



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.

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20220009

February 14th, 2022

CE20220009

- **Respondent(s): Rima Realty Florida Trust; Rima Knasas, Trustee**
- **Violation address: 520 71st Ave**
- **Violation(s) description: This property was being advertised for transient occupancy in the UBV zoning district in violation of section 36.4 of the Land Development Code of the City of St. Pete Beach.**

CE20220009

Case Summary

- **Initial inspection: 01/05/2022**
- **Notice of Violation dated: 01/05/2022**
- **Notice of Hearing dated and posted: 01/25/2022**

CE20220009

Notices posted on property



520 71st Ave

CE20220009

Airbnb# 46875574

SPB Bookmarks

https://www.airbnb.com/rooms/46875574?source_impression_id=p3_1041354020_1120637&utm_campaign=10adunits-11availability-calendar

airbnb

Start your search

Become a Host

Perfect Studio In St Pete Beach

★ 4.96 · 23 reviews · Superhost · St. Pete Beach, Florida, United States

Share Save



Entire rental unit hosted by Rima

2 guests · 1 bedroom · 1 bath

Entire home
You'll have the apartment to yourself.

Enhanced Clean

Select dates

Minimum stay: 4 nights

\$106 / night

★ 4.96 · 23 reviews

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

January 2022

February 2022

Show all photos

520 71st Ave

CE20220009

Airbnb# 46875574

Photos Amenities Reviews Location

\$105 / night
★ 4.96 · 24 reviews [Check availability](#)

★ 4.96 · 24 reviews

Cleanliness	5.0	Accuracy	5.0
Communication	4.8	Location	5.0
Check-in	4.9	Value	5.0

Daniel
January 2022

Rima's place is very comfortable and clean and convenient to get to the beach

Barbara
December 2021

Wonderful location, cute little studio walking distance to beach and many restaurants and bars. No vehicle necessary. Everything walking distance. Rima the host is so kind and...

[Show more](#)

Alyx
October 2021

Lovely little studio with pretty much everything you need. Easy walk to the beach and parking directly in front of the building.

Erin
August 2021

Super small but cozy

Jimmy
July 2021

Awesome stay... look for to our next one!

Dj
September 2021

Perfect and next to beach as well as amazing neighbors! Everyone was extremely helpful!

[Show all 24 reviews](#)

Where you'll be

South 71st Ave S

11:52 AM
2/4/2022

520 71st Ave

CE20220009

Airbnb# 46875574

The screenshot shows an Airbnb listing page for property 46875574. The listing is titled "520 71st Ave" and has a price of \$106/night. The page displays a rating of 4.96 from 23 reviews. The reviews are listed in a table with columns for the reviewer's name, date, and review text. The following table summarizes the reviews shown:

Reviewer	Date	Review Text
Jimmy	July 2021	Awesome stay... look for to our next one!
Zach	July 2021	Hard to beat this location at this price point. Perfect for quick getaway. Walking distance (~5-10 minutes) from beaches and bars like Post Card Inn and Jimmy B's.
Katrina	July 2021	Excellent location, just a hop skip and a jump from the beach. The AC works like a dream after a long day at Upham Beach. Lots of shops, restaurants, and convenience/grocery stores nearby. Great parking, pretty much everything was amazing!
Travis	July 2021	I enjoyed my stay. Great location, everything as advertised and clean! Would stay again.
Lilybeth		

520 71st Ave

CE20220009

Airbnb# 46875574

SPB Bookmarks

Photos Activities Reviews Location

\$106 / night Check availability

★ 4.96 · 23 reviews

Search reviews

Category	Score
Cleanliness	5.0
Accuracy	5.0
Communication	4.8
Location	5.0
Check-in	4.9
Value	5.0

Lilybeth
June 2021

Perfect! Loved how it had anything you could possible need!

Stephanie
June 2021

AMAZING LOCATION!! Couldn't ask for a better stay, minutes from the beach, minutes from food, quite at night .. loved it, would definitely stay here again. We got a rental car and barely used it!

Barbara
June 2021

Rima was an excellent host. Everything was as advertised. Beach chairs left for me and just a short walk to the beach! Tons of restaurants and bars close by as well. Neighbors were friendly and very helpful with info on places to see and go! This place is a must stay! I'll definitely be back to stay again on my next trip to Florida.

Marina
May 2021

Great spot and is only a 5 minute walk to the beach. We walked two blocks down to a few bar restaurants that had live music which was great!! Great location. Perfect place for a small getaway

520 71st Ave

CE20220009

Airbnb# 46875574

Photos Amenities Reviews Location \$105 / night Check availability

4.96 · 24 reviews Search reviews

Cleanliness	5.0	 Marina May 2021	Great spot and is only a 5 minute walk to the beach. We walked two blocks down to a few bar restaurants that had live music which was great!! Great location. Perfect place for a small getaway
Accuracy	5.0		
Communication	4.8		
Location	5.0		
Check-in	4.9		
Value	5.0		

**Ashley**
May 2021

Adorable studio, clean, great location, and very friendly and helpful host!

**Justin**
May 2021

Perfect for a couples get away in St. Pete's. Near public transit, good restaurants, and just a short walk from the beach. Rima was a great host and answered all of our questions in a timely manner.

**Christopher**
May 2021

WONDERFUL! Sweet little place 10 minute walk to the beach, close to the main strip with restaurants and bars. I would look to book this place again before looking anywhere else in St. Pete's Beach.

**Scott**
May 2021

Rima is very friendly and a good host!

Exact location provided after booking.

CE20170156
CE2016011

520 71st Ave

CE20220009

Review Summary

- **4 in July**
- **3 in June**
- **5 in May**

520 71st Ave

CE20220009

Airbnb Listing is now compliant

← → ↻ 🏠 📄 https://www.airbnb.com/rooms/46875574?check_in=2022-05-18&guests=1&adults=1#availability-calendar

SPB Bookmarks Heartland InfoCentral Heartland InfoCentral Parkmobile Report... 2019 FDOT Design... Buy Customized Ou... Tax Parcel Viewer 2009 Edition with R... FDOT Ped Manual FDOT TEM Marking... Parking Laws in Flor... Leading Pedestrian...

Photos Amenities Reviews Location

Self check-in
You can check in with the doorman.

Rima is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

This 2nd floor studio apartment is a 5 minute walk to Upham Beach, Woodies waterside restaurant and many other dining and...

Amenities include a refrigerator, microwave, toaster, coffee maker, and a deck area for morning coffee.

The space
The apartment is meticulously cleaned. It has a very cozy and pl...

What this place offers

- Beach access
- Wifi
- TV
- Dryer
- Hair dryer
- Kitchen
- Free parking on premises
- Washer
- Air conditioning
- Refrigerator

[Show all 23 amenities](#)

Select dates
Minimum stay: 30 nights

Check-in
5/18/2022

Check-out
Add date

\$105 / night ★ 4.96 · 24 reviews

Calendar view showing April and May 2022. A red circle highlights the period from May 18 to May 28, indicating a 30-night minimum stay requirement.

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

Select checkout date
Minimum stay: 30 nights

11:23 AM
2/4/2022

520 71st Ave

Corrective Action

- **Airbnb ad are compliant, but property must be rented on a monthly basis**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210649

February 14th, 2022

CE20210649

- **Respondent(s): Holly and Nicolaus Anthony Gatto**
- **Violation address: 505 66th Ave #12**
- **Violation(s) description: This property was being advertised for transient occupancy in the UBV zoning district in violation of section 36.4 of the Land Development Code of the City of St. Pete Beach.**

CE20210649

Case Summary

- **Initial inspection: 12/29/2021**
- **Notice of Violation dated: 12/30/2021**
- **Notice of Hearing dated and posted on the property:
02/02/2022**

CE20210649

Notices posted on property



505 66th Ave # 12

CE20210649

Airbnb Listing #49562985

The screenshot shows an Airbnb listing for a condominium. The listing is titled "Entire condominium (condo) hosted by Nick" and lists 4 guests, 1 bedroom, 2 beds, and 1 bath. The price is \$115 / night. A date selection calendar is overlaid on the listing, showing December 2021 and January 2022. The calendar has a red circle around the "Select dates" header and the "Minimum stay: 3 nights" text. The calendar shows the 10th of January 2022 as the selected date. The listing also features a "Self check-in" option and a "Show more" link. The background of the listing shows a living room with a blue sofa and a bedroom with a bed.

Entire condominium (condo) hosted by Nick
4 guests · 1 bedroom · 2 beds · 1 bath

Select dates
Minimum stay: 3 nights

Entire home
You'll have the condominium to yourself.

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

Self check-in
Check yourself in with the lockbox.

Quiet and spacious with windows on all three sides of the unit. It's all different tastes in beach bars, restaurants, and world famous many more within a short walk on the beach or street. Ring the bell from the beach after a beautiful sunset on our white sand beach.

The space...
[Show more >](#)

Where you'll sleep

12/29/2021

505 66th Ave #12

CE20210649

Airbnb Listing is now compliant

airbnb.com/rooms/49562985?source_impression_id=p3_1641475467_jfkjQ0UMq73YUVZ%2B&guests=1&adults=1#availability-calendar

5 minute walk from Seafarer doc

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

Entire condominium (condo) hosted by Nick
4 guests · 1 bedroom · 2 beds · 1 bath

Entire home
You'll have the condominium to yourself.

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

Self check-in
Check yourself in with the lockbox.

Quiet and spacious with windows on all three sides of the unit. It's all different tastes in beach bars, restaurants, and world famous many more within a short walk on the beach or street. Ring the bell from the beach after a beautiful sunset on our white sand beach.

Select dates
Minimum stay: 30 nights

Check-in
MM/DD/YYYY

Check-out
Add date

January 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					

February 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					

8-24 AM
1/6/2022

505 66th Ave #12

CE20210649

Corrective Action

- **Airbnb ad are compliant, but property must be rented on a monthly basis**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210654

February 14th, 2022

CE20210654

- **Respondent(s): Pineapple House @ PAG LLC**
- **Violation address: 105 21st Ave**
- **Violation(s) description: This property was rented 3 times within a 12-month period and was being advertised for transient occupancy in the PAG zoning district in violation of section 20.03 of the Land Development Code of the City of St. Pete Beach.**

CE20210654

Case Summary

- **Initial inspection: 12/29/2021**
- **Notice of Violation dated: 12/30/2021**
- **Notice of Hearing dated and posted on the property:
02/02/2022**

CE20210654

Notices posted on property



105 21st Ave

CE20210654

Airbnb Listing #41585208

airbnb.com/rooms/41585208?guests=1&adults=1&previous_page_section_name=1000&federated_search_id=f4cb828b-06a4-4141-9944-f1e91973bcb7&check_in=2022-01-03#availability-calendar

Historic PassAGrille Beach Pineapples

Book Historic Pass a Grille Beach

St. Pete Beach · Stays · Airbnb

Historic PassAGrille Beach Pineapples

St. Pete Beach Vacation Rentals

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

Reading list

Entire residential home hosted by Brandon Dean
4 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.

Self check-in
Check yourself in with the keypad.

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

One of Pass-A-Grilles Historic Vintage Bungalows, this unit consists of a spacious Vintage Kitchen surrounded with windows. Enjoy your yard, two entries and private parking.

The space
This two bedroom one bath Bungalow on Historic Pass-A-Grille Beach is a charming, sunny...

Show more >

Select dates
Minimum stay: 3 nights

\$492 / night 4.77 (31 reviews)

CHECK-IN 1/3/2022 CHECKOUT Add date

December 2021 January 2022

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

5 6 7 8 9 10 11 2 3 4 5 6 7 8

12 13 14 15 16 17 18 9 10 11 12 13 14 15

19 20 21 22 23 24 25 16 17 18 19 20 21 22

26 27 28 29 30 31 23 24 25 26 27 28 29

30 31

Clear dates Close

2:52 PM 12/29/2021

105 21st Ave

CE20210654

Reviews

The screenshot displays an Airbnb listing for 'Historic PassAGrille Beach Pineapples'. The listing is priced at \$492/night and has a 4.77 rating from 31 reviews. The 'Reviews' tab is selected, showing a grid of reviews. Five reviews are circled in red:

- Christina** (November 2021): A great location and layout in the tranquil and beautiful Pass-a-grille beach. Can't wait to return!
- James** (October 2021): A beautiful historic Carriage House well equipped. The stairs are formidable so not a location where mobility is a problem.
- Christie** (October 2021): We loved this place! It was very cozy, quaint, with close and easy access to the beach. I do want to mention there are stairs you have to climb to get to the bungalow, so for someone w...
- Catharine** (October 2021): Location is conveniently to beach, several restaurants all excellent. All wood floors so nice, lots of nice towels and bedding....
- Catherine** (October 2021): I have been traveling with my cat and kitten, which is not ideal to begin with, but this place was PERFECT! It also could not be better located when it comes to great restaurants, the beac...

