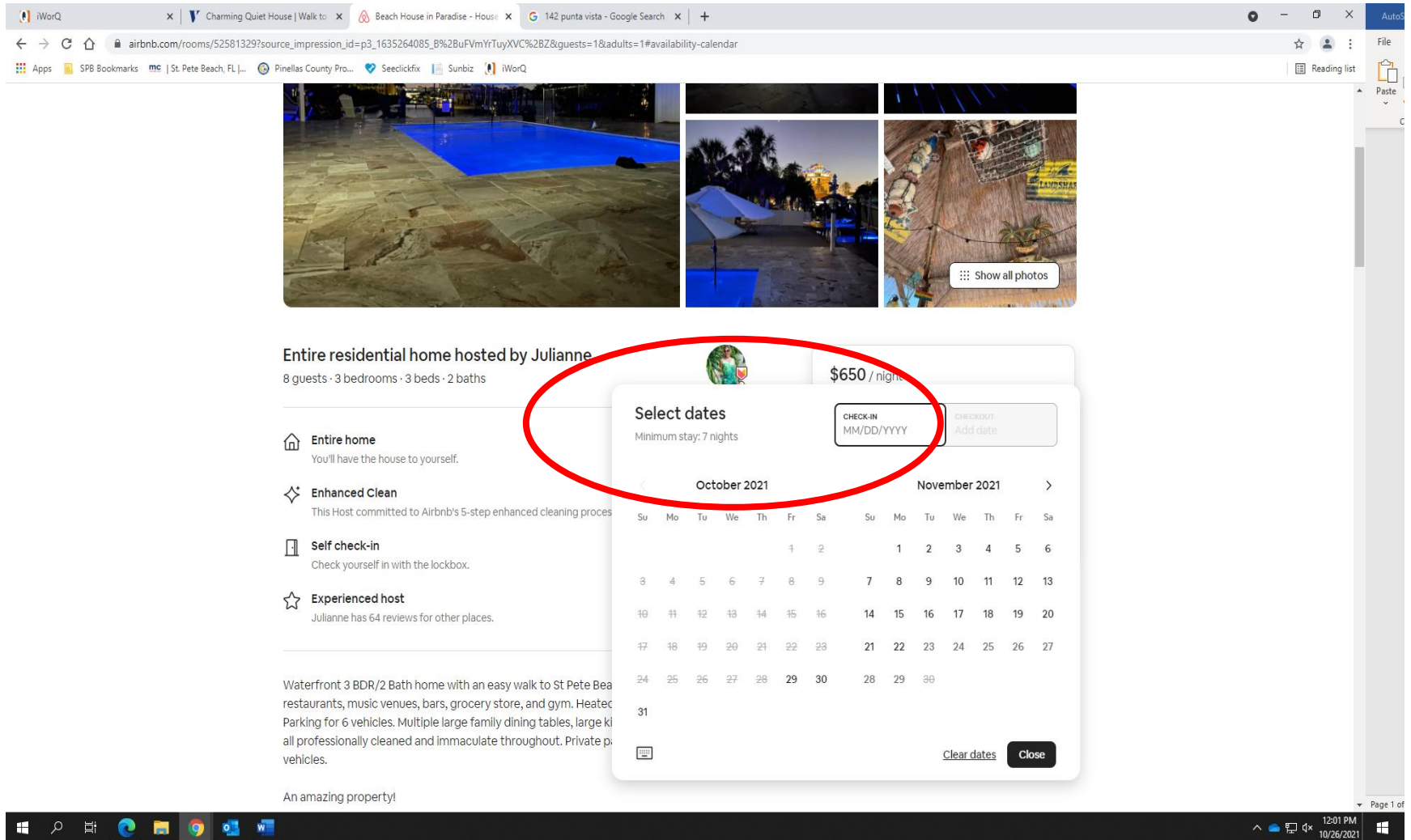
Notices posted on property



142 Punta vista Dr

CE20210560

Airbnb #52581329



airbnb.com/rooms/52581329?source_impression_id=p3_1635264085_B%2BuFVmYrTuyXVC%2BZ&guests=1&adults=1#availability-calendar

Entire residential home hosted by Julianne
8 guests · 3 bedrooms · 3 beds · 2 baths

Entire home
You'll have the house to yourself.

Enhanced Clean
This Host committed to Airbnb's 5-step enhanced cleaning process.

Self check-in
Check yourself in with the lockbox.

Experienced host
Julianne has 64 reviews for other places.

