



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.

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

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Jordan Hoft, Code Enforcement Office

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Short Term Rental operated in violation of City code.

Funding: N/A

Requested Motion: N/A

Attachments:

1. 105 21st ave NOV
2. 105 21st ave Evidence



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

December 30th, 2021

PINEAPPLE HOUSE @ PAG LLC
105 21ST AVE
ST PETE BEACH FL 33706-4103 ,

[Occupant]
105 21ST AVE
ST PETE BEACH FL 33706

RE: Case Number 20210654
Violation Address: 105 21ST AVE
Parcel ID#: 183216686340100680

Dear Property Owner:

Your property is in violation of the following section code(s) for advertising online as transient occupancy (Short-term rental-less than a month). Advertised listing on airbnb 41585208

Sec. 20.03 Permitted principal uses and structures

(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

These violation(s) must be corrected **January 5th, 2022**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Jordan Hoft
Code Enforcement Officer

CE20210654

Airbnb Listing #41585208

The screenshot shows an Airbnb listing for a historic bungalow in St. Pete Beach, Florida. The listing is titled "Entire residential home hosted by Brandon Dean" and accommodates 4 guests with 2 bedrooms, 2 beds, and 2 baths. A date selection calendar is overlaid on the page, showing December 2021 and January 2022. The calendar highlights the 3rd of January 2022 as the selected date. The listing price is \$492 per night, and it has a 4.77 rating from 31 reviews. The listing features include "Entire home", "Enhanced Clean", "Self check-in", and "Great location".

Historic PassAGrille Beach Pineap x | Book Historic Pass a Grille Beach x | St. Pete Beach - Stays - Airbnb x | Historic PassAGrille Beach Pineap x | St. Pete Beach Vacation Rentals x | +

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

Apps SPB Bookmarks mc | St. Pete Beach, FL | Pinellas County Pro... Seeclickfix 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 gem.

Show more >

Select dates
Minimum stay: 3 nights

CHECK-IN
1/3/2022

CHECKOUT
Add date

December 2021 January 2022

3

Clear dates Close

105 21st Ave

CE20210654

Reviews

Historic PassAGrille Beach Pineapple

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

Photos Amenities Reviews Location

\$492 / night
★ 4.77 (31 reviews) Check availability

Check-in 4.9 Value 4.6

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 little bungalow! 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...
[Show more >](#)

Catharine
October 2021
Location and proximity to beach, several restaurants all excellent. All wood floors so nice, lots of nice towels and bedding....
[Show more >](#)

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 beach...
[Show more >](#)

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...
[Show more >](#)

[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 reviews are as follows:

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 shows an Airbnb review page for a property. The browser address bar indicates the URL is airbnb.com/rooms/41585208/reviews?source_impression_id=p3_1644000004_urA5Aow%2Bao8eaMt5. The property is priced at \$497 / night. The review section shows a 4.77 star rating from 31 reviews. The following table summarizes the review details:

Reviewer	Date	Rating	Review Text	Host Response
Sarah	August 2021	4.9	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.	Thank you for your review. We are happy to hear you enjoyed your stay and look forward to seeing you in the future.
Dafina	August 2021	4.6	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.	

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 shows a rating of 4.77 stars based on 31 reviews. The background of the page shows the property listing for 'Historic PassAGrille Beach Bungalows' with a price of \$497/night and a 'Check availability' button.

Reviews Summary:

- ★ 4.77 · 31 reviews

Review Categories:

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

Individual Reviews (Circled in Red):

- 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

https://www.airbnb.com/rooms/41585208/reviews?source_impression_id=p3_1643994472_xd4NmTugDDPFVEYE&check_in=2022-03-01&guests=1&adults=1&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 Cleanliness 4.7 Communication 4.9 Check-in 4.9 Location 5.0 Value 4.6

★ 4.77 · 31 reviews

Search reviews

Rebekah
June 2021

The town, beach, and water were amazing!! Up to three beach locations I've visited in Florida... wonderful 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. With a wagon, 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

The screenshot shows an Airbnb review page for a property. The URL in the browser is https://www.airbnb.com/rooms/41585208/reviews?source_impression_id=p3_1643994472_xd4NmTugDDPFVEYE&check_in=2022-03-01&guests=1&adults=1&check_out=2022-03-04. The page displays a list of reviews for a property priced at \$646/night. A modal window is open, showing details for three reviews, each circled in red:

- Angela** (June 2021): A wonderful little spot very close to the beach. Very quite & feels secluded. Very short walk to a beautiful, uncrowded beach.
- Richard** (June 2021): You'll enjoy this like a local 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

The background shows the Airbnb interface with a price of \$646/night and a 'Reserve' button. The Windows taskbar at the bottom shows the time as 12:14 PM on 2/4/2022.

105 21st Ave

CE20210654

Reviews

The screenshot shows an Airbnb review page for a property. The browser address bar indicates the URL: https://www.airbnb.com/rooms/41585208/reviews?source_impression_id=p3_1643994472_xd4NmTugDDPfVEYE&check_in=2022-03-01&guests=1&adults=1&check_out=2022-03-04. The page displays a list of reviews with a modal window open showing details for three reviews: Noah, Steve, and Courtney, all from May 2021. The modal also shows a response from Brandon Dean. The background shows the Airbnb interface with a rating of 4.77 and 31 reviews.

Reviews Summary:

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

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)
Quiet, clean, and comfortable 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.
- Courtneyu** (May 2021)
Enjoyed it

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

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 is compliant

St Pete Beach Bungalow - Belle V x Historic PassAGrille Beach Bunge x +

airbnb.com/rooms/41585208?source_impression_id=p3_1646236081_tdZxWOcyqkfSiknu#availability-calendar

Apps SPB Bookmarks Pinellas County Pro... mc | Code of Ordinanc... CivicPlus Platform ... Login To iWorQ ww... Search for Corporat... Reading list



Entire residential home hosted by Brandon Dean
4 guests · 2 bedrooms · 2 beds · 2 baths

Self check-in
Check yourself in with the keypad.

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

Great check-in experience
90% of recent guests gave the check-in process a 5-star rating.

One of Pass-A-Grilles Historic Vintage Bungalows, this unit comes with 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...

[Show more](#)

Select dates
Minimum stay: 30 nights

\$254 / night ★ 4.79 · 33 reviews

CHECK-IN MM/DD/YYYY CHECKOUT Add date

March 2022 April 2022

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

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

10:48 AM 3/2/2022

105 21st Ave

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

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Short Term Rental operated in violation of City code.