At the bottom of the reviews section, there is a button that says 'Show all 31 reviews'.

105 21st Ave

CE20210654

Reviews

The screenshot shows an Airbnb listing for 'Historic PassAGrille Beach Bungalows' with a price of \$497/night. A modal window displays the review section with a 4.77 rating from 31 reviews. The modal includes a search bar and a list of reviews. Two reviews are circled in red: one from Julie (September 2021) and one from Tracy (September 2021). A response from Brandon Dean is also visible.

4.77 · 31 reviews

Category	Score
Cleanliness	4.9
Accuracy	4.8
Communication	4.9
Location	5.0
Check-in	4.9
Value	4.6

Julie
September 2021

This was the perfect stay for our sisters' getaway. It was comfortable, clean, and ideally located. The only "issue" we had was that the other part of the property was occupied by a pretty noisy crowd. That being said, it was summer on the beach...hard to complain too much! Thank you Brandon for a great stay!

Response from Brandon Dean
September 2021

Thank you for your review. We are happy to hear you and your guests had an enjoyable stay and look forward to seeing you in the future.

Tracy
September 2021

This place is in a great location, like a 2 minute walk from the beach. There are also 2 restaurants/bars within walking distance and a convenient store right on the corner. The pictures are a little misleading as it shows the front of the house. We did not stay in the main house, this rental is a 2 bed/2 bath above the garage of the main house. It wasn't a big deal for us, but if you have any issues with stairs, this may not be the best place for you. Also, if you are traveling with small children, bring a baby gate for the stairs. For being above the garage in Florida, it was really comfortable as they have stellar air conditioning:). Some nice amenities that were included: freezer has an ice

105 21st Ave

CE20210654

Reviews

The screenshot displays an Airbnb review modal for a property. The modal shows a 4.77 rating based on 31 reviews. The background of the page shows the property listing for 'Historic PassAGrille Beach Bungalows' at \$497/night. The Windows taskbar at the bottom shows the date as 2/4/2022 and the time as 1:45 PM.

Reviews Summary:

- Rating: 4.77 (31 reviews)
- Cleanliness: 4.9
- Accuracy: 4.8
- Communication: 4.9
- Location: 5.0
- Check-in: 4.9
- Value: 4.6

Highlighted Reviews:

- Sarah** (August 2021): The apartment was clean, comfy, and in a great location! It was nice and quiet, a perfect spot for a small family or two couples. As mentioned by other reviewers, unless you drive a smart car you're only fitting one in the carport, but beach parking is only a stones throw away.
- Dafina** (August 2021): The cottage was great! Clean and perfect for a beach getaway. Walking distance to the beach. It was clean and tidy. Great communication and would definitely recommend staying here.

Response from Brandon Dean (August 2021): Thank you for your review. We are happy to hear you enjoyed your stay and look forward to seeing you in the future.

105 21st Ave

CE20210654

Reviews

The screenshot shows a web browser window with the URL `airbnb.com/rooms/41585208/reviews?source_impression_id=p3_1644000004_urA5Aow%2Bao8eaMt5`. The page displays a modal for reviews of a property. The modal header shows a star rating of 4.77 and 31 reviews. A table on the left lists various categories with their respective ratings. The main content area shows a list of reviews, with three specific reviews circled in red.

Category	Rating
Cleanliness	4.9
Accuracy	4.8
Communication	4.9
Location	5.0
Check-in	4.9
Value	4.6

Reviews:

- Scott** (July 2021): Great place to stay.
- Response from Brandon Dean** (July 2021): Thank you for your review. We are happy you enjoyed your stay with us and look forward to seeing you in the future.
- Megan** (July 2021): The location is perfect. Very short walk to a beautiful beautiful beach. Don Cesar is right down the road. Walking distance to restaurants and Publix isn't too far. We had a great stay. The only thing I will mention is that the carport and alleyway are very small, and unless you drive a very small vehicle, you will only be able to fit one car in the carport. Overall very cute place.
- ViTRO Agency** (July 2021): Perfect location! Great historic feeling second level flat! Highly recommend.

105 21st Ave

CE20210654

Reviews

4.77 · 31 reviews

Cleanliness 4.9
Accuracy 4.8
Communication 4.9
Location 5.0
Check-in 4.9
Value 4.6

Rebekah
June 2021

The town, beach, and water were amazing!! Top tier beach locations I've visited in Florida easily. The property is beautiful they allow pets, you can be comfortable for a couple nights, but not that user friendly to go up and down the steps with the dogs, and very tiny outdoor fenced area. Overall, the value is amazing for the beach available - thats the main attraction!

Response from Brandon Dean
June 2021

Thank you for your review. I will be happy to pass your information to our management team. We look forward to seeing you in the future.

Kathleen
June 2021

Lots of really amazing pros to this place- the location is incredible. Not right on the beach, but less than a block away from the beach. We easily travelled back and forth several times a day. We loved that the host provided beach towels and there is a super helpful outdoor shower for rinsing off sand and salt before heading inside. The decor was adorable and everything was very comfortable. A few tips for those traveling with small children- there is no real dining table, so we brought a high chair to contain the mess of toddler eating. We also rented a gate for the top of the stairs as they open right to the living room and are fairly steep. Lastly, there is a larger rental property attached to this one with a courtyard where noise travels. We had some loud neighbors on our last night who settled by 10 pm as they were supposed to, but we had to move our littles to the far bedroom because of the noise before then. Definitely worth bringing a noise machine or cancelling headphones in case there are noisy neighbors.

Where you'll be
St. Pete Beach, Florida, United States

12:16 PM
2/4/2022

105 21st Ave

CE20210654

Reviews

★ 4.77 · 31 reviews

Cleanliness 4.9
Accuracy 4.8
Communication 4.9
Location 5.0
Check-in 4.9
Value 4.6

Search reviews

Thank you for your review. We look forward to seeing you in the future.

Angela
June 2021

A wonderful little spot very close to the beach. Very quite & feels secluded. Very short walk to a beautiful, uncrowded beach.

Response from Brandon Dean
June 2021

Thank you for your review and we look forward to seeing you in the future.

Richard
June 2021

YOU'll enjoy feeling like a real beach resident at this convenient location. Entrance to the beach half block away. Convenience store a short walk (source of ice was important), plus walk a block to good bar/ restaurant The Wharf on the water. Gennaros also right there, good pizza and Italian fare. Fabulous breakfast down the road at 8th Ave, the "Main Street" at the classic Sea Horse diner. Full kitchen is provided, but no room for a table to sit and eat. The bedrooms were ok, and having separate bathrooms very helpful. Overall, this is a nice place to "live" at the beach!

John
June 2021

Great quiet and safe location

Where you'll be

12:14 PM
2/4/2022

105 21st Ave

CE20210654

Reviews

https://www.airbnb.com/rooms/41585208/reviews?source_impression_id=p3_1643994472_xd4NmUgDPVLE&check_in=2022-03-01&check_out=2022-03-04

SPB Bookmarks Heartland InfoCentral Heartland InfoCentral Parkmobile Report... 2019 FDOT Design... Buy Customized Ou... Tax Parcel Viewer 2009 Edition with R... FDOT Ped Manual FDOT TEM Marking... Parking Laws in Flor... Leading Pedestrian...

Photos Amenities Reviews Location \$646 / night Reserve

★ 4.77 · 31 reviews

Cleanliness 4.9
Accuracy 4.8
Communication 4.9
Location 5.0
Check-in 4.9
Value 4.6

Search reviews

Noah
May 2021
Super short walk to the beach. Really perfect location as you can walk to restaurants. It has a real cozy and beachy feel.

Steve
May 2021
Quaint/charming little beach house, very quiet and the location is absolutely SUPERB - if you walk slow it takes about 2-3 minutes to get to the spectacular broad white sandy beach. They have beach towels and two nice beach chairs. There is a convenience store across the street, and a deli one block over. A short stroll along the beach (south) is the fantastic Paradise Grill - fresh seafood on the beach, in your bathing suit. Just walk up to the counter, order and they bring it to you. Also, a short walk from the Airbnb are some nice little restaurants (Grace Restaurant in particular) The pictures and description of the place were very accurate. We had such a nice stay and a week later are still missing it.

Courtney
May 2021
Enjoyed it.

Response from Brandon Dean
May 2021
Thank you for your review. We look forward to seeing you in the future.

Where you'll be

12:12 PM
2/4/2022

105 21st Ave

CE20210654

Review Summary

- 4 in October
- 2 in September
- 2 in August
- 3 in July
- 5 in June
- 3 in May

105 21st Ave

CE20210654

Airbnb Listing #41585208

Intranet | St. Pete Beach, FL x Historic PassAGrille Beach Bungalows x +

airbnb.com/rooms/41585208?check_in=2022-02-05&guests=1&adults=1#availability-calendar

Apps SPB Bookmarks iWorQ Pinellas County Pro... mc Code of Ordinances... Search for Corporat... zoning maps Short Term Rental R... Reading list

Entire residential home hosted by Brandon Dean

4 guests · 2 bedrooms · 2 beds · 2 baths

\$497 / night ★ 4.77 · 31 reviews

Select dates
Minimum stay: 2 nights

CHECK-IN 2/5/2022 × CHECKOUT Add date

February 2022 March 2022

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

One of Pass-A-Grille's Historic Vintage Bungalows, this unit comes with a spacious Vintage Kitchen surrounded with windows. Enjoy v

10:16 AM 2/3/2022

105 21st Ave

CE20210654

Corrective Action

- **The Airbnb listing is not compliant, and this property must be rented monthly until October 2022**
- **Recommended compliance date: Immediately**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210551

February 14th, 2022

CE20210551

- **Respondent(s): Lynda K Walker**
- **Violation address: 110 3rd Avenue**
- **Violation(s) description: This property was rented 3 times within a 12-month period and was being advertised for transient occupancy in the PAG zoning district in violation of section 20.03 of the Land Development Code 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 and posted on the property:
02/02/2022**

Notices posted on property



CE20210551

VRBO #2187012

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

vrbo.com/2187012?adultsCount=2

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

vrbo

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

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



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													

7 night minimum stay

Clear dates

Check In | Check Out

Guests: 2 guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 2187012

STAY FOR A FEW DAYS. REMEMBER IT FOREVER.

VISIT MESA CITY LIMITLESS ARIZONA

Book Now

Page 1 of 1

8:14 AM 10/24/2021

110 3rd Ave

CE20210551

Reviews

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.

110 3rd Ave

CE20210551

VRBO #2187012 Ad is compliant

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 Ad is compliant

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

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



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	

30 night minimum stay

\$201 avg/night
★★★★★ 3 Reviews

Add dates for total pricing

Check In Check Out

Guests
2 guests

[Check availability](#)

[Contact host](#)

Property # 2187012

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

About this rental

Apartment	2 bedrooms 1 bed · Sleeps 4	1 bathroom 1 full bath	Spaces Kitchen · Deck/Patio
------------------	---------------------------------------	----------------------------------	---------------------------------------

[+9 photos](#)

10:59 AM 11/10/2021

110 3rd Ave

CE20210551

VRBO #2187012

- **Review Summary:**
- **2 in the month of June**
- **1 in the month of April**

CE20210551

Corrective Action

- **The Airbnb listing is now compliant**
- **This property must be rented monthly until June 2022**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210617

February 14th, 2022

CE20210617

- **Respondent(s): Mickey Parsons**
- **Violation address: 102 20th 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 Land Development Code of the City of St. Pete Beach.**

CE20210617

Case Summary

- **Initial inspection: 11/30/2021**
- **Notice of Violation dated: 12/07/2021**
- **Notice of Hearing dated and posted on the property:
12/23/2021**

CE20210617

Notices posted on property



102 20th Ave

CE20210617

VRBO #94363

vrbo.com/94363?mod=dates=true

Apps SPB Bookmarks Pinellas County Pro...

Reading list

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 Search

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

Idyllic Pass-A-Grille Getaway, 100 Steps to 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	

7 night minimum stay

Close

\$209 avg/night

★★★★★ 41 Reviews

Wonderful! 4.9/5

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Mickey Contact host

Property # 94363

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

About this rental

Hertz



Save up to \$25.*

Book Now

*Applies to pay later base rate. Taxes and fees excluded. Terms and conditions apply.

102 20th Ave

CE20210617

VRBO #94363

SPB Bookmarks

AboutPoliciesAmenitiesReviewsRooms & bedsMapRates & AvailabilityHost

42 Reviews

★ 4.9 · Wonderful!

Sweet, clean apartment with full amenities..quiet street close to the beautiful Gulf of Mexico.