Waterfront 3 BDR/2 Bath home with an easy walk to St Pete Beach restaurants, music venues, bars, grocery store, and gym. Heated Parking for 6 vehicles. Multiple large family dining tables, large kitchen all professionally cleaned and immaculate throughout. Private pool and vehicles.

An amazing property!

Select dates
Minimum stay: 7 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

October 2021

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November 2021

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Clear dates Close

142 Punta Vista Dr

CE20210560

Airbnb #52581329

The image shows an Airbnb listing for an entire residential home hosted by Julianne. The listing includes details such as 8 guests, 3 bedrooms, 3 beds, and 2 baths. A calendar overlay is visible, showing the month of November 2021. The calendar has a red circle around the 'Select dates' section, which includes a 'CHECK-IN' field with a placeholder 'MM/DD/YYYY' and a 'CHECKOUT' field with a placeholder 'Add date'. The calendar also shows the price of \$334/night. The listing features include 'Entire home', 'Enhanced Clean', 'Self check-in', and 'Experienced host'. The description mentions a waterfront location with easy access to St Pete Beach, restaurants, music venues, bars, a grocery store, and a gym. The property also has heated pools, parking for 6 vehicles, multiple large family dining tables, large kitchen, and is professionally cleaned and immaculate throughout. Private parking is available for all vehicles. The listing is titled 'An amazing property!'.

Entire residential home hosted by Julianne
8 guests · 3 bedrooms · 3 beds · 2 baths

Entire home
You'll have the house to yourself.

Enhanced Clean
This Host committed to Airbnb's 5-step enhanced cleaning process.

Self check-in
Check yourself in with the lockbox.

Experienced host
Julianne has 64 reviews for other places.

Waterfront 3 BDR/2 Bath home with an easy walk to St Pete Beach, restaurants, music venues, bars, grocery store, and gym. Heated pools. Parking for 6 vehicles. Multiple large family dining tables, large kitchen, all professionally cleaned and immaculate throughout. Private parking for all vehicles.

An amazing property!

Where you'll sleep

Select dates
Minimum stay: 14 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

November 2021

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December 2021

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

[Clear dates](#) [Close](#)

142 Punta Vista Dr

CE20210559

Corrective Action

- **Recommended compliance date: Immediately**
- **Recommended fine: \$250.00 per day beginning November 17th plus administrative costs.**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210561

December 1st, 2021

CE20210561

- **Respondent(s): Rockotis LLC**
- **Violation address: 303 Gulf Way**
- **Violation(s) description: This property was being advertised for transient occupancy in the PAG zoning district in violation of section 20.03 (b) of the Code of Ordinances of the City of St. Pete Beach.**

CE20210561

Case Summary

- **Initial inspection: 10/26/2021**
- **Notice of Violation dated: 11/10/2021**
- **Notice of Hearing dated: 11/17/2021 and posted on the property 11/17/2021**

CE20210561

Notices posted on property



303 Gulf Way

CE20210561

VRBO #854580

vrbo.com/854580?adultsCount=2

Where
St. Pete Beach, Florida, United States of America

Check-in

Check-out

Guests
2 Guests

Search

Florida / St. Pete Beach / Pass-a-Grille Historic District

Pass-a-Grille Gulf Front House - 2 Br sleeps 6



October 2021

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November 2021

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

7 night minimum stay

\$296 avg/night

★★★★★ 49 Reviews

Exceptional! 5/5

Add dates for total pricing

Check In

Check Out

Guests
2 guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 854580

About this rental

About Rooms & beds Amenities Policies Reviews Map Host Rates & Availability

+20 photos

Page 1 of

12:03 PM 10/26/2021

303 Gulf Way

CE20210561

VRBO #854580

AppsSPB BookmarksCDI Operational Su...St. Pete Beach Empl...TimeClock PlusWelcome to Zoho...Research Knowledg...StudyStack | Flashc...APA Policy GuidesAICP Exam Study Li...1-IntroPresentation...Planningprep100 Essential Books...Reading list

AboutRooms & bedsAmenitiesPoliciesReviewsMapHostRates & Availability

No events

51 Reviews

★★★★★ Exceptional! 5/5

Great Location
5/5 ★★★★★ Stayed Oct 2021
Mary G.
Excellent communication from property manager. Home had everything we needed for a comfortable stay. Great location and neighborhood.
Published Nov 7, 2021