Funding: N/A

Requested Motion: N/A

Attachments: 1. 6790 Gulf Winds Dr Evidence

SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING

CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Case No. 20210489 – Sec 12.2 -Permitted principal uses and Structures

City of St. Pete Beach v. Betty Lo

Address: 6790 Gulf Winds Dr, St Pete Beach, FL 33706

Date: March 14, 2022

Prepared By: Jeremy Cottrell

Summary of Issue: Transient occupancy of less than 30 days occurring more than three times within a twelve month period in the RM Residential zoning district



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

02/07/2022

LO, BETTY
148 MAPLE ST
NEW PROVIDENCE NJ 07974-2405 ,

[Occupant]
6790 GULF WINDS DR
ST PETE BEACH FL 33706

RE: Case Number 20220091
Violation Address: 6790 GULF WINDS DR
Parcel ID#: 363115347760020060

Dear Property Owner:

Your property has been found in violation of section 12.2. Your property is only allowed 3 short term rentals (Less than 30 days) a year in a 12 month period. You are found in violation due to reviews on Airbnb. Your advertisements needs to be changed to reflect 30 day stay minimum.

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.

These violation(s) must be corrected **02-14-2022**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Jeremy Cottrell
Code Enforcement Officer

Advertisement Unit #1

Beach Lover's Cove 'Sea La Vie'- Gulf Sun Villa 1A

★ 4.77 · 26 reviews · Superhost · St. Pete Beach, Florida, United States

Share Save



Entire villa hosted by Gulf Sun Villas

3 guests · 1 bedroom · 2 beds · 1 bath

1 night
Mar 21, 2022 - Mar 22, 2022

\$159 / night

★ 4.77 · 26 reviews

Entire home
You'll have the villa to yourself.

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

Self check-in
Check yourself in with the lockbox.

CHECK-IN 3/21/2022

CHECKOUT 3/22/2022

March 2022

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12

April 2022

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9

3:02 PM
2/7/2022

6790 Gulf Winds Dr

Advertisement Unit #2

airbnb.com/rooms/50503806?source_impression_id=p3_1644264309_2FKxqz76WS7NZL0r&guests=1&adults=1&check_in=2022-03-29#availability-calendar

'Barefoot Bungalow' Sunny Studio-Gulf Sun Villa 1B

★ 4.92 · 12 reviews · Superhost · St. Pete Beach, Florida, United States

Share Save



Entire villa hosted by Gulf Sun Villas
2 guests · Studio · 1 bed · 1 bath

Select dates
Minimum stay: 3 nights

Entire home
You'll have the villa to yourself.

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

Self check-in
Check yourself in with the lockbox.

\$129 / night · ★ 4.92 · 12 reviews

CHECK-IN 3/29/2022 × CHECKOUT MM/DD/YYYY

March 2022 April 2022

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

1 2 3 4 5 1 2

3:07 PM 2/7/2022

6790 Gulf Winds Dr

Advertisement Unit #3

Beachy 'Sea Renity' 2 blk 2 sea-Gulf Sun Villa 2

★ 5.0 · 3 reviews · Superhost · St. Pete Beach, Florida, United States

Share Save



Entire vacation home hosted by Gulf Sun Villas
3 guests · 1 bedroom · 2 beds · 1 bath

Select dates
Minimum stay: 2 nights

\$139 / night · ★ 5.0 · 3 reviews

Entire home
You'll have the vacation home to yourself.

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

Self check-in
Check yourself in with the lockbox.

February 2022

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5

March 2022

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5

3:10 PM
2/7/2022

6790 Gulf Winds Dr

Advertisement Unit #4

The screenshot shows an Airbnb listing for a modern beach chic apartment. The listing is titled "Entire rental unit hosted by Gulf Sun Villas" and includes details: "4 guests · 1 bedroom · 2 beds · 1 bath". The price is "\$162 / night" with a rating of "4.88 · 51 reviews". The listing features a large photo of the living room and a grid of smaller photos showing different areas of the unit. A "Select dates" button is highlighted with a red circle, and a calendar is displayed below it. The calendar shows the month of February 2022, with the 20th and 21st selected. The listing also includes a "Self check-in" feature and a "Superhost" badge for the host, Gulf Sun Villas.

Entire rental unit hosted by Gulf Sun Villas
4 guests · 1 bedroom · 2 beds · 1 bath

Select dates
Minimum stay: 2 nights

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

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

Entire home
You'll have the apartment to yourself.

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

Self check-in
Check yourself in with the lockbox.

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

6790 Gulf Winds Dr

Advertisement Unit #5

The screenshot shows an Airbnb listing for a property named "Sunny 'Seas the Day' 2 blks 2 sea-Gulf Sun Villa 4". The listing is hosted by "Gulf Sun Villas" and is located in Saint Pete Beach, Florida. It features a 4.80 star rating from 41 reviews and is categorized as a "Superhost". The property is an "Entire home" with 4 guests, 1 bedroom, 2 beds, and 1 bath. The listing includes a "Select dates" button, which is circled in red, and a "Check-in" date of 4/17/2022. The price is listed as \$137 / night. The listing also includes a "Show all photos" button and a "Beach in the Pete Beach" graphic. The listing is displayed on a desktop browser with a Windows taskbar at the bottom.

Sunny 'Seas the Day' 2 blks 2 sea-Gulf Sun Villa 4

★ 4.80 · 41 reviews · Superhost · Saint Pete Beach, Florida, United States

Share Save

Entire rental unit hosted by Gulf Sun Villas

4 guests · 1 bedroom · 2 beds · 1 bath

Entire home
You'll have the apartment to yourself.

Enhanced Clean

Select dates
Minimum stay: 7 nights

\$137 / night · ★ 4.80 · 41 reviews

CHECK-IN
4/17/2022

CHECKOUT
Add date

March 2022 April 2022

3:14 PM
2/7/2022

6790 Gulf Winds Dr

Reviews

The screenshot shows a web browser window displaying an Airbnb listing for 'Beach Lover's Cove'. A modal window is open, showing the review section. The modal has a title '★ 4.77 · 26 reviews' and a search bar. Below the title, there are five categories with their respective ratings: Cleanliness (4.8), Accuracy (4.8), Communication (5.0), Location (4.8), and Check-in (5.0). The Value category is also listed with a rating of 4.8. Three reviews are highlighted with red circles:

- Caroline** (January 2022): We loved our stay! It's about a 4-5 minute walk from the beach and extremely close walk to restaurants! Check-in was easy and the cottage was exactly as described.
- Bob** (January 2022): Gulf Sun Villas was a clean, convenient place to relax. I can't think of another location closer to more things to do, including the beach, and almost all walkable. The hosts were great, with instant response to any question or need that came up. Highly recommended.
- Leland** (January 2022): This is a pretty nice spot, with an easy walk to the beach. Good value for St. Pete Beach.