5/5 ★★★★★ Stayed Dec 2021

Perfect getaway space. Perfect

Published Dec 11, 2021

Host's response:

Thanks much for the review! We look forward to your next visit!! — Mickey & Chris

Pass-A-Grill

5/5 ★★★★★ Stayed Nov 2021

Linda B.

Absolutely awesome property. So close to everything. Immaculate. Great communications with owner and property manager. Highly recommend this home.

Published Nov 27, 2021

Host's response:

Thanks much Linda! Happy you enjoyed your stay - we look forward to seeing you again soon. — Mickey

Amazing

5/5 ★★★★★ Stayed Jul 2021

\$171 avg/night

★ 4.9 (42 Reviews) · Wonderful!

Add dates for total pricing

Check In

Check Out

Guests

2 guests

Check availability

Free cancellation up to 14 days before check-in

Mickey

Contact host

Property # 94363

Report this property

Hertz



Save up to \$25.*

Book Now

*Applies to pay later base rate. Taxes and fees excluded. Terms and conditions apply.

102 20th Ave

CE20210617

VRBO #94363

SPB Bookmarks

AboutPoliciesAmenitiesReviewsRooms & bedsMapRates & AvailabilityHost

Amazing

5/5 ★★★★★ Stayed Jul 2021

Patricia C.

This rental is great. It is so bright and everything you need for a comfortable stay is available. Short walk to the beach and to area restaurants. The back courtyard is nice to sit and relax. We took our dog and he loved being able to play and chase the lizards. Mickey responds to any questions you may have in a timely manner. We can't wait to go back.

Published Aug 4, 2021

Host's response:

Patricia, I'm so happy you enjoyed your visit to Pass-a-Grille and the apartment! Like your Pup, Bella (Our English Springer), loves the courtyard and is always on lizard patrol - LOL. Stay well and we look forward to having you return soon. -- Mickey

Best Cottage in PAG

5/5 ★★★★★ Stayed Jul 2021

Todd E. Memphis, TN, USA

We've been coming to PAG for several years now, and this is the best place we've stayed. The owners have truly thought of everything. The cottage is so well decorated and equipped. It was super-clean and very comfortable. Check-in and check-out was easy, and Chris and Adele were so attentive and helpful. Finally, the location was just perfect. Very short walk to the beach and easy walks to restaurants. We are planning to stay there again next summer.

Published Aug 10, 2021

Host's response:

Thanks Todd! I appreciate the note and good marks. We are all happy you enjoyed your stay and look forward to welcoming you back in 2022. All the best to you and yours!! - Mickey & Co.

\$171 avg/night

★ 4.9 (42 Reviews) · Wonderful!

Add dates for total pricing

Check In

Check Out

Guests

2 guests

Check availability

Free cancellation up to 14 days before check-in

Mickey

Contact host

Property # 94363

Report this property

Hertz



Save up to \$25.*

Book Now

*Applies to pay later base rate. Taxes and fees excluded. Terms and conditions apply.

102 20th Ave

Page 60 of 144

CE20210617

VRBO #94363

SPB Bookmarks

About

Policies

Amenities

Reviews

Rooms & beds

Map

Rates & Availability

Host

Host's response:

Thanks Todd! I appreciate the note and good marks. We are all happy you enjoyed your stay and look forward to welcoming you back in 2022. All the best to you and yours!! - Mickey & Co.

Wonderful!

5/5 ★★★★★ Stayed Jul 2021

Nhung N. ellicott city, MD

We were pleasantly surprised at how much we loved staying at this wonderful two bedroom rental apartment. Perfect size apartment for a family of four with plenty of natural light and an open floor plan.

The courtyard was wonderful too with the beautiful and well maintained vegetation as well as a large table to dine and a grill. Our check-in process was lovely with Adele meeting us as we arrived to gave us a tour of the apartment. She was always available for any concerns or questions - the same goes for the property manager, Chris. The rental itself is in a great location and had all the amenities (as stated in the rental listing) needed for a great and relaxing vacation. It is super clean with a beautiful midcentury feel and Pass a Grille accents. Very close to the beach, the bay, and local shops. Will love to stay here again on our next visit to Pass a Grille. Thank you Adele, Chris, and Mickey for providing the perfect home away from home!

Published Jul 27, 2021

Host's response:

This is music to all of our collective ears, Seth!! Thanks so much for your kind words and review. As you might imagine, all of us who love Pass-A-Grille want our guests, family and friends to experience it's 'magic' too. So, I'm happy that you and your family enjoyed your adventure and that the property served you well. We certainly hope you can visit again soon. - All the Best!! Mickey & Co.

<

1-5 of 42

>

\$171 avg/night

★ 4.9 (42 Reviews) - Wonderful!

🕒 Add dates for total pricing

Check In

Check Out

Guests

2 guests

Check availability

🕒 Free cancellation up to 14 days before check-in

 Mickey

Contact host

Property # 94363

Report this property



Save up to \$25.*

Book Now

*Applies to pay later base rate. Taxes and fees excluded. Terms and conditions apply.

102 20th Ave

Page 61 of 144

CE20210617

Ad is compliant



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Where
Pass-a-Grille

Check-in

Check-out

Guests
2 Guests

Search

Pass-a-Grille

Idyllic Pass-A-Grille Getaway, 100 Steps to Beach



December 2021

January 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

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

i 30 night minimum stay

×

Close

Property # 94363

Report this property

\$171 avg/night

★ 4.9 (42 Reviews) · Wonderful!

Add dates for total pricing

Check In

Check Out

Guests
2 guests

Check availability

Free cancellation up to 14 days before check-in

Mickey

Contact host

Save up to \$25.*

Book Now

*Applies to pay later base rate. Taxes and fees excluded. Terms and conditions apply.

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

+31 photos

102 20th Ave

CE20210617
VRBO #94363
Review Summary

- **1 in December**
- **1 in November**
- **3 in July**

102 20th Ave

CE20210617

Corrective Action

- **Ad is now compliant**
- **This property must be rented monthly until December 2022.**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20220046

February 14th, 2022

CE20220046

- **Respondent(s): Svajunas Starkus**
- **Violation address: 101 11th Ave**
- **Violation(s) description: This property was being advertised for transient occupancy in the PAG Overlay zoning district in violation of section 20.03 of the Land Development Code of the City of St. Pete Beach.**

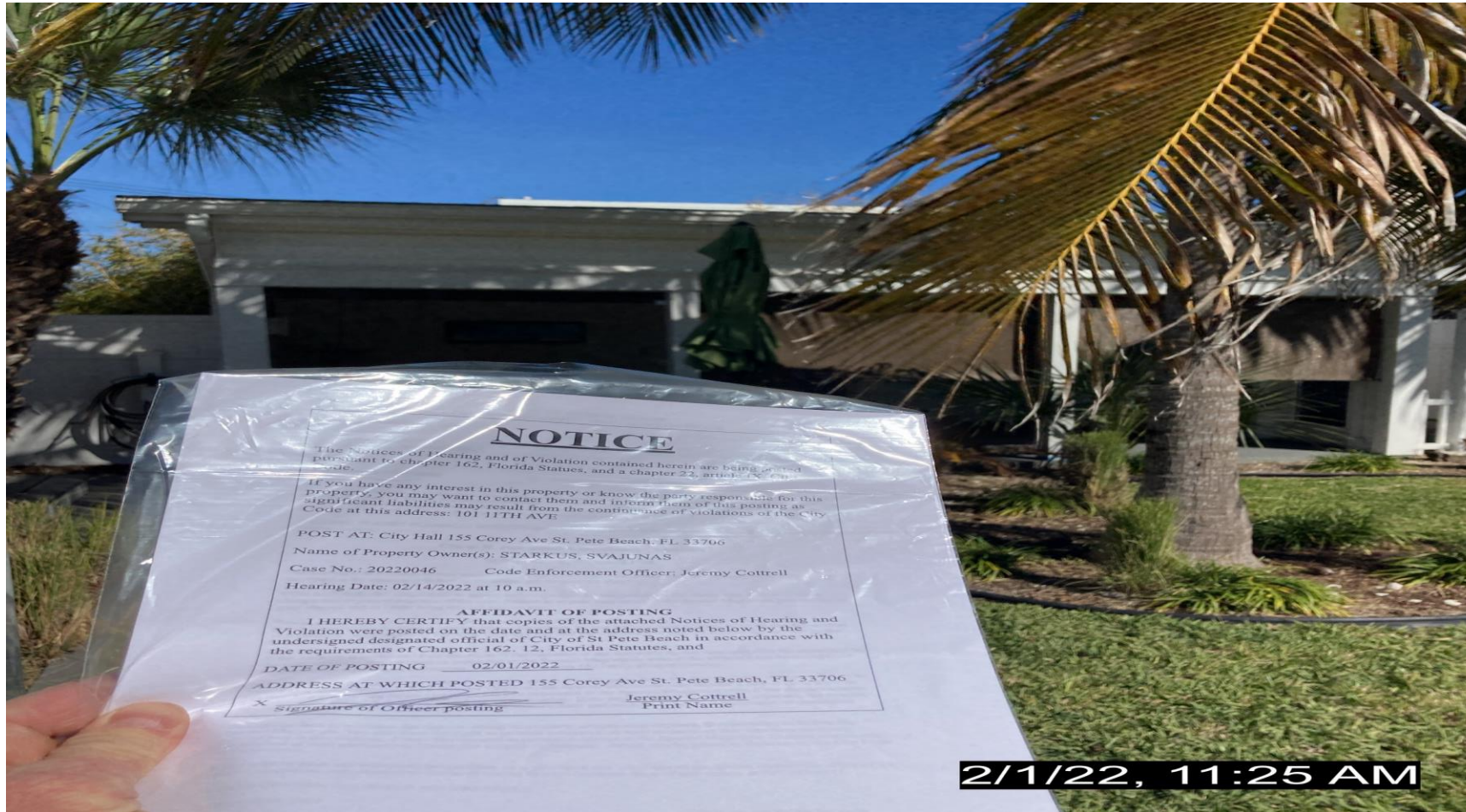
CE20220046

Case Summary

- **Initial inspection: 01/16/2022**
- **Notice of Violation dated: 01/24/2022**
- **Notice of Hearing dated and posted on the property:
02/01/2022**

CE20220046

Notice posted on property



101 11th Ave

CE20220046

Airbnb Listing #32009645

The screenshot shows an Airbnb listing for a property titled "Cozy Beach House at Historic Pass-a-Grille". The browser address bar shows the URL: https://www.airbnb.com/rooms/32009645?source_impression_id=p3_1642357989_EPUNFNkZFt5l0eoM&gue.... The listing features three photos: a patio with green chairs, a green umbrella, and a view of the house. Below the photos, the text reads "Entire residential home hosted by Victoria", "2 guests · 1 bedroom · 1 bed · 1 bath", and "\$270 / night" with a 4.93 rating from 42 reviews. A red circle highlights the "Select dates" button, which includes the text "Minimum stay: 4 nights". Below this, a calendar for January and February 2022 is visible. The listing details on the left include "Entire home", "Enhanced Clean", "Self check-in", and "Great location". The Windows taskbar at the bottom shows the time as 1:41 PM on 1/16/2022.

Cozy Beach House at Historic Pass-a-Grille Vacation Rentals | Cozy water view house, one block from beach

https://www.airbnb.com/rooms/32009645?source_impression_id=p3_1642357989_EPUNFNkZFt5l0eoM&gue...

SPB Bookmarks Pinellas County Pro... Search for Corporat...

Entire residential home hosted by Victoria

2 guests · 1 bedroom · 1 bed · 1 bath

\$270 / night 4.93 · 42 reviews

Select dates

Minimum stay: 4 nights

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 keypad.

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

January 2022 February 2022

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

1:41 PM 1/16/2022

101 11th Ave

CE20220046

Airbnb Listing #32009645

Cozy Beach House at Historic Pa... | Pass-a-Grille Vacation Rentals | Cozy water view house, one bloc...

https://www.airbnb.com/rooms/32009645/reviews?source_impression_id=p3_1642357989_EPUNFNkZFt5I0eo...

SPB Bookmarks | Pinellas County Pro... | Search for Corporat...

Not syncing

✕

★ 4.93 · 42 reviews

Search reviews

Cleanliness	4.9
Accuracy	4.9
Communication	5.0
Location	5.0
Check-in	5.0
Value	4.9

Morgan
August 2021

This house is literally in the most perfect location! A short 1 block walk to the beach, and then around a 3 block walk to several restaurants and shops! We only had to drive/Uber when we went into downtown St. Petersburg. The house was the perfect size for me, my husband and our dog. We also really enjoyed the outdoor patio and the yard was great for our dog. This was our first time in St. Pete and we will definitely be back and hope to stay at Victoria's again.