Pass-a-Grille Paradise!
5/5 ★★★★★ Stayed Oct 2021
Constance C.
It's like staying at your grandparent's lake cabin...a funky, charming, mismatched, eclectic extravaganza! Unbeatable location, quiet and private. Sunset across the street out the front door and sunrise on the bay one block from the back door. How can it get any better?!?
Published Oct 26, 2021

Great stay again
5/5 ★★★★★ Stayed Aug 2021
Karen M.
This was our second time staying at the house. We were as pleased as we were the first time. It is well equipped, clean, very good, quiet location. Easy walk to the beach. We would choose this house for our vacation again.
Published Aug 27, 2021

Relaxing
5/5 ★★★★★ Stayed Jul 2021
Courtney G.
Clean, quiet and close to the beach. A great place for a relaxing time!

\$295 avg/night
★★★★★ 51 Reviews
Exceptional! 5/5

ⓘ Add dates for total pricing

Check in	Check out
Guests	

Check availability

🕒 Free cancellation up to 30 days before check-in

Contact host

Property # 854580



Hertz

Save up to \$25.*

Book Now

*Applies to play or learn with. Taxes and fees excluded. Terms and conditions apply.



303 Gulf Way

CE20210561

VRBO #854580

Pass-a-Grille Gulf Front House - x | Beach House in Paradise - Hous... x | 142 punta vista - Google Search x | +

vrbo.com/854580?adultsCount=2

Apps | SPB Bookmarks | me | St. Pete Beach, FL | Pinellas County Pro... | Seeclickfix | Sunbiz | iWorQ

Reading list

File | Paste

About | Rooms & beds | Amenities | Policies | Reviews | Map | Host | Rates & Availability

49 Reviews

★★★★★ *Exceptional!* 5/5

Great stay again

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This was our second time staying at the house. We were as pleased as we were the first time. It is well equipped, clean, very good, quiet location. Easy walk to the beach. We would choose this house for our vacation again.

Published Aug 27, 2021

Relaxing

5/5 ★★★★★ Stayed Jul 2021
Courtney G.

Clean, quiet and close to the beach. A great place for a relaxing time!

Published Aug 17, 2021

Great house

5/5 ★★★★★ Stayed Jul 2021
Diane W.

Awesone house, would recommend to anyone.

Published Aug 4, 2021

\$296 avg/night
★★★★★ 49 Reviews
Exceptional! 5/5

ⓘ Add dates for total pricing

Check In | Check Out

Guests
2 guests

Check availability

🕒 Free cancellation up to 30 days before check-in

[Contact host](#)

Property # 854580

STAY FOR A FEW DAYS. REMEMBER IT FOREVER.

VISIT MESA
CITY LIMITLESS
ARIZONA

Book Now

Page 1 of 1

303 Gulf Way

CE20210561

VRBO #854580

VRBO.com/854580?adultsCount=2

AppsSPB BookmarksSt. Pete Beach, FLPinellas County Pro...SeedclickfixSunbiziWorQ

AboutRooms & bedsAmenitiesPoliciesReviewsMapHostRates & Availability

Great house

5/5 ★★★★★ Stayed Jul 2021

Diane W.

Awesone house, would recommend to anyone.

Published Aug 4, 2021

Great!

5/5 ★★★★★ Stayed Jul 2021

Margaret H.

Area is quite with easy access to the beach. Property is well maintained and everything you need to enjoy your stay is available.

Published Jul 26, 2021

Vacation 2021

5/5 ★★★★★ Stayed Jun 2021

Jeff D. Minford

Great place. Always look forward to coming back year after year. Awesome location, great views. It's just what my wife and I like, low traffic and uncrowded beaches. Look forward to coming back next year.

Published Jul 27, 2021

1-5 of 49

\$296 avg/night

★★★★★ 49 Reviews

Exceptional! 5/5

Add dates for total pricing

Check In

Check Out

Guests

2 guests

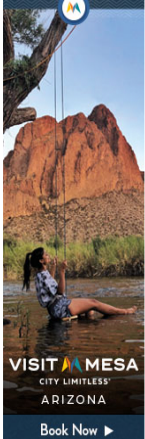
Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 854580

STAY FOR A FEW DAYS. REMEMBER IT FOREVER.



VISIT MESA CITY LIMITLESS ARIZONA

Book Now

303 Gulf Way

CE20210561

VRBO #854580

Wonderful

5/5 ★★★★★ [Stayed May 2021](#)

Christina H. Charlotte, NC

Excellent

[Published Jun 22, 2021](#)

Fabulous!!