Each review is followed by a response from 'Gulf Sun Villas' dated January 2022. The responses are: 'Thanks for your review, Caroline. So glad you enjoyed your time here.' and 'This is a pretty nice spot, with an easy walk to the beach. Good value for St. Pete Beach.'

6790 Gulf Winds Dr

Reviews

The screenshot shows an Airbnb review modal for a property. The modal displays a star rating of 4.92 and 12 reviews. On the left, there is a breakdown of ratings for various categories: Cleanliness (4.8), Accuracy (4.9), Communication (5.0), Location (4.8), Check-in (5.0), and Value (4.7). The main area of the modal lists individual reviews, each with a reviewer's profile picture, name, date, and text. Four reviews are visible, each with a red circle around the reviewer's name and profile picture: Amanda (January 2022), John (January 2022), Tessa (January 2022), and Annette (November 2021). The background of the screenshot shows the Airbnb listing page with a price of \$129/night and a 'Check availability' button.

★ 4.92 · 12 reviews

Cleanliness 4.8
Accuracy 4.9
Communication 5.0
Location 4.8
Check-in 5.0
Value 4.7

Amanda
January 2022
Great location, perfect if you're gonna be out and just need somewhere to lay your head.

John
January 2022
Great little spot, just as advertised, and walking distance to a lot of fun things to do in St. Pete Beach. Enjoyed my stay!

Tessa
January 2022
We had a wonderful stay at Gulf Sun Villas! The location was perfect and within walking distance to the beach, shopping, and restaurants. Betty was quick to communicate with us and met all of our needs.

Annette
November 2021
Communication by the host, Betty, was very good at each step, and she promptly answered my questions. She also offered wonderful suggestions about things to do in the area. The unit was clean, and the bed was very comfortable.

6790 Gulf Winds Dr

Reviews

The screenshot shows an Airbnb review page for a property named "Beachy Sea Renity". The page displays a 5.0 rating with 3 reviews. The reviews are from Duong Van (January 2022), Tyler (December 2021), and Angela (December 2021). The property is located at 6790 Gulf Winds Dr.

★ 5.0 · 3 reviews

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

Duong Van
January 2022
Place was great! Just as expected. Clean and comfortable, as well as a great location! Would easily stay here again.

Response from Gulf Sun Villas
January 2022
Thanks again for staying with us. We'd love to host you again in the future! Contact us anytime you need some sun, sand and sea!

Tyler
December 2021
Perfect location

Response from Gulf Sun Villas
December 2021
Thanks for staying with us!

Angela
December 2021
This place was amazing! Great location with the beach, restaurants, and grocery stores

6790 Gulf Winds Dr

Reviews

Photos Amenities Reviews Location

\$162 / night
★ 4.88 · 51 reviews

Check availability

Check-in 5.0 Value 4.8

Sean
January 2022

Very close to St. Pete's Beach. The neighborhood his quiet, but still close to the main avenue. Space is smaller than what I am use too, but it is the average for the area, and it was a...

[Show more >](#)

Monica
January 2022

Perfect location for our itinerary. We wanted to be within walkable distance to the beach and a quick drive to downtown St. Petersburg. If you're looking for a quiet chill neighborhoo...

[Show more >](#)

Rohit
January 2022

Our stay was very comfortable and our hosts were responsive and suggested great things for us to do - we really enjoyed our stay in St. Pete Beach! The location worked well for the two o...

[Show more >](#)

Mike
January 2022

Great location

Michael
November 2021

Gulf Sun Villas is the perfect location for a getaway, our Villa was spotless and beautifully decorated. We had all the amenities we could ask for or need. We were in perfect...

[Show more >](#)

Rebecca
November 2021

Great location, just a few blocks from the beach and walking distance to quite a few bars/restaurants. It was very quiet, my only real complaint was it was very bright in the bedroom in...

[Show more >](#)

Show all 51 reviews

Where you'll be

6790 Gulf Winds Dr

Reviews

Sunny 'Seas the Day' 2 blks 2 se... x +

airbnb.com/rooms/32872709?source_impression_id=p3_1644264862_sEEE9I5mf%2F3TwZ%2Fc&check_in=2022-04-17&guests=1&adults=1

Apps SPB Bookmarks Pinellas County Pro...

Reading list

Photos Amenities Reviews Location

\$137 / night
★ 4.80 · 41 reviews

Check availability

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



Lisa
January 2022

Great place to stay. It was super clean and centrally located near the beach.



Michael
January 2022

This was a good value and the host was great with communication. We would have liked to be closer to some things but it was not too difficult to find the beach. Thank you.



Breanne
December 2021

Gulf sun villa is a must stay! We had the best time after hotel reservations were screwed up and we were left with no where to stay. Gulf sun luckily had an opening and the hosts could...

[Show more >](#)



Sasha
November 2021

Great place, and Betty was incredible to work with. Very responsive and super accommodating. The location is perfect, clean and close to everything. Highly recommend.



Payton
August 2021

Best experience!! So close to everything and in walking distance!



Kali
August 2021

This is a very clean and cute villa is tucked away in a neighborhood but close to restaurants and the beach (walking distance). Betty was quick to communicate and very...

[Show more >](#)

Show all 41 reviews

Windows Taskbar: 3:15 PM 2/7/2022

Review Summary

- January - 13 Stays
- December - 3 Stays
- November - 4 Stays

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

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Jordan Hoft, Code Enforcement Office

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Short Term Rental operated in violation of City code.

Funding: N/A

Requested Motion: N/A

Attachments:

1. 445 80th Way cover
2. 445 80th Way evidence

SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING

CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Jordan Hoft

Summary of Issue: Advertising Transient occupancy within RU-2 zoning district



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

January 28th, 2022

FOSTER, MARK H
445 80TH WAY
ST PETE BEACH FL 33706-1608 ,

[Occupant]
445 80TH WAY
ST PETE BEACH FL 33706

RE: Case Number 20220052
Violation Address: 445 80TH WAY
Parcel ID#: 363115782100930050

Dear Property Owner:

Your property is in violation of the following section code(s) for advertising online as transient occupancy (Short-term rental-less than a month). Advertised listing on airbnb #50268570 and VRBO # 2207846

Sec. 9.2. - Permitted principal uses and structures.

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

These violation(s) must be corrected **February 2nd, 2022**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Jordan Hoft
Code Enforcement Officer

CE20220052

VRBO #2207846

United States of America / Florida / St. Pete Beach

Private pool home less than one mile from the beach!