Genie
August 2021

This was my most favorite Airbnb I've ever stayed in because of the location! It was so

Enhanced Clean

1:42 PM 1/16/2022

101 11th Ave

CE20220046

Airbnb Listing #32009645

The screenshot shows an Airbnb listing page for 'Cozy Beach House at Historic Pas'. A modal window is open, displaying the listing's rating and reviews. The rating is 4.93 stars based on 42 reviews. The modal lists three reviews, each circled in red:

- Marque** (August 2021): "We really enjoyed staying at Victoria's beach house! She was very helpful with anything we needed. Everything was provided for us from soap to beach towels. It was clean and quiet. We had the the pool to ourselves and the beach was half a block away. Overall great place and highly recommended!!"
- Starrzanne** (July 2021): "We love this little beach cottage. It's perfect for our family. The close distance to the beach and pool makes it's ideal. And then the pool makes it exceptional! It's small, but perfect for our needs, including the dogs. This was our second time staying and we plan to book again! Victoria is great at communicating and checking in to make sure everything is in order."
- Kristiana** (July 2021): "We absolutely loved our stay at Victoria's place! PERFECT location, just a short walk to the beautiful beach, with plenty of restaurants just a couple blocks away, but somehow still felt very private. The place looked exactly like the photos, was very clean & fully stocked with everything you need. It was also larger than I anticipated. The fenced yard/outdoor living space was our favorite part of the property and perfect for our dog. The pool was clean & although shared with the building next door we always had"

The background of the screenshot shows the listing details, including the price of \$271/night and a 'Check availability' button. The browser address bar shows the URL: airbnb.com/rooms/32009645/reviews?source_impression_id=p3_1644001657_nskwsPKLJKCjdtY8. The Windows taskbar at the bottom shows the time as 2:25 PM on 2/4/2022.

101 11th Ave

CE20220046

Airbnb Listing #32009645

https://www.airbnb.com/rooms/32009645/reviews?source_impression_id=p3_1644006439_uagu58ZIMsmCMUTO

SPB Bookmarks Heartland InfoCentral Heartland InfoCentral Parkmobile Report... 2019 FDOT Design... Buy Customized Ou... Tax Parcel Viewer 2009 Edition with R... FDOT Ped Manual FDOT TEM Marking... Parking Laws in Flor... Leading Pedestrian...

4.93 · 42 reviews

Cleanliness 4.9
Accuracy 4.9
Communication 5.0
Location 5.0
Check-in 5.0
Value 4.9

Search reviews

stocked with everything you need. It was also larger than I anticipated. The fenced yard/outdoor living space was our favorite part of the property and perfect for our dog. The pool was clean, & although shared with the building next door, we always had it to ourselves. We are already planning our next stay here and highly recommend it to any couple looking for a relaxing beach get away!

Maisy
June 2021

Perfect location with everything you need for a great beach vacation. We appreciated that there were many kitchen utensils available as well as items to use at the beach (chairs, mats, sand toys). The home was clean and perfect for my husband and I. We would definitely stay again.

Kelsey
June 2021

BOOK THIS HOUSE!

My Husband and I stayed here for our Honeymoon. I did a lot of research on the area and on the house and they both exceeded my expectations! Aside from getting a rental car to take us from the airport to the house, pretty much everything we needed was within walking distance, several restaurants/bars, shops and of course the beach! The house was super cute and cozy and the pool was great. The host was helpful and responsive. We will definitely be back!

Dee
May 2021

Location Location. The covered patio was a delight. The constant gulf breeze kept things comfortable. The view of the intercoastal waterway was so peaceful. The interior was comfortable and spotless. This House came with everything you could need. We will definitely return to this property again. Soon we hope.

Melissa

Show all 42 reviews

CE20170156 PD
CE20160135A

3:27 PM
2/4/2022

101 11th Ave

CE20220046

VRBO Listing #1558871

Cozy Beach House at Historic Pa... | Pass-a-Grille Vacation Rentals | Cozy water view house, one bloc...

https://www.vrbo.com/1558871?adultsCount=1&childrenCount=1&unitId=2118676

SPB Bookmarks Pinellas County Pro... Search for Corporat...

About Amenities Rates & Availability Host Rooms & beds Reviews Map Pol...

Short but lovely stay in paradise
5/5 ★★★★★ Stayed Dec 2021
Keli R.
Lovely stay as always. Thank you for having us back time and time again, Victoria!
Published Jan 12, 2022

Fabulous!
5/5 ★★★★★ Stayed Dec 2021
Andrea
This is our 2nd stay! We love this place. Cozy with such great outdoor living, views of the bay, moments from walking to the beach restaurants and grocery market. Our two littl Yorkie enjoy the fenced in front yard too!
Published Dec 28, 2021

Great location!!!

\$249 /night
★ 4.7 (73 Reviews) · Excellent!

ⓘ 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 # 1558871
[Report this property](#)

Windows taskbar: 1:44 PM 1/16/2022

101 11th Ave

CE20220046

VRBO Listing #1558871

iWorQ x Historic PassAGrille Beach Bungalows x Cozy water view house, one block x +

vrbo.com/1558871

Apps SPB Bookmarks iWorQ CivicPlus Platform ...

About Policies Amenities **Reviews** Rooms & beds Map >

Amazing Host and Property

5/5 ★★★★★ Stayed Jun 2021
Shellie P. Phoenix, AZ

Best Airbnb property and amazing host. highly recommend!!

Published Jul 5, 2021

Host's response:
Thank you, Shellie!! We appreciate your positive review. We enjoyed hosting your stay, please come back any time :)

Love the location

2/5 ★★★☆☆ Stayed Jun 2021
Alexis T.

Very small and space was not very clean. The location was very nice for some shops and restaurants and the beach was amazing. Would not recommend any more than 2 adults to stay due to lack of space.

Published Jun 24, 2021

1-5 of 73

Rooms & beds

\$266 avg/night
★ 4.7 (73 Reviews) - Excellent!

ⓘ Add dates for total pricing

Check In	Check Out
Guests	

Check availability

Free cancellation up to 30 days before check-in

[Contact host](#)

Property # 1558871
[Report this property](#)

Visit Central Florida

LEARN MORE

2:14 PM 2/4/2022

101 11th Ave

CE20220046

Airbnb Listing Compliant

https://www.airbnb.com/rooms/32009645?source_impression_id=p3_1644006439_uagu58ZIMSsmCMUT0&check_in=2022-04-15&guests=1&adults=1#availability-calendar

Photos Amenities Reviews Location

This beautifully restored water view beach house is in perfect location. It is located only one block away from the Pass-A-Grille beach. This house has fenced yard and pool access. Within minutes you can walk to the gorgeous beach, pool, waters or the evening breezes. In addition, the historic center of quaint shops and restaurants is only two blocks away.

... [Show more](#)

Where you'll sleep

Bedroom
1 queen bed

What this place offers

- Kitchen
- Free parking on premises
- Pets allowed
- Washer
- Air conditioning
- Wifi
- Pool
- TV
- Dryer
- Carbon monoxide alarm

II. - Future Land Use Plan Element | Comprehensive Plan | St. Pete Beach, FL | Municode Library - Google Chrome

3:29 PM
2/4/2022

101 11th Ave

CE20220046

VRBO Listing Compliant

Pass-a-Grille

Cozy water view house, one block from the beach, private garden!

\$249 /night
★ 4.7 (73 Reviews) · Excellent!

ⓘ 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 # 1558871

January 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					

February 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					

30 night minimum stay

101 11th Ave

CE20220046

Review Summary

- **2 in December**
- **3 in August**
- **2 in July**
- **4 in June**

101 11th Ave

F.S. Chapter 162.04

162.04 Definitions.—As used in ss. 162.01-162.13, the term:

(5) “Repeat violation” means a violation of a provision of a code or ordinance by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within 5 years prior to the violation, notwithstanding the violations occur at different locations.

Corrective Action

- **Although both the VRBO and AirBnb ads are compliant, the City would like to state that this is a repeat violator, and the property must be rented monthly until December 2022.**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210611

February 14th, 2022

CE20210611

- **Respondent(s): Cheryl A Engels**
- **Violation address: 603 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 Land Development Code of the City of St. Pete Beach.**

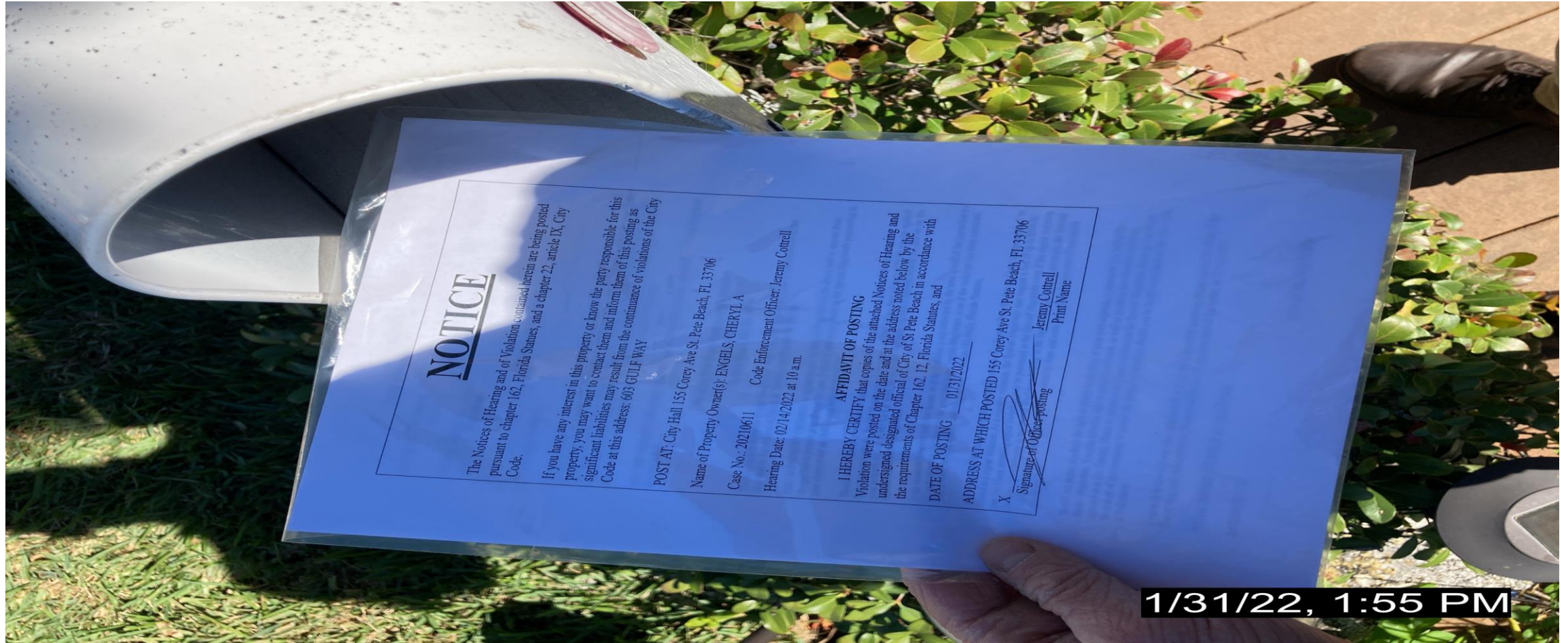
CE20210611

Case Summary

- **Initial inspection: 11/30/2021**
- **Notice of Violation dated: 12/07/2021**
- **Notice of Hearing dated and posted on the property:
01/31/2021**

CE20210611

Notices posted on property



603 Gulf Way

CE20210611

VRBO #652555

vrbo.com/652555?modates=true

Apps SPB Bookmarks Pinellas County Pro...

Reading list

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 Search

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

Pass a Grille- 30 Steps to sand! 1400 sq feet. 2 bd/ 2 ba. Walk to dining. Date

\$527 avg/night
★★★★★ 35 Reviews
Wonderful! 4.9/5

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 652555

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

Minimum stay varies

Close

+37 photos

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

About this rental

603 Gulf Way

CE20210611

VRBO #652555

vrbo.com/652555?noDates=true

Apps SPB Bookmarks Pinellas County Pro...

Reading list

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

Cozy upscale getaway
5/5 ★★★★★ Stayed Jul 2021
Marcia H.

Spot on in every way. Ease of booking, excellent communication with owner, steps away from the beach, family friendly, accoutrements provided, walkable to restaurants/shops

Published Aug 23, 2021

Host's response:
Marcia, We are glad that you and your daughters enjoyed your stay and found everything you needed. See you again soon!

Lovely cottage only steps to beach as well as dining
5/5 ★★★★★ Stayed Jul 2021
Donna V.

We (hubby and another couple) so enjoyed our five day stay in Pass-A-Grille in this cute two BR, two BA cottage. It was cozy and had everything we needed to enjoy a relaxed stay. We walked, we ate and drank well and enjoyed the beach. Lots of space and not too crowded. Cheryl the owner was helpful but not intrusive, giving us dining ideas and supplying fishing rods. We could not have asked for a better experience!