5/5 ★★★★★ [Stayed May 2021](#)

Joanne M.

We've visited Pass-a-grille since 2004. This is our favorite place. Nice quiet area, beautiful beach. The home has every thing you'll need to go to beach, everything you'll need to cook or grill. Beds are comfortable, A/C works great, Wifi & cable works great. I have no complaints..you can even watch the sunset from the front porch. PS: If you like to grill go to Shaner's!

[Published May 30, 2021](#)

Great property for vacation and work

5/5 ★★★★★ [Stayed May 2021](#)

Kathryn H.

We were there for a week of vacation near our college kids, and also had to work via Zoom while there. The new router worked great and the wifi was flawless all week. By the end we had 4 people on the network with no trouble.

Easy walking distance to restaurants, shopping and evening ice cream. Amazing sunsets, shelling and beaches.

The house itself has plenty of room, a well-appointed kitchen, and plenty of beach toys and towels. We had everything we needed, and loved our stay!

[Published May 23, 2021](#)

303 Gulf Way

CE20210561

VRBO #854580

51 Reviews

★★★★★ *Exceptional!* 5/5

Perfect beach house

5/5 ★★★★★ Stayed May 2021

Michelle C.

We loved our stay at this beach house. The location was perfect and the house completely met our needs. We loved all of the little details and amenities throughout the home like books, notepads, towels, beach chairs, maps, etc. The beds were comfy and the kitchen had all of the supplies you could need. We would absolutely visit again. Hopefully for an even longer stay!!

Published May 9, 2021

Pass-A-Grill Getaway

5/5 ★★★★★ Stayed Apr 2021

Laurie S. Houston, TX

Had a great stay in this little bungalow. Had been here in the mid-90's when friends rented it for a year when they moved to FL. It was fun to have them over for dinner 25 years later! The house was clean and well equipped and has everything you need for a beach vacation. An easy walk to restaurants and the shopping on 8th avenue. Enjoyed the front porch and watching the sunset over the golf.

Published May 2, 2021

PAG Cottage

5/5 ★★★★★ Stayed Apr 2021

Scott K.

Rental process was very easy. Cottage was great. Conveniently located to the beach, area shops, restaurants and for fun walking strolls through the neighborhood. The bedrooms are a nice size and the owner provided all the beach amenities including chairs, towels, umbrella... The kitchen was equipped with a home away from home feel. Bed was huge, AC worked great and the laundry machine was convenient. You can't go wrong with this choice.

Published Apr 24, 2021

Beauty and the Beach

5/5 ★★★★★ Stayed Apr 2021

Ann B.

Well appointed cottage at the quiet southern end of Passe-a-grille. Clean, modern, charming.. Exactly what you hope for when you book.

Published Apr 18, 2021

303 Gulf Way

CE20210561

VRBO #854580

Review Summary:

Multiple reviews indicating property was rented short term (less than 30 days) were left in the months, as follows:

- 2 in October**
- 4 in July**
- 4 in May**
- 3 in April**

303 Gulf Way

CE20210561

Ad is now compliant

vrbo.com/854580?adultsCount=2

Where
Pass-a-Grille, St. Pete Beach, Florida, United States of A...

Check-in

Check-out

Guests
2 Guests

Search

Pass-a-Grille Gulf Front House - 2 Br sleeps 6

Share Save

\$295 avg/night
★★★★★ 51 Reviews
Exceptional! 5/5

Add dates for total pricing

Check In

Check Out

Guests
2 guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 854580

Air on airplanes is cleaner than you might think.

Learn why

BOEING

Viewed 4 times in the last 48 hours

Amenities Policies Reviews Map Host Rates & Availability

About this rental

Waiting for csvcs.homeaway.com...

30 night minimum stay

Close

+20 photos

November 2021

December 2021

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6			1	2	3	4	
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

303 Gulf Way

CE20210561

Corrective Action

- **Property is now compliant**
- **This property must be rented monthly until October 2022**
- **Recommended compliance date: N/A**
- **Recommended fine: No fines recommended at this time**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210562

December 1st, 2021

CE2021052

- **Respondent(s): Robert H Ferguson, Janice A Ferguson**
- **Violation address: 100 15th Ave**
- **Violation(s) description: This property was being advertised for transient occupancy in the PAG zoning district in violation of section 20.03 (b) of the Code of Ordinances of the City of St. Pete Beach.**