\$166 avg/night
★ 5 (5 Reviews) · Exceptional!

Clear dates

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					

28 night minimum stay

Check In: Check Out:

Guests:

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 2207846

445 80th Way

Airbnb #50268570

445 80th Way

VRBO #2207846 is now compliant

445 80th Way

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

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Jordan Hoft, Code Enforcement Office

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Short Term Rental operated in violation of City code.

Funding: N/A

Requested Motion: N/A

Attachments:

1. 4103 Gulf BLVD #108 cover
2. 4103 Gulf BLVD #108 Evidence

SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING

CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Case No. 20220051 – Sec 42.5 –Prohibited uses and structures

City of St. Pete Beach v. Massimo and Adele Malinaro

Address: 4103 Gulf Blvd #108, St Pete Beach, FL 33706

Date: March 14, 2022

Prepared By: Jordan Hoft

Summary of Issue: Advertising transient occupancy within BR Bayou Residential zoning district



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

January 22nd, 2022

MOLINARO, MASSIMO MOLINARO, ADELE
4103 GULF BLVD # 108
ST PETE BEACH FL 33706

[Occupant]
4103 GULF BLVD # 108
ST PETE BEACH FL 33706

RE: Case Number 20220051
Violation Address: 4103 GULF BLVD # 108
Parcel ID#: 073216864850001080

Dear Property Owner:

Your property is in violation of the following section code(s) for advertising online as transient occupancy (Short-term rental-less than a month). Advertised listing on airbnb #53831694 and VRBO #1998806

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.

These violation(s) must be corrected **January 27th, 2022**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Jordan Hoft
Code Enforcement Officer

CE20220051

VRBO #1998806

vrbo.com/1998806

Airplane mode off

CONDO ON THE BAY & ACROSS FROM THE BEACH

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

\$139 avg/night

★ 5 (11 Reviews) · Exceptional!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 1998806

Report this property

IT'S TIME TO Unleash YOUR INNER TRAVELER

Bradenton Anna Maria Island Longboat Key

FLORIDA'S WEST COAST

LEARN MORE

4103 Gulf Blvd # 108

Airbnb #53831694

4103 Gulf Blvd # 108

VRBO #1998806 is now compliant

4103 Gulf Blvd # 108

Airbnb #53831694 is now compliant

4103 Gulf Blvd # 108

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

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Jordan Hoft, Code Enforcement Office

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Short Term Rental operated in violation of City code.

Funding: N/A

Requested Motion: N/A

Attachments:

1. 3917 Belle Vista Dr E cover
2. 3917 Belle Vista Dr E Evidence

SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING

CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Case No. 20220111 – Sec 8.2 –Permitted principle uses and structures

City of St. Pete Beach v. Ty Jacob Leaf, Bradley J. Leaf, and Karen S. Leaf

Address: 3917 Belle Vista Dr E, St Pete Beach, FL 33706

Date: March 14, 2022

Prepared By: Jordan Hoft

Summary of Issue: Advertising transient occupancy within RU-1 zoning district



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

February 11th, 2022

LEAF, TY JACOB LEAF, BRADLEY J LEAF, KAREN S
4111 MILLER DR
ST PETE BEACH FL 33706-2648 ,

[Occupant]
3917 BELLE VISTA DR E
ST PETE BEACH FL 33706

RE: Case Number 20220111
Violation Address: 3917 BELLE VISTA DR E
Parcel ID#: 073216075420010100

Dear Property Owner:

Your property is in violation of the following section code(s) for advertising online as transient occupancy (Short-term rental-less than a month). Advertised listing on VRBO # 2319423

Sec. 8.2. - Permitted principal uses and structures.

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

These violation(s) must be corrected **February 16th, 2022**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Jordan Hoft
Code Enforcement Officer

VRBO #2319423

Top 50 St. Pete Beach house rent...

St Pete Beach Bungalow - Belle V...

3917 Belle Vista Dr E, Saint Pete E...

vrbo.com/2319423?noDates=true&unitId=2885675

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St. Pete Beach, Florida, United States of America

Check-inCheck-outGuestsSearch

Florida / St. Pete Beach / Belle Vista

St Pete Beach Bungalow

SaveShare

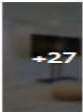
\$120 avg/night

Add dates for total pricing

Check inCheck Out

IT'S TIME TO Unleash YOUR INNER TRAVELER





February 2022

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
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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		

28 night minimum stay

Close

AboutPoliciesAmenitiesReviewsRooms & bedsMore

10:47 AM 2/11/2022

3917 Belle Vista Dr E.

VRBO #2319423 is compliant

vrbo.com/2319423

AppsSPB BookmarksPinellas County Pro...ms | Code of Ordinanc...CivicPlus Platform ~...Login To iWorQ ww...Search for Corporat...

Reading list

vrbo

Trip BoardsLog inSign upHelpFeedbackUSD (\$)ENList your Property

Where

St. Pete Beach, Florida, United States of America

Check-in

Check-out

Guests

Search

March 2022

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

April 2022

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

\$121 avg/night

Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

CasaConcierge.com

Contact host

Property # 2319423

Report this property

30 night minimum stay

Close

Viewed 6 times in the last 48 hours

+27 photos

AboutPoliciesAmenitiesReviewsRooms & bedsMap

Waiting for www.vrbo.com...

10:18 AM3/2/2022

3917 Belle Vista Dr E.

Page 48 of 170

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

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Jordan Hoft, Code Enforcement Office

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Short Term Rental operated in violation of City code.

Funding: N/A

Requested Motion: N/A

Attachments:

1. 746 Boca Ciega Isla Dr cover
2. 746 Boc Ciega Isle Dr Evidence

SPECIAL MAGISTRATE - CODE ENFORCEMENT MEETING

CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Case No. 20220113 – Sec 9.2 –Permitted principle uses and structures

City of St. Pete Beach v. Richard Thomas Kessler

Address: 746 Boca Ciega Isle Dr, St Pete Beach, FL 33706

Date: March 14, 2022

Prepared By: Jordan Hoft

Summary of Issue: Advertising transient occupancy within RU-2 zoning district



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

February 11th, 2022

KESSLER, RICHARD THOMAS
705 PORTLAND RD2781 COUNTRY CLUB BLVD
ROCKY RIVER, Ohio 44116-2370

[Occupant]
746 BOCA CIEGA ISLE DR
ST PETE BEACH FL 33706

RE: Case Number 20220113
Violation Address: 746 BOCA CIEGA ISLE DR
Parcel ID#: 063216095940010240

Dear Property Owner:

Your property is in violation of the following section code(s) for advertising online as transient occupancy (Short-term rental-less than a month). Advertised listing on VRBO # 2437306

Sec. 9.2. - Permitted principal uses and structures.