Published Jul 26, 2021

Host's response:
So glad your experience was everything you had hoped for! See you on your next trip back to Pass a Grille!

1-5 of 35

\$527 avg/night
★★★★★ 35 Reviews
Wonderful! 4.9/5

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 652555

8:31 AM

603 Gulf Way

CE20210611

VRBO #652555

vrbo.com/652555?noDates=true

Apps SPB Bookmarks Pinellas County Pro...

Reading list

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

35 Reviews

★★★★★ Wonderful! 4.9/5

Peaceful
5/5 ★★★★★ Stayed Jul 2021
Christopher B.
Property is well appointed, quiet and very convenient to walk any where you would like to. Recommend this property highly. Right on the Gulf!!!
Published Jul 20, 2021

Host's response:
Glad you and your family including the pups enjoyed the stay! Look forward to seeing you next time you guys want a local beach getaway

Great Vacation
5/5 ★★★★★ Stayed Jun 2021
Charles A.
We had a very nice stay here.
Published Jul 6, 2021

Host's response:
Great meeting you guys. See you next year!

Perfect spot on almost no notice!
5/5 ★★★★★ Stayed Jun 2021

\$527 avg/night
★★★★★ 35 Reviews
Wonderful! 4.9/5

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 652555

603 Gulf Way

CE20210611

VRBO #652555

https://www.vrbo.com/652555

SPB Bookmarks Heartland InfoCentral Heartland InfoCentral Parkmobile Report... 2019 FDOT Design... Buy Customized Ou... Tax Parcel Viewer 2009 Edition with R... FDOT Ped Manual FDOT TEM Marking... Parking Laws in Flor... Leading Pedestrian...

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

Great meeting you guys. See you next year!

Perfect spot on almost no notice!
5/5 ★★★★★ Stayed Jun 2021
Garret C.

We had planned a week's vacation at another destination, and it was a complete disappointment. Luckily we found this spot, and it was available within a day of communicating with the owners. The owners stayed on the floors above, and had we not seen their precious pooch I would have never guessed anyone lived there. The house was gorgeous and had a very historic feel to it. We loved everything about the house-from the little game room (games provided) to the super comfortable beds. There is a fully equipped kitchen, and the coffee is provided! The beach is just a walk across the road, and the neighborhood is quiet and welcoming. Cheryl (the owner of this lovely spot) made an appearance to make sure we were enjoying our stay. Our experience here definitely made up for the rocky start of our vacation :)

Published Jul 16, 2021

Host's response:
So glad you found us and that your experience was so much better here than the previous places you stayed. We look forward to seeing you again soon!

Passagrill is perfect
5/5 ★★★★★ Stayed May 2021
Lois C.

All was wonderful!! This property was close to everything and was in walking distance to eateries, beaches, shopping, and fun! Loved the sunset every evening with a bell ringing and applause.

Published Jun 1 2021

\$427 avg/night
★ 4.9 (35 Reviews) - Wonderful!

ⓘ Add dates for total pricing

Check In Check Out

Guests

Check availability

🕒 Free cancellation up to 60 days before check-in

Contact host

Property # 652555
[Report this property](#)

IT'S TIME TO
Unleash
YOUR INNER
TRAVELER

Bradenton
Anna Maria Island
Longboat Key
FLORIDA'S WEST COAST

LEARN MORE

3:31 PM
2/4/2022

603 Gulf Way

CE20210611

Review Summary

- **July 3 Stays**
- **June 2 Stays**

603 Gulf Way

CE20210611

VRBO #652555 ad is compliant

vrbo.com/652555?arrival=2022-02-03&departure=2022-03-04

Apps SPB Bookmarks me St. Pete Beach, FL |...

Reading list



LANDMARK

April 2022 May 2022 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				

30 night minimum stay

Close

\$567 /night

★ 4.9 (35 Reviews) · Wonderful!

ⓘ Your dates are not available.

Check In May 11 Check Out May 11

Guests

Book now

Contact host

Property # 652555

Report this property

Become a Vrbo host and earn extra money. See how

About this rental

Cottage 1264 sq. ft. **2 bedrooms** 2 beds · Sleeps 4 **2 bathrooms** 2 full baths **Spaces** Kitchen ·

First floor. 20 steps to dunes. wifi. Parking included! 2 bed/ 2 ba. Washer/dryer

You can't get any closer to the beach in this historic part of Pass a Grille! Retreat to your 2 bed/2 bath 30 steps from the beach after a day of catching sun rays and waves. The house relaxes you the moment you walk in with its Mexican tile and Dutch door. It has a true beach feeling with a mixture of reclaimed furniture. We have beach chairs, umbrellas, beach towels, coolers. Lounge on your Adirondacks on your front porch, and the intracoastal for fishing is just 4 houses away. Take advantage of the beautiful scenery and live in the place that locals frequent. Parking for one car included.

We are also on Pass a Grille's Historic Home registry! We are honored to have this designation. The original part of the home was built in 1925 but is updated with all new stainless appliances, new hurricane windows and front door, 2 air conditioning systems (central air

[View more](#)

 Hosted by Cheryl Premier Host

603 Gulf Way

Corrective Action

- **VRBO Ad is compliant**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20220036

February 14th, 2022

CE20220036

- **Respondent(s): Kristina Potter-Martino**
- **Violation address: 3401 E. De Bazan Ave.**
- **Violation(s) description: This property was being advertised for transient occupancy in the RU-2 zoning district in violation of section 9.2 of the Land Development Code of the City of St. Pete Beach.**

CE20220036

Case Summary

- **Initial inspection: 01/10/2022**
- **Notice of Violation dated: 01/24/2022**
- **Notice of Hearing dated and posted on the property:
02/01/2022**

CE20220036

Notices posted on property



3401 E De Bazan Ave

CE20220036

VRBO Listing #9614877ha

vrbo.com/9614877ha?arrival=2022-01-10&departure=2022-01-11

Where: St. Pete Beach

Check-in: Jan 10

Check-out: Jan 11

Guests: 1

Search

< View all St. Pete Beach properties

St Pete Beach Don Cesar Place Pool Hot Tub



January 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					

February 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					

7 night minimum stay

Book now

Contact host

Property # 9614877ha

Report this property

House | 3 bedrooms | 2 bathrooms | Spaces

+46 photos

Same-day arrival not available

Check In: Jan 12

Check Out:

Guests:

Become a Vrbo host and earn extra money. See how

3401 E De Bazan Ave

CE20220036

VRBO Listing Compliant

https://www.vrbo.com/9614877ha

About Policies Amenities Reviews Rooms & beds Map Availability Host

3 Bedrooms, 2 Baths, Sleeps 6

Paradise awaits on award winning St Pete Beach!! Just steps away from the beach, this home offers the best of both worlds. Experience the best Sunsets Florida has to offer and take a dive in the ocean. This home is perfect for families and is super close to restaurants, shops, and beaches. The home features 3 bedrooms, 2 bathrooms, a gorgeous pool/spa, large deck and cool beach furniture. The kitchen is fully equipped with a full bath and indoor laundry. Upstairs has an open living room with a fireplace and a custom bar with concrete countertop. Beautiful view of the Gulf of Mexico. This home even more special!! Very convenient to Downtown St Pete Beach and the pier. Everything you need to start enjoying your vacation is right here.

[View more](#)

Hosted by Vacation Rental Property Manager - Brando
Premier Host

Policies

Cancellation Policy

50% refund (minus the service fee) if you cancel at least 61 days before check-in. If you have upcoming trips, you can manage or cancel your booking in your traveler account. [View upcoming trip](#)

No refund if you cancel less than 61 days before check-in.

Free cancellation deadlines are in the property's timezone. Learn more about [cancellation policies](#).

30% refund 61 days before check-in No refund Check in

Clear dates

February 2022

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

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		

30 night minimum stay

\$250 avg/night

Add dates for total pricing

Check In Check Out

Guests

[Check availability](#)

[Contact host](#)

Property # 9614877ha

[Report this property](#)

Become a Vrbo host and earn extra money. [See how](#)

3:34 PM 2/4/2022

3401 E De Bazan Ave

CE20220036

Corrective Action

- **The VRBO ad is compliant.**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20220056

February 14th, 2022

CE20220056

- **Respondent(s): Mary A Tuchol**
- **Violation address: 7815 Boca Ciega Dr #2**
- **Violation(s) description: This property was being advertised for transient occupancy in the Residential Medium zoning district in violation of section 12.2 of the Land Development Code of the City of St. Pete Beach.**

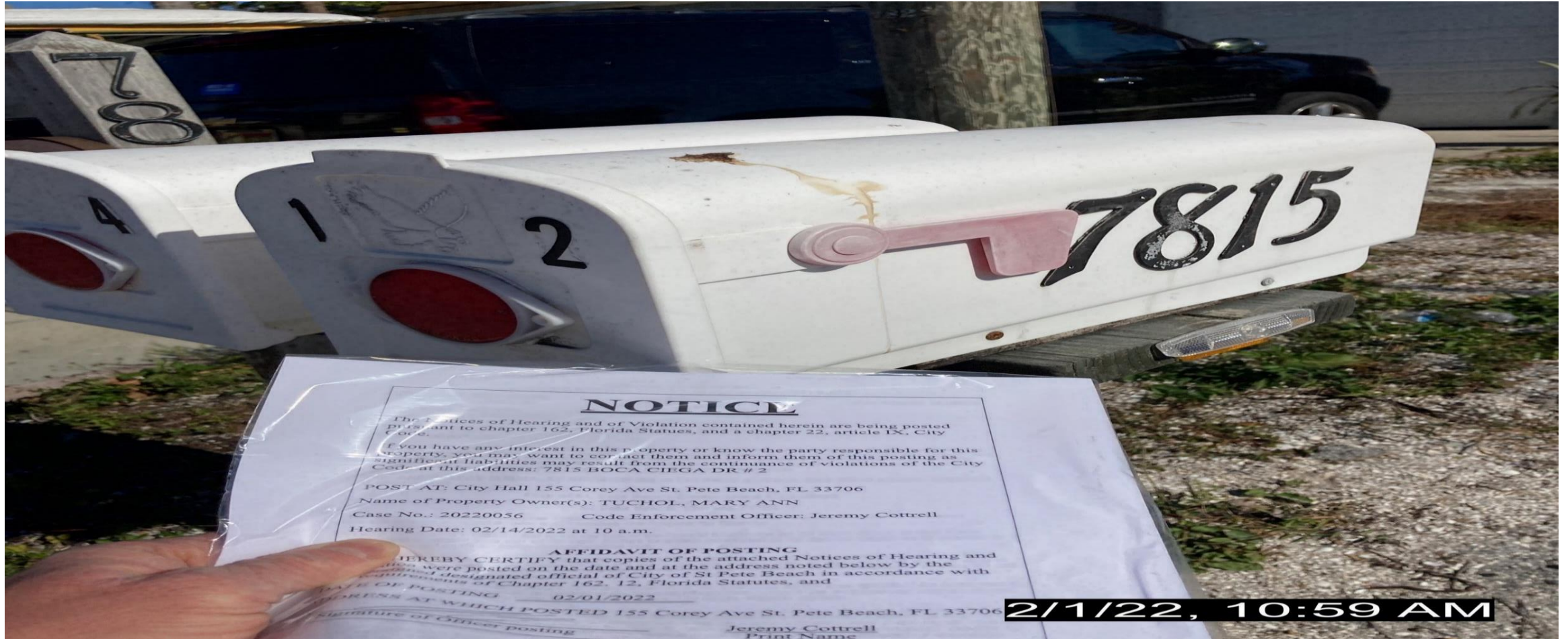
CE20220056

Case Summary

- **Initial inspection: 01/24/2022**
- **Notice of Violation dated: 01/24/2022**
- **Notice of Hearing dated and posted on the property : 02/01/2022**

CE20220056

Notice posted on property



7815 Boca Ciega Dr

CE20220056

Airbnb Listing #8452407

The screenshot shows a web browser window with the URL <https://www.airbnb.com/rooms/8452407?guests=1&adults=1#availability-calendar>. The page displays a gallery of six photos of a rental unit, including a large indoor plant, a red door, and a red and blue plastic chair. Below the photos, the text reads "Entire rental unit hosted by Mary Ann" and "2 guests · 1 bedroom · 1 bed · 1 bath". A red circle highlights the "Select dates" button, which is part of a date selection interface showing a calendar for January and February 2022. The price is listed as "\$84 / night" with a 4.85 star rating and 165 reviews. The interface also includes a "CHECK-IN" field with the placeholder "MM/DD/YYYY" and a "CHECKOUT" field with the placeholder "Add date".