CE20210562

Case Summary

- **Initial inspection: 10/26/2021**
- **Notice of Violation dated: 11/10/2021**
- **Notice of Hearing dated: 11/17/2021 and posted on the property 11/17/2021**

CE20210562

Notices posted on property



100 15th ave

CE20210562

VRBO #3519437ha

vrbo.com/3519437ha?adultsCount=2

Where: St. Pete Beach, Florida, United States of America

Check-in: Check-out: Guests: 2 Guests

Search

Florida / St. Pete Beach / Pass-a-Grille

Large Beach House in Historic Pass-a-Grille. Short Walk to Downtown. Private Pool



March 2022

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 2022

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

5 night minimum stay

Clear dates

Check in: Apr 24

Check Out:

Guests: 2 guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 3519437ha

More Space to Stay and Play.

VISIT MESA CITY LIMITLESS ARIZONA

Book Now

Page 1 of 1

12:06 PM 10/26/2021

100 15th Ave

CE20210562

VRBO #3519437ha

VRBO.com/3519437ha?adultsCount=2

Apps SPB Bookmarks mc | St. Pete Beach, FL | Pinellas County Pro... Seedclickfix Sunbiz iWorQ

About Rooms & beds Amenities Policies Reviews Map Host Rates & Availability

68 Reviews

★★★★★ Wonderful! 4.8/5

Awesome getaway

5/5 ★★★★★ Stayed Oct 2021

Deneen C.

Awesome location, spacious stay for 5.

Published Oct 22, 2021

Family Vacation

5/5 ★★★★★ Stayed Sep 2021

Jaron K.

This property really fit our family needs. The only negative about our stay was the constant construction going on just outside the pool fence. Some days it was a little to dusty and noisy to kick back and relax. As far the house goes, everything depicted online was up to par. The property managers were also easy to get in contact with We started with no propane for the gas grill and after a few text messages we received a full propane tank within the hour. They also we're helpful in returning a few items back to us that we left in the dryer. Overall we had a good experience at this property!

Published Sep 28, 2021

Great spot, perfect size

5/5 ★★★★★ Stayed Sep 2021

Brooke C.

The location on PAGB is great. My young children loved the pool!

Published Sep 14, 2021

\$400 avg/night

★★★★★ 68 Reviews

Wonderful! 4.8/5

Add dates for total pricing

Check In

Check Out

Guests

2 guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 3519437ha

MORE SPACE TO STAY AND PLAY.

VISIT MESA CITY LIMITLESS ARIZONA

Book Now

Page 1 of 1

12:06 PM 10/26/2021

100 15th Ave

CE20210562

VRBO #3519437ha

The screenshot displays a VRBO listing for a beach house in Paradise, Hawaii. The page is viewed on a desktop browser with the URL <https://www.vrbo.com/3519437ha/adults/2>. The listing is titled "Large Beach House in Paradise" and is priced at \$400/night. The page features three reviews, a booking section with a "Check availability" button, and a "Map" button at the bottom left. The reviews are as follows:

- Great spot, perfect size**
5/5 ★★★★★ (Sep 2021)
Breake C.
The location on FAGE is great. My young children loved the pool!
Published Sep 14, 2021
- Great place!**
5/5 ★★★★★ (Aug 2021)
Very clean, great customer service when we needed it. Loved the pool!
Published Aug 22, 2021
- Great location!**
5/5 ★★★★★ (Aug 2021)
Amy D.
We had another great vacation in Paradise. This house was great with all the amenities and walking distance to the beach. The house has tons of balconies to sit on and enjoy the outdoors. Tons of floats for the pool and bikes. Thank you for sharing your home with us!
Published Aug 6, 2021

The booking section on the right shows a price of \$400/night, a "Check in" and "Check out" date selector, and a "Check availability" button. Below this, it states "Free cancellation up to 14 days before check in" and a "Contact host" button. The property is identified as "Property # 3519437ha".

At the bottom left, there is a "Map" button. The bottom right corner of the page shows "Page 1 of 1".

100 15th Ave

CE20210562

VRBO #3519437ha

Review Summary:

Multiple reviews indicating property was rented short term (less than 30 days) were left in the months, as follows:

- 1 in October**
- 2 in September**
- 1 in August**

100 15th Ave

CE20210562

Corrective Action

- **Advertisement removed. Property is now compliant**
- **This property must be rented monthly until October 2022.**
- **Recommended compliance date: N/A**
- **Recommended fine: No fines recommended at this time**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



December 1st, 2021