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

These violation(s) must be corrected **February 16th, 2022**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Jordan Hoft
Code Enforcement Officer

VRBO #2437306

Top 50 St. Pete Beach house rent...

Boca Ciega Waterfront Paradise

Pass-a-Grille's Waterfront Charm...

vrbo.com/2437306?noDates=true&unitId=3005075

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vrbo

Trip Boards

Log in

Sign up

Help

Feedback

USD (\$)

EN

List your Property

Where

St. Pete Beach, Florida, United States of America

Check-in

Check-out

Guests

Search

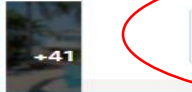
Florida / St. Pete Beach / Boca Ciega Isle

Boca Ciega Waterfront Paradise

Save

Share





+41

\$305 avg/night

Add dates for total pricing

Check In

Check Out

IT'S TIME TO Unleash YOUR INNER TRAVELER

February 2022

March 2022

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29

30

31

28 night minimum stay

X

11:26 AM

2/11/2022

746 Boca Ciega Isle Dr

Page 52 of 170

CE20220113

VRBO #2437306 is compliant

iWorQ

Boca Ciega Waterfront Paradise - x

x

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vrbo.com/2437306

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Apps

SPB Bookmarks

Pinellas County Pro...

mc | Code of Ordinanc...

CivicPlus Platform ~...

Login To iWorQ ww...

Search for Corporat...

📖

Reading list

Vrbo

Trip Boards

Log in

Sign up

Help

Feedback

USD (\$)

EN

List your Property

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

Check-in

Check-out

Guests

Search

February 2022

March 2022

Clear dates

Su	Mo	Tu	We	Th	Fr	Sa
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30 night minimum stay

×

Close

\$305 avg/night

Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

CasaConcierge.com

Contact host

Property # 2437306

Report this property

IT'S TIME TO Unleash YOUR INNER TRAVELER

Bradenton Anna Maria Island Longboat Key

FLORIDA'S WEST COAST

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About

Policies

Amenities

Reviews

Rooms & beds

Map

+41 photos

746 Boca Ciega Isle Dr

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

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: Advertising Short term rental of less than 30 days

Funding: N/A

Requested Motion: N/A

Attachments:

1. 20180145
2. 3408 E De Bazan NOV
3. 3408 E De Bazan Ave Evidence

AboutRooms & bedsAmenitiesPoliciesReviewsMapHostRates & Availability



72 Reviews

★★★★★ Excellent! 4.7/5

Fun Family Getaway

5/5 ★★★★★ Stayed Jun 2021

Stacey K.

This property was exactly as described. It was extremely clean and ready for us on time.The pool is amazing!! Close to shops and restaurants. Super easy walk to the beach.

Highly recommend...

Published Jun 13, 2021

Love this property!

5/5 ★★★★★ Stayed May 2021

Brodie G.

Had an amazing time. It was a nice five minute walk to the beach. The pool was refreshing, even in ninety degree weather! The home was spacious and comfortable. Just a great property!

Published Jun 21, 2021

Quick Weekend Away!

5/5 ★★★★★ Stayed May 2021

Jared D.

Dave was great host. House was excellent. Had everything we needed. The pool was refreshing. Easy walk to the beach. Would def stay again!!

Published May 17, 2021

\$255 avg/night
★★★★★ 72 Reviews
Excellent! 4.7/5

ⓘ Add dates for total pricing

Check In	Check Out
Guests	

Check availability

🕒 Free cancellation up to 14 days before check-in



Dave Green
Contact host

Property # 447595

Hertz



Save up to \$25.*

Let's Go!

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

Jennifer M.

I do not have one complaint about our experience. Super clean, super spacious, super relaxing. The location was absolutely perfect. Short walk to the beach, which was wonderful as well. Gorgeous beach. No public access, located directly behind the Don. We gathered shells, watched the sunset, chased crabs and played in great water. It's not a clear "blue" color, it's more of a clear green, but absolutely beautiful.

The pool was a GREAT amenity. After a couple days on the beach, we needed to have shade access and it was the perfect place to relax with the bbq grill and small fire pit. Many great local places to eat. Publix is closest, but a little costly. The next door neighbor, Michael, was a total pleasure to meet. Dave, the owner, was attentive and wonderful to work with and talk to.

If you are looking for a brand new and pristine property, probably not for you. But if you want homey, relaxing and comfortable, you will absolutely love it.

Side note: only the master bedroom has a ceiling fan. The other 2 rooms get a little warm at night depending on what you're used to. The air does not go below 70 (understandably), but next time we will bring a box fan.

(The dolphin/sand dollar tour is a MUST!!)

Published May 10, 2021

Sallie S.

Very clean and close to everything. The pool and back deck were a big hit with the family. Fun to sit around and chat. Very close to the beach and restaurants. Will stay here again next time we are in town!

Published May 7, 2021

Excellent! 4.7/5

⚠ Add dates for total pricing

Check In

Check Out

Guests

[Check availability](#)