7815 Boca Ciega Dr

CE20220056

Airbnb Listing # 8452407

The screenshot shows a web browser window with the Airbnb listing page for room #8452407. The browser's address bar shows the URL: `airbnb.com/rooms/8452407/reviews?source_impression_id=p3_1644003392_w1%2F7nyE8evvI7e4z`. The page displays a rating of 4.85 with 166 reviews. A modal window is open, showing a list of reviews. The reviews are from Joanne, Danna, and Angela, all dated January 2022. The reviews are circled in red. The background of the page shows the listing details, including the price of \$84/night and a 'Check availability' button. The Windows taskbar at the bottom shows the time as 2:36 PM on 2/4/2022.

4.85 · 166 reviews

Category	Score
Cleanliness	4.9
Accuracy	4.9
Communication	5.0
Location	4.8
Check-in	5.0
Value	4.9

Joanne
January 2022

Mary Ann's one bedroom apartment is just lovey. Conveniently located to the restaurants and beach at St. Pete's Beach. Just a few minutes from Treasure Island. The apartment had all we needed for an extended stay. Mary Ann and Rob are very responsive to questions/needs. The bed is comfortable and hot water plentiful. Great value for money.

Danna
January 2022

Mary Ann is a very gracious and helpful host. I would 100% recommend booking with her.

Angela
January 2022

This cute little place was perfect for me & my husband. It had everything we needed. Mary Ann was so nice & just a phone call away if we needed anything. Easy check in & the location was awesome!! All the restaurant's, bars & Walgreens was right there. Nice neighborhood. We will definitely stay here again.

Olivia
December 2021

7815 Boca Ciega Dr

CE20220056

Airbnb Listing # 8452407

The screenshot shows a web browser window with the URL <https://www.airbnb.com/rooms/8452407/reviews?guests=1&adults=1>. The page displays a reviews modal for an Airbnb listing. The modal shows a star rating of 4.85 and 165 reviews. Below this, there is a table of category scores:

Category	Score
Cleanliness	4.9
Accuracy	4.9
Communication	5.0
Location	4.8
Check-in	5.0
Value	4.9

Below the table, there is a search bar for reviews. Two reviews are highlighted with red circles:

- Nikie** (November 2021): Great location, in walking distance to everything we needed. Place was clean and offered amenities like suntan lotion that we didn't expect. Mary Ann and her husband were so nice and welcoming.
- Stacie** (November 2021): Such a great stay!

7815 Boca Ciega Dr

CE20220056

Airbnb Listing # 8452407

The screenshot shows a web browser window with the URL <https://www.airbnb.com/rooms/8452407/reviews?guests=1&adults=1>. The page displays a listing for "Escape to St Pete Beach, The Sun" priced at \$84/night. A modal window is open, showing the listing's rating and reviews. The modal includes a search bar for reviews, a list of category ratings, and three individual reviews. Red circles highlight the search bar and the first three reviews.

★ 4.85 · 165 reviews

Category	Rating
Cleanliness	4.9
Accuracy	4.9
Communication	5.0
Location	4.8
Check-in	5.0
Value	4.9

Search reviews

Review 1: [Profile Picture] November 2021
This has been our go to place on StPetes Beach for the last half dozen or so annual visits. Everything you need in a great location. Super nice and helpful hosts. Needless to say we will visit again.

Review 2: Randal October 2021
great cozy place, quiet little get away.

Review 3: Jessica October 2021

7815 Boca Ciega Dr

CE20220056

Airbnb Listing # 8452407

Escape to St Pete Beach, The Sun

https://www.airbnb.com/rooms/8452407/reviews?guests=1&adults=1

SPB Bookmarks Pinellas County Pro... Search for Corporat...

Photos Amenities Reviews Location

\$84 / night

Check availability

✕

★ 4.85 · 165 reviews

Cleanliness	_____	4.9
Accuracy	_____	4.9
Communication	_____	5.0
Location	_____	4.8
Check-in	_____	5.0
Value	_____	4.9

Search reviews

Francis
October 2021

Mary Ann was nothing short of spectacular. Any issue was addressed promptly and she kept her property very neat and tidy. Wonderful host!

Kelsey
October 2021

Great place for a reasonable price! We loved the convenient location - it's about a 10 minute walk to the beach, shops, and restaurants/bars. There's also a Walgreens a few blocks away which is helpful in case you forget to bring anything. The kitchen has the essentials if you want to cook, but we ate out most of the time. The cold AC was also appreciated :) Overall, a great place to stay if you want to enjoy St. Pete's Beach at an

South Pasadena 15th Ave S Gulfport

11:40 AM 1/24/2022

7815 Boca Ciega Dr

CE20220056

Airbnb Listing # 8452407

Escape to St Pete Beach, The Sun

https://www.airbnb.com/rooms/8452407/reviews?guests=1&adults=1

SPB Bookmarks Pinellas County Pro... Search for Corporat...

Photos Amenities Reviews Location

\$84 / night

Check availability

✕

★ 4.85 · 165 reviews

Cleanliness 4.9

Accuracy 4.9

Communication 5.0

Location 4.8

Check-in 5.0

Value 4.9

Search reviews

Brandon
October 2021

Was cleaned and nice!

Natalie
September 2021

Great place to get away and not break the bank. Mary Ann is a great host and gave us a few local recommendations to try food and they were great!

Jim
August 2021

South Pasadena

15th Ave S Gulfport

11:40 AM 1/24/2022

7815 Boca Ciega Dr

CE20220056

Airbnb Listing # 8452407

The screenshot shows a web browser window with the URL <https://www.airbnb.com/rooms/8452407/reviews?guests=1&adults=1>. The page displays a reviews modal for a listing titled "Escape to St Pete Beach, The Sun". The modal shows a rating of 4.85 stars from 165 reviews. Below the rating, there are categories: Cleanliness (4.9), Accuracy (4.9), Communication (5.0), Location (4.8), Check-in (5.0), and Value (4.9). To the right, there is a search bar for reviews and a list of three reviews, each circled in red:

- Kenneth** (August 2021): Enjoy the beach!
- Sarah** (August 2021): Great place!
- Renata** (August 2021): [Review text partially obscured]

The background of the page shows the listing details, including the price of \$84/night and a "Check availability" button. The Windows taskbar at the bottom shows the time as 11:40 AM on 1/24/2022.

7815 Boca Ciega Dr

CE20220056

Airbnb Listing # 8452407

airbnb.com/rooms/8452407/reviews?source_impression_id=p3_1644003392_w1%2F7nyE8evv17e4z

4.85 • 166 reviews

Cleanliness	4.9
Accuracy	4.9
Communication	5.0
Location	4.8
Check-in	5.0
Value	4.9

Kayla
July 2021

Mary Ann's place in St. Pete Beach was absolutely perfect for our honeymoon trip. It was easy to find in a quiet but conveniently located neighborhood. We were just a short drive from Treasure Island and Madeira Beach. There are also tons of places to grab groceries or anything you may have forgotten nearby. If you go over the weekend, the Corey Ave market and Le Croisette are a short walk away! The place was exactly as described and Mary Ann had many things that made our trip more convenient. We would definitely stay again!

Jessica
July 2021

Great location, near a lot of great diners. A/C broke last night and someone was there within an hour to work on it.

Joy
July 2021

Great location! Quiet but so close to everything.

Laura
July 2021

CE20160135AM

2:40 PM
2/4/2022

7815 Boca Ciega Dr

CE20220056

Reviews Summary

- **3 Stays in January**
- **3 Stays in November**
- **5 Stays in October**
- **4 Stays in August**
- **4 Stays in July**

7815 Boca Ciega Dr

CE20220056

Corrective Action

- **The Airbnb listing is not compliant, and this property must be rented monthly until January 2023**
- **Recommended compliance date: Immediately**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20220059

February 14th, 2022

CE20220059

- **Respondent(s): Matthew and Shelby Capps**
- **Violation address: 9050 Blind Pass Rd #8**
- **Violation(s) description: This property was being advertised for transient occupancy in the Residential Medium zoning district in violation of section 12.2 of the Land Development Code of the City of St. Pete Beach.**

CE20220059

Case Summary

- **Initial inspection: 01/25/2022**
- **Notice of Violation dated: 01/25/2022**
- **Notice of Hearing dated and posted on the property:
02/01/2022**

CE20220059

Notices posted on property



9050 Blind Pass Rd #8

CE20220059

VRBO Listing #2248183

Beautiful 2 Bedrm/2 Full Bath Co x

https://www.vrbo.com/2248183?adultsCount=1&childrenCount=1

SPB Bookmarks Pinellas County Pro... Search for Corporat...

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

Beautiful 2 Bedrm/2 Full Bath Condo in St Pete

Clear dates

January 2022 February 2022

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

3 night minimum stay

\$159 avg/night

★ 4.9 (56 Reviews) · Wonderful!

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 # 2248183

IT'S TIME TO Unleash YOUR INNER TRAVELER

Bradenton Anna Maria Island Longboat Key

8:23 AM 1/25/2022

9050 Blind Pass Rd #8

CE20220059

VRBO Listing #2248183

iWorQ Meetings - Special Magistrate Beautiful 2 Bedrm/2 Full Bath Cor

vrbo.com/2248183

Apps SPB Bookmarks iWorQ CivicPlus Platform

Reading list

About Policies **Amenities** Reviews Rooms & beds Map

56 Reviews

★ 4.9 - Wonderful

4/5 ★★★★★ Stayed Jan 2022
Angie

The location was perfect for the beach, dining options, and shopping.

Published Jan 6, 2022

Perfect location

5/5 ★★★★★ Stayed Oct 2021
Kimberly F. San Diego, Ca

This condo was in the perfect location for what we needed. Close to the beach, food, and other family also visiting the area. The beach toys and chairs in the closet were a wonderful added surprise! We did have an issue cooling down the master bedroom after long warm days on the beach but the rest of the condo was easily cooled. The condo was clean and we appreciated the plethora of fresh linens available. This place was the perfect size for our family of four. Matt was an excellent communicator and was accommodating to our needs when we requested an early check-in.

Published Oct 20, 2021

Host's response:
Thank you for the feedback about the master bedroom. We will have a local HVAC company come to clean the ductwork which should resolve the cooling issue. We are glad you enjoyed your stay.

\$127 avg/night
★ 4.9 (56 Reviews) - Wonderful

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 2248183
Report this property

Become a Vrbo host and earn extra money.
See how

2:48 PM 2/4/2022

9050 Blind Pass Rd #8

CE20220059

VRBO Listing #2248183

The screenshot displays a VRBO listing for property #2248183. The browser window shows the URL vrbo.com/2248183. The listing details include a price of \$127 per night, a 4.9 rating from 56 reviews, and a 'Wonderful!' status. The booking section shows a 'Check In' and 'Check Out' date selector, a 'Guests' field, and a 'Check availability' button. A 'Free cancellation up to 14 days before check-in' policy is also noted. The right sidebar features a 'Become a Vrbo host' advertisement.

Great location
5/5 ★★★★★ Stayed Jul 2021
Amber L. York, PA

First, we loved the kitchen table! We wanted to bring it back home with us!! Second, we loved all the little touches/amenities (baskets in bathrooms for our items, charging outlets by bed, charging outlet by living room couch). 2 years ago we stayed in same building but different unit and that one had a W/D included, definitely missed having that especially since we stayed 11 days here and I wasted lots of quarters at the laundry facility downstairs. Lots of beach supplies although we brought our own and didn't have to use any, it was a great nice thought! The condo was located near practically everything! Short drive, or 10-20 min walk (although my kids acted like they were dying walking LOL). Anyways, we had a great stay! Would definitely stay here again!

Published Aug 20, 2021

Host response:
Thank you for your kind review. We love that table as well! We are happy that you enjoyed your stay and appreciate your feedback on the W/D, we are looking into how that can be added to our unit.

Convenient and Relaxing
5/5 ★★★★★ Stayed Jul 2021
Barbara F.

You can not beat the location with the beach conveniently located within walking distance (15min) or a short drive (5min) The apartment was spacious, clean, and has everything you need to be successful at the beach! I will most definitely book again!

Published Jul 26, 2021

\$127 avg/night
★ 4.9 (56 Reviews) - Wonderful!

ⓘ Add dates for total pricing

Check In Check Out

Guests

Check availability

🔄 **Free cancellation** up to 14 days before check-in

[Contact host](#)

Property # 2248183
[Report this property](#)

Become a Vrbo host
and earn extra money.
[See how](#)

9050 Blind Pass Rd #8

CE20220059

VRBO Listing #2248183

Beautiful 2 Bedrm/2 Full Bath Co x

https://www.vrbo.com/2248183?adultsCount=1&childrenCount=1

SPB Bookmarks Pinellas County Pro... Search for Corporat...

About Policies Amenities **Reviews** Rooms & beds Map

56 Reviews

★ 4.9 · Wonderful!

