



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, February 14, 2022
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. 20220009 – Sec. 36.4. - Prohibited uses and Structures
City of St. Pete Beach v. Rima Realty Florida Trust Knasas, Rima Tre
Address: 520 71st Ave, St Pete Beach, FL 33706

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Upham Beach Village District.

B. Case No. 20210649 – Sec. 36.4. - Prohibited uses and Structures
City of St. Pete Beach v. Gatto, Holly Gatto, Nicolaus Anthony
Address: 505 66th Ave # 12, St Pete Beach, FL 33706

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Upham Beach Village District.

C. Case No. 20210654 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. Pineapple House @ PAG LLC
Address: 105 21st Ave, St Pete Beach, FL 33706

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

- (a) All uses permitted in the underlying zoning district; and (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.

D. 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

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

- (a) All uses permitted in the underlying zoning district; and (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.

E. Case No. 20210617 – Sec. 20.03. - Permitted principle uses and Structures
City of St. Pete Beach v. Parsons, Mickey
Address: 102 20th Ave, St Pete Beach, FL 33706

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

- (a) All uses permitted in the underlying zoning district; and (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.

F. Case No. 20220046 – Sec. 20.03 - Permitted principle uses and Structures
City of St. Pete Beach v. Starkus, Svajunas
Address: 101 11th Ave, St Pete Beach, FL 33706

Sec. 20.03. - 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 PAG Overlay District are as follows:

- (a) All uses permitted in the underlying zoning district; and (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel. (c) Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted if the building meets the standards set forth in this division of the Code.

G. Case No. 20210611 – Sec. 20.03 - Permitted principle uses and Structures
City of St. Pete Beach v. Engels, Cheryl A
Address: 603 Gulf Way, St Pete Beach, FL 33706

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

- (a) All uses permitted in the underlying zoning district; and (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel. (c) Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this division of the Code.

H. Case No. 20220036 – Sec. 9.2 - Permitted principle uses and Structures
City of St. Pete Beach v. Potter-Martino, Kristina
Address: 3401 DeBazan, St Pete Beach, FL 33706

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.

I. Case No. 20220056 – Sec. 12.2 - Permitted principle uses and Structures
City of St. Pete Beach v. Tuchol, Mary Ann
Address: 7815 Boca Ciega Dr , St Pete Beach, FL 33706

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

- (a) Residential dwellings—Attached and detached single-family, multifamily and two-family. Such dwellings may be used for transient occupancy, so long as any transient occupancy of less than 30 days does not occur more than three times in any 12-month

period on any parcel.

**J. Case No. 20220059 – Sec. 12.2 - Permitted principle uses and Structures
City of St. Pete Beach v. Capps, Mathew Capps, Shelby
Address: 9050 Blind Pass Rd #8, St Pete Beach, FL 33706**

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

(a) Residential dwellings—Attached and detached single-family, multifamily and two-family. Such dwellings may be used for transient occupancy, so long as any transient occupancy of less than 30 days does not occur more than three times in any 12-month period on any parcel.

5. Old Cases

6. Repeat Violation

**A. Case No. 20210517 – Sec. 20.03. - Permitted principal uses and Structures
City of St. Pete Beach v. Bakhtiarian, Kourosh
Address: 2606 Pass-A-Grille Way, St Pete Beach, FL 33706**

(b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.

7. Imposition of fines -

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.