



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, March 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

**A. 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.

4. New Cases

**A. Case No. 20210489 – Sec12.2 -Permitted principal uses and Structures
City of St. Pete Beach v. Lo, Betty
Address: 6790 Gulf Winds Dr, St Pete Beach, FL 33706**

Sec. 12.2. - Permitted principal uses and structures

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the 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.

**B. Case No. 20220052 – Sec 9.2 -Permitted principal uses and Structures
City of St. Pete Beach v. Mark H. Foster
Address: 445 80th Way, St Pete Beach, FL 33706**

Sec. 9.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

(a) Residential dwellings—Detached single-family only. Such dwellings shall not be used for transient occupancy.

**C. Case No. 20220051 – Sec 42.5 - Prohibited uses and structures
City of St. Pete Beach v. Massimo and Adele Molinaro
Address: 4103 Gulf Blvd # 108, St Pete Beach, FL 33706**

Sec. 42.5. - Prohibited uses and structures.

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

**D. Case No. 20220111 – Sec 8.2 - Permitted principal uses and structures
City of St. Pete Beach v. Ty Jacob Leaf, Bradley J Leaf, Karen S Leaf
Address: 3917 Belle Vista Dr E, St Pete Beach, FL 33706**

Sec. 8.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-1 Residential District are as follows:

(a) Residential dwellings—Detached single-family only. Such dwellings shall not be used for transient occupancy.

**E. Case No. 20220113 – Sec 9.2 -Permitted principal uses and Structures
City of St. Pete Beach v. Richard Thomas Kessler
Address: 746 Boca Ciega Isle Dr, St Pete Beach, FL 33706**

Sec. 9.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

(a) Residential dwellings—Detached single-family only. Such dwellings shall not be used for transient occupancy.

5. Old Cases

6. Repeat Violation

**A. Case No. 20180145 – Sec. 9.2. - Permitted principal uses and Structures
City of St. Pete Beach v. David Green
Address: 3408 E De Bazan Ave, St. Pete Beach, FL 33706**

Advertising Short term rental of less than 30 days

**B. Case No. 20180146 – Sec. 9.2. - Permitted principal uses and Structures
City of St. Pete Beach v. David Green
Address: 4 Alhambra St, St. Pete Beach, FL 33706**

Advertising Short term rental of less than 30 days

**C. Case No. 20190498 – Sec. 38.5. - Permitted principal uses and Structures
City of St. Pete Beach v. Mark Allen
Address: 55 51st ave, St. Pete Beach, FL 33706**

Advertising Short term rental of less than 30 days

7. Lien Reductions

8. Next Meeting:

9. Adjournment

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

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

All agenda material is available for review at City Hall.