St. Pete condo

5/5 ★★★★★ Stayed May 2021

Cindy B. Minn...

We had a great stay in the condo we will definitely be back next year. Loved the pool was nice to cool off in. Looking forward to next year.

Published Jun 21, 2021

Great place for beach vacation

5/5 ★★★★★ Stayed May 2021

Whitney B. Louisville, Ky

Beautifully appointed. Nice extra touches - storage bins in the bathrooms, USB outlets by the bed. Close to everything you could need. Last year we stayed in the same building, different unit. That one had a w/d in the closet which was so nice. This time we used the

\$159 avg/night

★ 4.9 (56 Reviews) · Wonderful!

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 # 2248183

[Report this property](#)

IT'S TIME TO Unleash YOUR INNER TRAVELER

Bradenton Anna Maria Island Longboat Key FLORIDA'S WEST COAST

LEARN MORE

8:26 AM 1/25/2022

9050 Blind Pass Rd #8

CE20220059

VRBO Listing #2248183

Beautiful 2 Bedrm/2 Full Bath Co x

https://www.vrbo.com/2248183?adultsCount=1&childrenCount=1

SPB Bookmarks Pinellas County Pro... Search for Corporat...

About Policies Amenities Reviews Rooms & beds Map >

First time to St Pete's Beach

5/5 ★★★★★ Stayed May 2021

Richard B.

This condo was very centrally located to everything. It was also very clean and well equipped with all the beach chairs towels etc...

We loved visiting all our friends that moved here and enjoyed the Gulf Coast!!!!

Published May 8, 2021

Host's response:

Thank you Richard. Shelby and I are very happy you enjoyed your stay.

Matt

Nice place

3/5 ★★★☆☆ Stayed Apr 2021

Joanna D.

\$159 avg/night

★ 4.9 (56 Reviews) · Wonderful!

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 # 2248183

[Report this property](#)

IT'S TIME TO Unleash YOUR INNER TRAVELER

Bradenton Anna Maria Island Longboat Key FLORIDA'S WEST COAST

LEARN MORE

8:26 AM 1/25/2022

9050 Blind Pass Rd #8

CE20220059

Reviews Summary

- **1 stay in January**
- **3 stays in May**
- **2 stays in July**

9050 Blind Pass Rd #8

CE20220059

VRBO Listing #2248183 is compliant

United States of America / Florida / St. Pete Beach

Beautiful 2 Bedrm/2 Full Bath Condo in St Pete

February 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					

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		

30 night minimum stay

\$127 avg/night

4.9 (56 Reviews) - Wonderful!

Add dates for total pricing

Check In: Check Out:

Guests:

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 2248183

Report this property

9050 Blind Pass Rd #8

9050 Blind Pass Rd #8

CE20220059

Corrective Action

- **The VRBO ad is complaint, and the property must be rented monthly until May 2022.**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE

CE20210517

February 14th, 2022

CE20210517

- **Respondent(s): Kourosh Bakhtiarian**
- **Violation address: 2606 Pass-A-Grille Way**
- **Violation(s) description: This property was being advertised for transient occupancy in the PAG zoning district and is in repeat violation of section 20.03 (b) of the Land Development Code of the City of St. Pete Beach.**

CE20210517

Case Summary

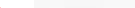
- **Initial inspection: 10/08/2021**
- **Notice of Violation dated: 10/08/2021**
- **Notice of Repeat Violation dated: 01/26/2022**
- **Notice of Hearing dated and posted: 02/02/2022**

CE20210517

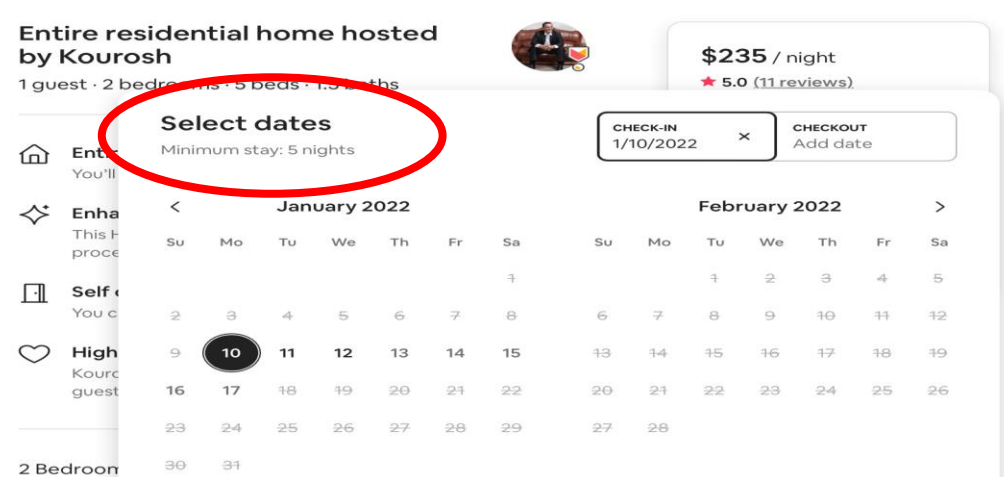
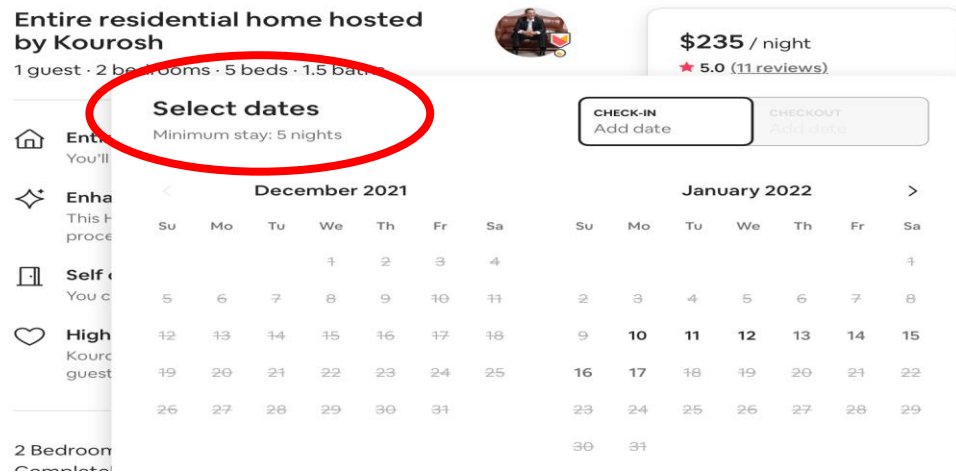
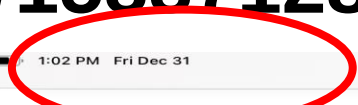
Notices posted on property



2606 Pass-A-Grille Wau



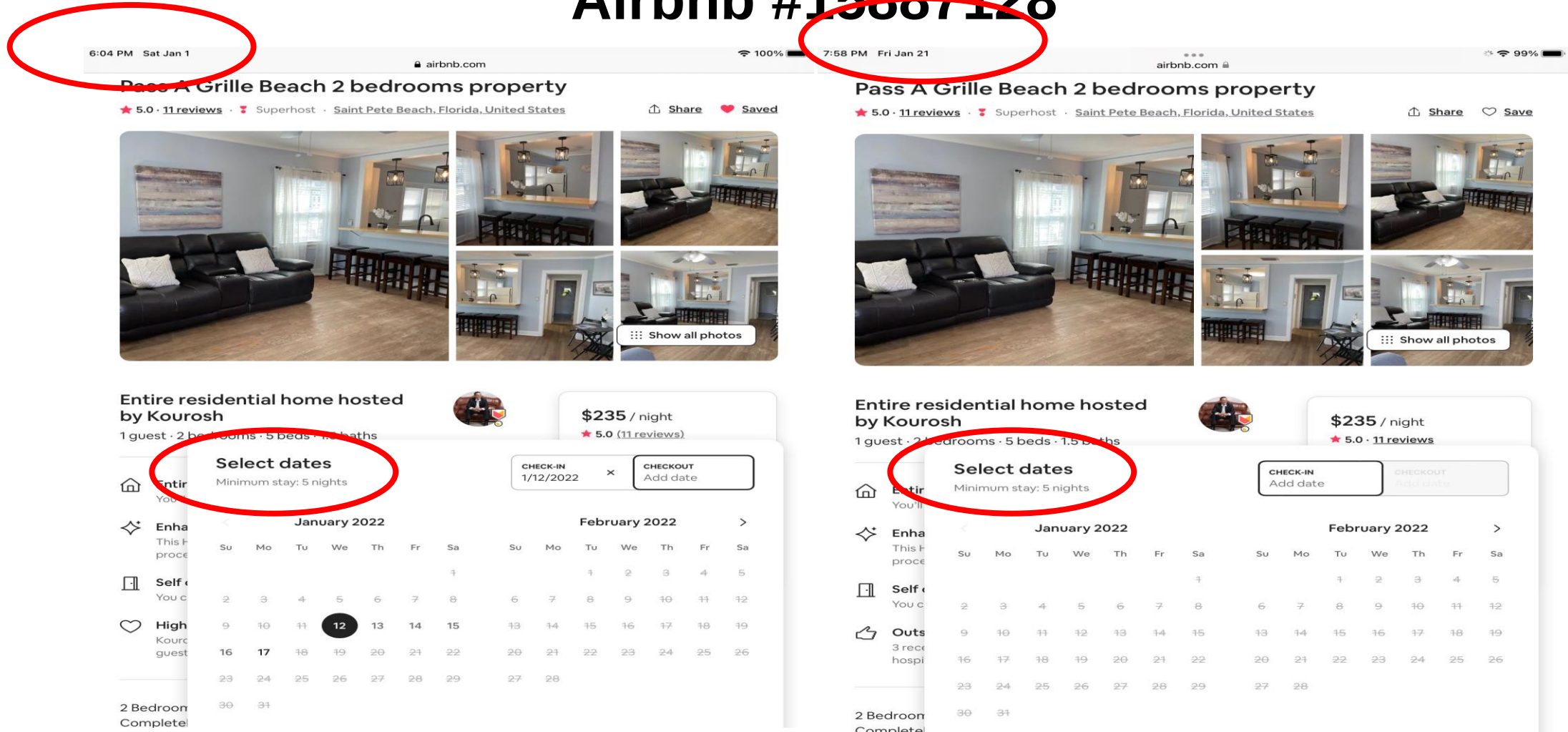
10:39 PM Thu Dec 30



Page 134 of 144

CE20210517

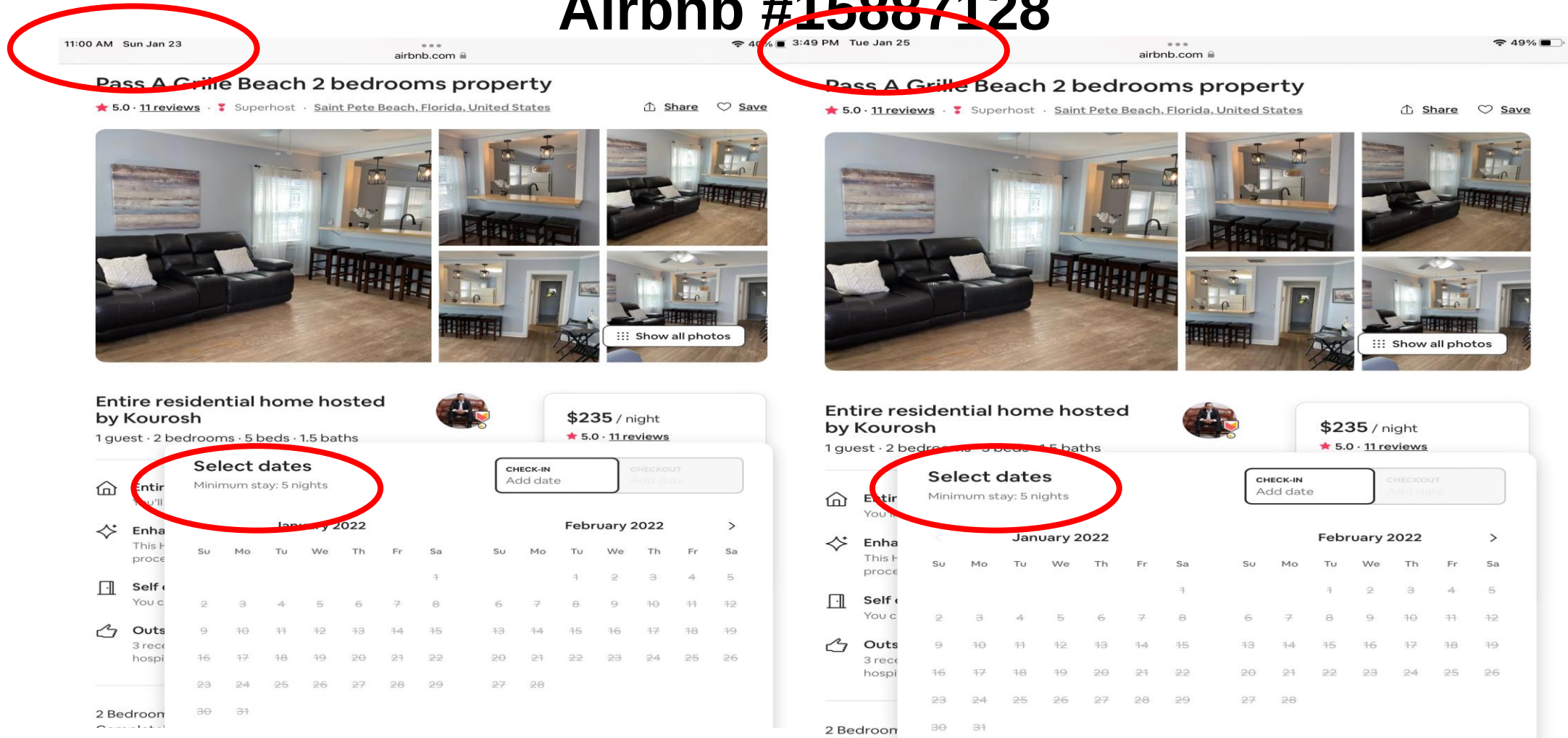
Airbnb #15887128



2606 Pass-A-Grille Way

CE20210517

Airbnb #15887128



2606 Pass-A-Grille Way

CE20210517

Airbnb #16914564

10:33 PM Thu Dec 30

airbnb.com

70%

heaven on earth is calling pass-A -grille beach!