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



Dave Green

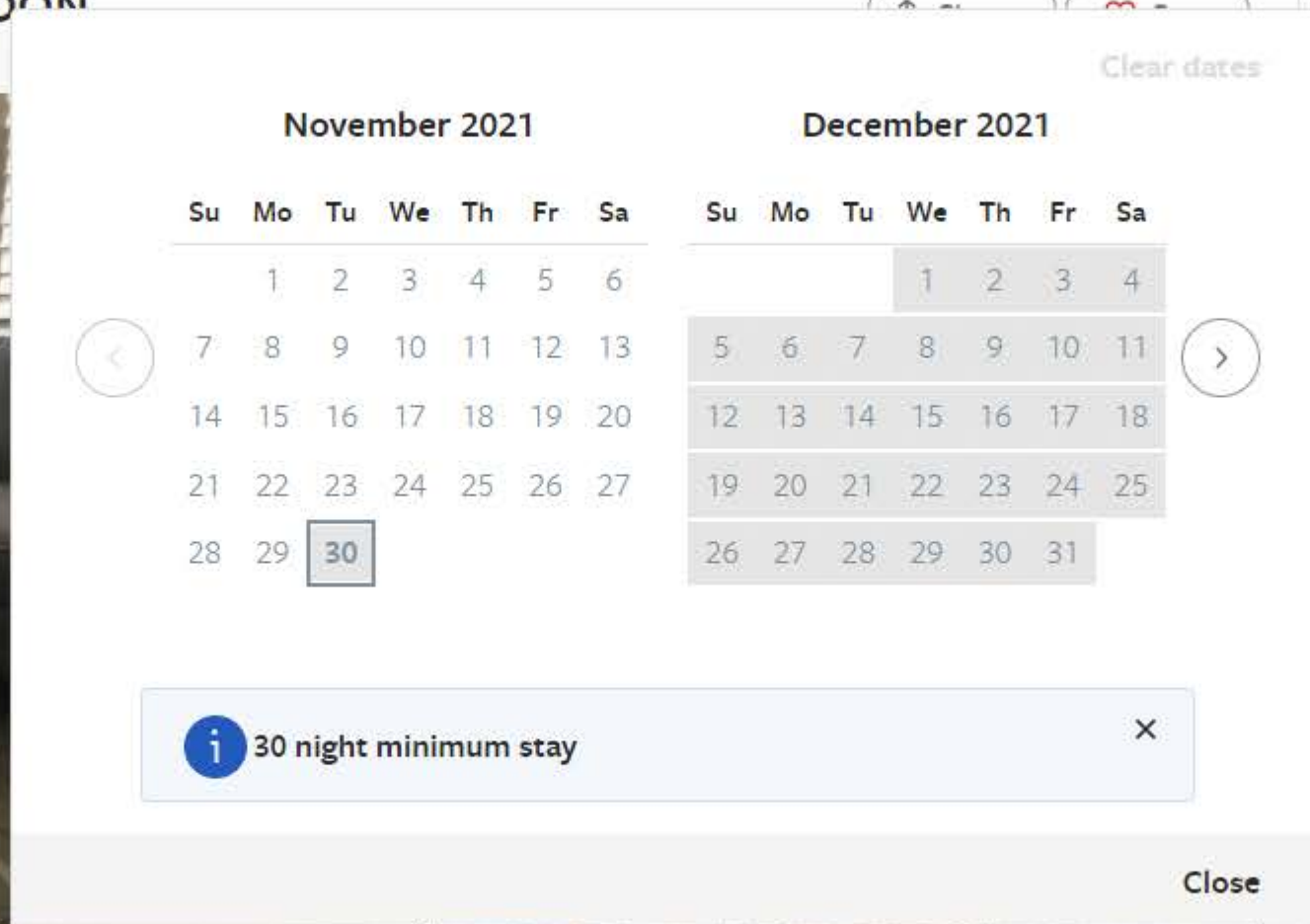
Contact host

Property # 447595





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[USD \(\\$\)](#)
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Close

⚠ Add dates for total pricing

Check In	Check Out
Guests	

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



**Save up
to \$25.***

Let's Go!

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

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★★★★★ Excellent! 4.7/5

5/5 ★★★★★ Stayed Aug 2021

best location everything was fine no problems at all

Published Aug 26, 2021

5/5 ★★★★★ Stayed Aug 2021

We could not have felt more at home if we tried. Not the Taj Mahal so that's what you're looking for, don't stay here if you are looking for a very comfortable, family oriented, clean, well maintained, well located, well stocked, fun property with a great pool area than this is your destination! Owner was great in terms of communications. We felt so comfortable here and although we did spend a lot of time in the pool, the rest of the house was just nice to be in. Lots of thoughtful chairs, beach toys and floaties provided (we left ours there too!) Close to everything. Beautiful beach area right down the street. If you have the opportunity to rent this place do it in a heartbeat.

Published Sep 2, 2021

5/5 ★★★★★ Stayed Aug 2021

Location Location Location!!! Absolutely the best location in St Pete/ Pass-a-Grille area. Well seasoned florida home with all the amenities one needs. Great pool. Home setting in quiet neighborhood but also just steps away from beach. Close to restaurants, groceries etc. Dave knows how to host! Excellent communication and attentive to every detail to ensure a resourceful and relaxing stay. We will be back!!

★★★★☆ 72 Reviews

Excellent! 4.7/5

❗ Add dates for total pricing

Check In

Check Out

Guests

[Check availability](#)

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



Dave Green

Contact host

Property # 447595



**Save up
to \$25.***

Let's Go!

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



The Sunset Capital of Florida
CITY OF ST PETE BEACH CODE ENFORCEMENT
155 Corey Ave
St. Pete Beach, FL 33706

NOTICE OF REPEAT VIOLATION

December 29, 2021

DAVID S GREEN
3408 E DEBAZAN AVE
ST PETE BEACH FL 33706-4064 ,

RE: Case Number 20180145
Violation: Sec.9.2. Short Term Rental
Violation Address: 3408 E DE BAZAN AVE
Parcel ID#: 073216218520240180

Dear Property Owner:

You have been advertising on VRBO # 447595 for Short Term Rental, which is not allowed in RU-2 Zoning District.

Your property was found in violation by the Special Magistrate on October 8, 2018, for the same violation (Short Term Rentals). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on January 10, 2022.

If you require further information, please contact Code Enforcement at (727) 363-9211 or (727) 363-9209 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Peyt Dewar
Code Enforcement Manager

VRBO

Content and Eligibility Guidelines

- A review must be submitted within one year of the date of stay.
- The traveler or member must be able to provide satisfactory evidence of the stay. Satisfactory evidence includes:
 - Possessing a receipt of property access information from HomeAway Mobile Hospitality Manager;
 - Payment made in accordance with the rental agreement whereby the traveler arrived and had to stay at an alternative property due to unforeseen circumstances.
- All users submitting a review must also be able to validate his or her identity or email upon submission.

Content Guidelines

Introduction

We reserve the right to remove any content contributed to a HomeAway website by members, travelers or any other user of the website (each a "user") which does not meet the following guidelines. Reviews, review responses, forum posts and any other content submitted by a user (collectively the "contributed content") are the subjective opinions of the user who posted the content (the "user" or "publisher"). Such content is not the opinion of HomeAway and is not endorsed by us.

While we encourage all users to post only information that is truthful and accurate, HomeAway is not a fact finder and cannot be put in a position to determine the legitimacy of contributed content. All users should know that their contributed content could subject them to misrepresentation or defamation claims, which HomeAway will not moderate or arbitrate.

Content Guidelines

Contributed content must adhere to the (including, but not limited to property listings, reviews and responses) Terms and Conditions of the HomeAway website in which such contributed content is posted on as well as the following guidelines:

- A review must be submitted within one year of the date of stay.
- Users who post content must have all legal rights to post the content.
- The content must be directly related to its purpose. Examples include:
 - Property listing descriptions must relate to the property.
 - Property listings should not direct travelers to third-party websites.
 - Reviews of a property must focus on either the traveler's experience renting the property from the member or the member's experience renting the property to the traveler.
- Reviews and responses should not disclose the physical location of the property.