★ 4.79 · 40 reviews · Superhost · Saint Pete Beach, Florida, United States



Show all photos

Entire loft hosted by Kourosh

4 guests · 1 bedroom · 2 beds · 1 bath

Select dates

Minimum stay: 7 nights

CHECK-IN 3/30/2022

CHECKOUT Add date

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		

Clear dates Close

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

Clear dates Close

1:02 PM Fri Dec 31

airbnb.com

100%

heaven on earth is calling pass-A -grille beach!

★ 4.79 · 40 reviews · Superhost · Saint Pete Beach, Florida, United States



Show all photos

Entire loft hosted by Kourosh

4 guests · 1 bedroom · 2 beds · 1 bath

Select dates

Minimum stay: 7 nights

CHECK-IN 3/30/2022

CHECKOUT Add date

February 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					

Clear dates Close

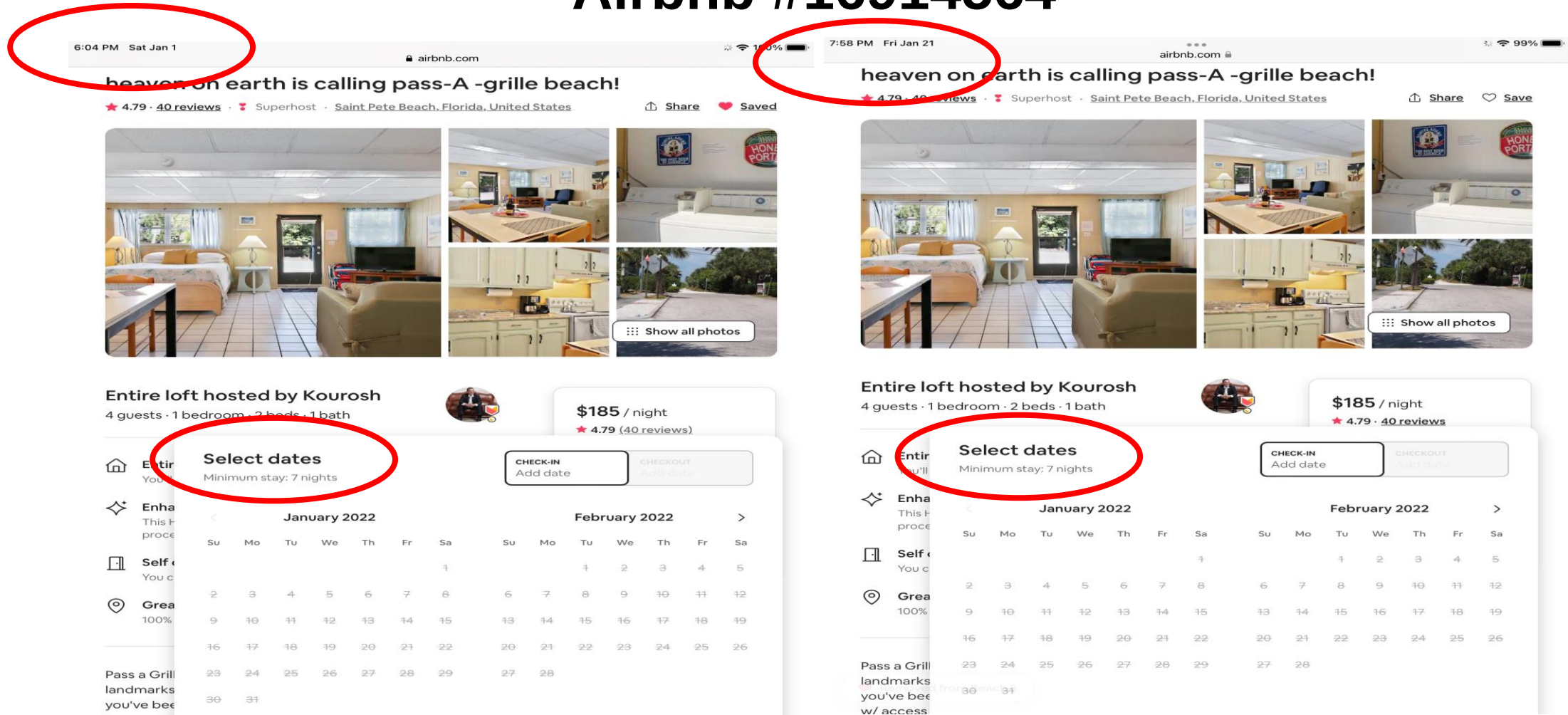
March 2022

Clear dates Close

2606 Pass-A-Grille Way

CE20210517

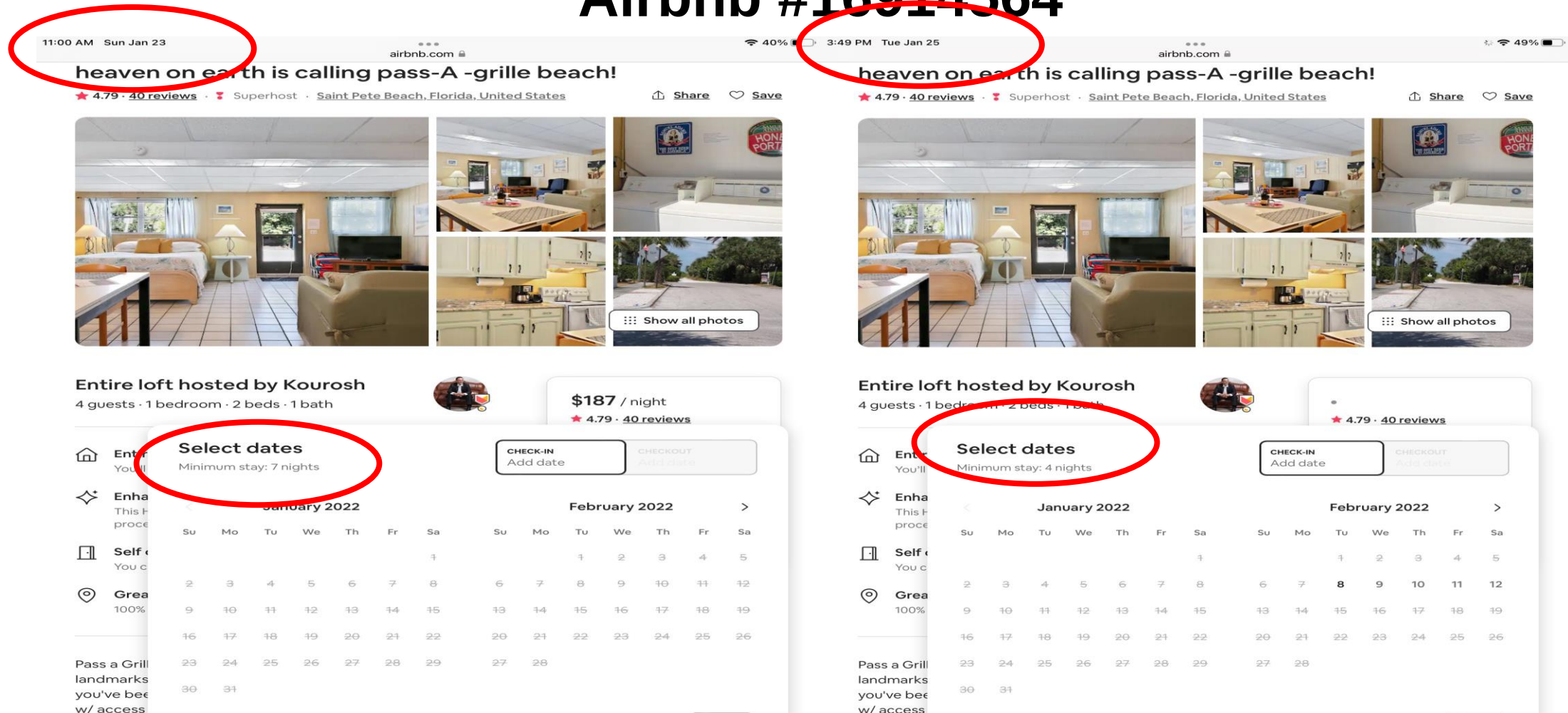
Airbnb #16914564



2606 Pass-A-Grille Way

CE20210517

Airbnb #16914564



2606 Pass-A-Grille Way

CE20210517

Airbnb #15887128 is compliant

Pass A Grille Beach 2 bedrooms | x | heaven on earth is calling pass-A | x | +

airbnb.com/rooms/15887128?guests=1&adults=1#availability-calendar

Apps | SPB Bookmarks | me | St. Pete Beach, FL | Pinellas County Pro... | Seedclickfix | Sunbiz | iWorQ | CivicPlus Platform | Reading list



Entire residential home hosted by Kourosh
1 guest · 2 bedrooms · 5 beds · 1.5 baths

Select dates
Minimum stay: 31 nights

\$235 / night ★ 5.0 · 11 reviews

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
You can check in with the doorman.

Kourosh is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing excellent stays for their guests.

2 Bedrooms, one and half Bath.

January 2022 February 2022

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

10:44 AM 1/28/2022

2606 Pass-A-Grille Way

CE20210517

Airbnb #16914564 is compliant

The screenshot shows an Airbnb listing for a property named "Pass A Grille Beach 2 bedrooms". The listing is hosted by Kourosh, a Superhost. The property is described as an "Entire loft" with 4 guests, 1 bedroom, 2 beds, and 1 bath. The listing features a large main photo of the living area and several smaller photos showing the kitchen, dining area, and exterior. The price is listed as \$187 / night, and it has a 4.79 rating from 40 reviews. A red circle highlights the "Select dates" button, which is part of the booking interface. Below the button, a calendar for January and February 2022 is visible. The listing also includes features like "Enhanced Clean" and "Self check-in".

Pass A Grille Beach 2 bedrooms · X · heaven on earth is calling pass-A · X · +

airbnb.com/rooms/16914564?guests=1&adults=1#availability-calendar

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

Reading list

Entire loft hosted by Kourosh
4 guests · 1 bedroom · 2 beds · 1 bath

Select dates
Minimum stay: 31 nights

Check-in
Add date

Check-out
Add date

Price
\$187 / night

Rating
4.79 · 40 reviews

Entire home
You'll have the loft to yourself.

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

Self check-in
You can check in with the doorman.

Kourosh is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing excellent stays.

January 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

February 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					

https://www.airbnb.com/rooms/16914564?guests=1&adults=1&heroPhotoId=358666455#availability-calendar

CE20210250PD

10:44 AM
1/28/2022

2606 Pass-A-Grille Way

F.S. Chapter 162.04

162.04 Definitions.—As used in ss. 162.01-162.13, the term:

(5) “Repeat violation” means a violation of a provision of a code or ordinance by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within 5 years prior to the violation, notwithstanding the violations occur at different locations.

CE20210517

Corrective Action

- **Although both AirBnb ads are compliant, the City would like to state that this is a repeat violator, and the property must be rented monthly until November 2022.**

CITY OF ST. PETE BEACH SPECIAL MAGISTRATE



February 14th, 2022