- Reviews and responses should not disclose the physical location of the property.

- As all members have the ability to change or negotiate the rate accepted for a property, reviews and responses should not disclose the actual rates charged by the member.

- Users cannot post a review or response for the direct purpose of forcing the other party to pay or return funds as that is not beneficial to the community as a whole.

Eligibility Guidelines

To submit a review, a traveler or member must meet the following requirements:

- The traveler or member must be able to provide satisfactory evidence of the stay. Satisfactory evidence includes:
 - Possessing a receipt of property access information from HomeAway Mobile Hospitality Manager,
 - Payment made in accordance with the rental agreement whereby the traveler arrived and had to stay at an alternative property due to unforeseen circumstances.
- Members may not review a property that he or she owns or manages and travelers may not review themselves.
- All users submitting a review must also be able to validate his or her identity or email upon submission.

Additional Information

- HomeAway Customer support is unable to edit reviews on a user's behalf. A user may contact Customer Support to remove their published review.
- In the event of legal action pertaining to contributed content, we will remove the relevant contributed content only upon receipt of a final Court Order demanding removal.

These Content Guidelines were last updated on May 16, 2017.

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.

(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2004-18, § 3, 8-24-04)

Cleaning practices

- Cleaned with disinfectant
- Check in and check out with no person-to-person contact
- All towels and bedding washed in hot water that's at least 60°C/140°F

73 Reviews

★★★★★ 4.7/5

Great place to stay!

3/5 ★★★★★ Stayed May 2020

Jeremy T.

My family and I stayed for a week in this great little gem of a vacation house. The pool is fantastic, the beds comfortable and the location is perfect. Just a few minutes drive to the beach and a great quiet neighborhood to take an evening walk. I would not only recommend this house, I would stay here again on my next visit!

December 2021

January 2022

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Su Mo Tu We Th Fr Sa

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30 night minimum stay

X

Close

① Add dates for total pricing

Check In	Check Out
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Guests
2 guests

Check availability

② Free cancellation up to 14 days b



Dave Green
Contact host

Property # 447595

About Policies Amenities Reviews Rooms & beds Map Availability >



more privacy, you can return to your very own private 27 ft pool while enjoying a relaxing BBQ or Fire table in your own

back yard. A short distance you can reach some of the very best eateries on intercostal and more



Hosted by Dave Green

\$255 avg/night

★ 4.7 (73 Reviews) · Excellent!

! Add dates for total pricing

Check In Dec 31	Check Out
Guests 2 guests	

Check availability



Free cancellation up to 14 days before check-in



Dave Green

Contact host

Clear dates

December 2021

January 2022

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30	31					

Policies

Cancellation

100% refund
check-in.

50% refund
least 7 days before

No refund if
check-in.



1 night minimum stay

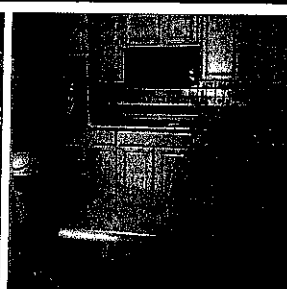
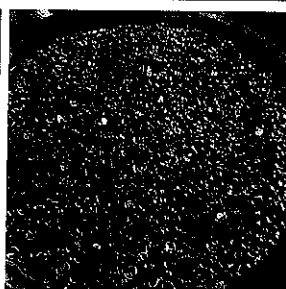
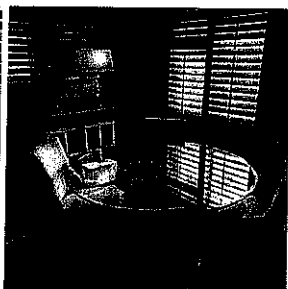
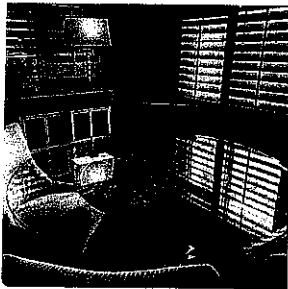
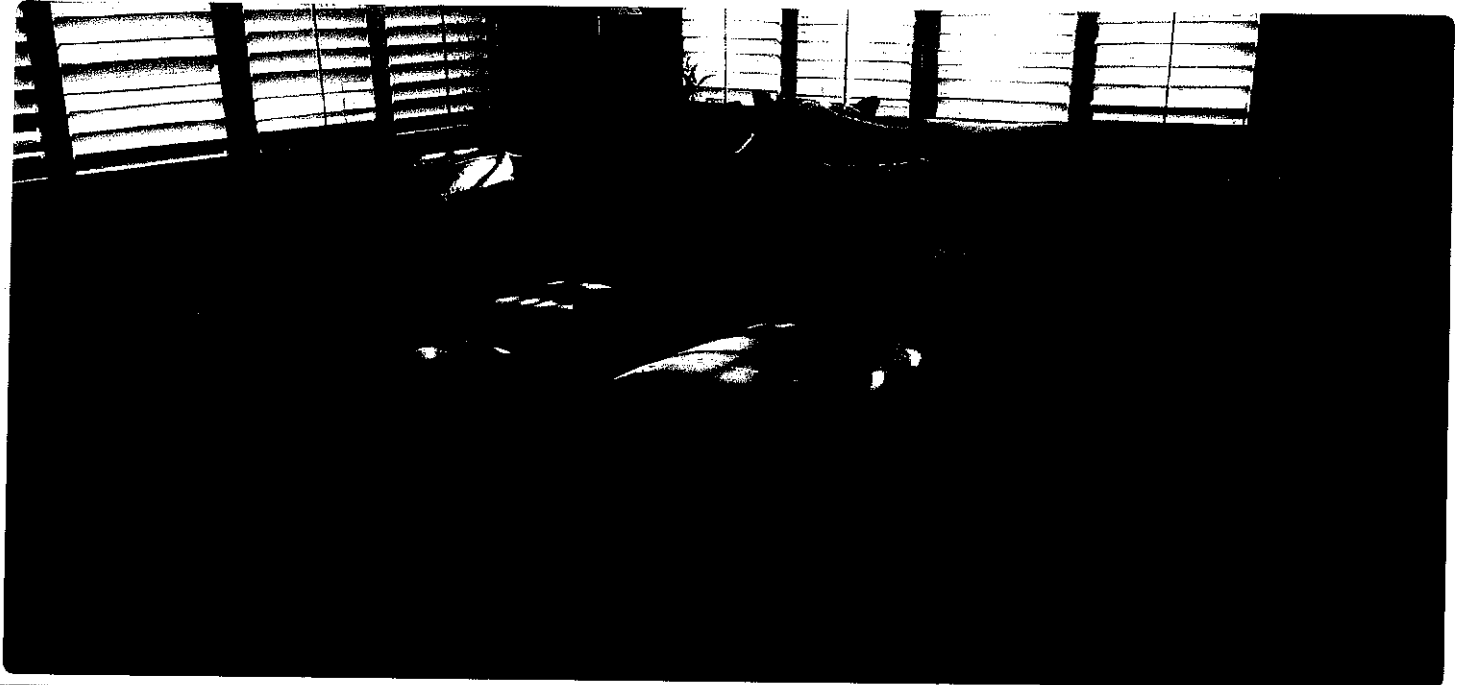


Close

Learn more about cancellation policies.

Don Cesar

BEST LOCATION ON ISLAND , EIGHT HOMES FROM THE DON

 Save Share

+40 photos

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>



About this rental

House

1600 sq. ft

3 bedrooms

3 beds · Sleeps 6

3 bathrooms

2 full baths · 1 half bath

Spaces

Kitchen · Living Room · Deck/Patio

3 Bedroom , 2 Bathroom 3 minute walk to the beach

Have a question , ask the owner . This 3 bedroom 2 bath home awaits you located steps from the Historic Don Cesar and the very best ST Pete Beach and Pass A Grille have to offer . With in just a few minutes you can find your self on the white sands of the our beautiful gulf beaches . Tired of the beach and seeking

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

About this rental

House

1600 sq. ft

3 bedrooms

3 beds · Sleeps 6

3 bathrooms

2 full baths · 1 half bath

Spaces

Kitchen · Living Room · Deck/Patio

3 Bedroom , 2 Bathroom 3 minute walk to the beach

Have a question , ask the owner . This 3 bedroom 2 bath home awaits you located steps from the Historic Don Cesar and the very best ST Pete Beach and Pass A Grille have to offer . With in just a few minutes you can find your self on the white sands of the our beautiful gulf beaches . Tired of the beach and seeking more privacy , you can return to your very own private 27 ft pool while enjoying a relaxing BBQ or Fire table in your own

back yard. A short distance you can reach some of the very best eateries on intercostal and more

**Hosted by Dave Green****\$255** avg/night

★ 4.7 (73 Reviews) · Excellent!

ⓘ Add dates for total pricing

Check In	Check Out
Guests	

Check availability**Free cancellation** up to 14 days before check-in**Dave Green**

Contact host

Property # 447595

About Policies Amenities Reviews Rooms & beds Map Availability >



3 Bedroom , 2 Bathroom 3 minute walk to the beach

Have a question , ask the owner . This 3 bedroom 2 bath home awaits you located steps from the Historic Don Cesar and the very best ST Pete Beach and Pass A Grille have to offer . With in just a few minutes you can find your self on the white sands of the our beautiful gulf beaches . Tired of the beach and seeking more privacy , you can return to your very own private 27 ft pool while enjoying a relaxing BBQ or Fire table in your own

back yard. A short distance you can reach some of the very best eateries on intercostal and more



Hosted by Dave Green

\$255 avg/night

★ 4.7 (73 Reviews) · Excellent!

ⓘ Add dates for total pricing

Check In Dec 26	Check Out
Guests	

Check availability



Free cancellation up to 14 days before check-in



Dave Green

Contact host

Clear dates

December 2021

January 2022

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30	31					



Policies

Cancellation

100% refund
check-in.

50% refund

least 7 days b



1 night minimum stay

X

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

CASE NUMBER: 20180145

Petitioner,

vs.

DAVID GREEN,

Respondent.

FINDINGS OF FACT AND ORDER

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on October 8, 2018, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being advised in the premises, hereby issues this Findings of fact, Conclusions of Law, and Order:

The Special Magistrate makes the following findings of fact:

1. The City was represented by the City Attorney, Matthew McConnell and its Code Enforcement Officer, Peyt Dewar.
2. Luke Lirot, Esq., was present at the hearing on behalf of the Respondent (hereinafter the "Respondent").
3. The property in question, located at 3408 E. Debazan Avenue, St. Pete Beach, Florida 33706 ("Property"), is owned by the Respondent.
4. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.
5. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of St. Pete Beach to wit:

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.

6. The violations set forth in Paragraph 5 above existed as of the date of the Notice of

Violation herein, but all activities to lease the Property on a short term basis ceased immediately prior to the hearing. As such, the Property is currently no longer in violation.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED:

1. That the Respondent and the property at the above mentioned location was found to be in violation of Section 9.2(a), of the Code of Ordinances of the City of St. Pete Beach, but such violation has been cured and the Property is now in compliance.

2. That any further violation of Section 9.2(a), of the Code of Ordinances of the City of St. Pete Beach, shall be deemed a repeat violation and a fine in the amount of Five Hundred and 00/100 Dollars (\$500.00) per day shall be imposed.

3. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 8th day of October, 2018.



Amber Ashton
Special Magistrate

A true and correct copy of this Findings of Fact and Special Magistrate Order was delivered by certified mail and regular mail to: David Green, 3408 E. Debazan Avenue, St. Pete Beach, Florida 33706, and Luke Lirot, Esq., 2240 Belleair Road, Clearwater, FL 32764, on this 18th day of October, 2018.



Amber Ashton

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. Ss. 162-11.

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

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: Advertising Short term rental of less than 30 days

Funding: N/A

Requested Motion: N/A

Attachments:

1. 20180146
2. 4 Alhambra NOV
3. 4 Alhambra St Evidence

★★★★★ Wonderful! 4.9/5

5/5 ★★★★★ Stayed Nov 2021

Denise G.

Dave was responsive and accommodating, everything was as expected.

Published Nov 23, 2021

5/5 ★★★★★ Stayed Oct 2021

Mandy O.

Cute house perfect for our girls getaway. The pool area was the star for sure. Dave was prompt replying to my questions. Definitely will recommend.

Published Nov 4, 2021

5/5 ★★★★★ Stayed Oct 2021

We really enjoyed the pool!

Published Oct 25, 2021

★★★★★ 68 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**



DAVE GREEN

Contact host

Property # 412159



GET AWAY 3



**NAPLES
MARCO ISLAND
EVERGLADES..**
FLORIDA'S PARADISE COAST

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



Great Find

5/5 ★★★★★ Stayed Oct 2021

c c.

We've rented this property several times, great owner and house. We'll be back!

Published Oct 24, 2021

Great stay

4/5 ★★★★★ Stayed Oct 2021

jeffery z.

Perfect location, easy walk to the beach, outside area (pool) was amazing

Published Oct 17, 2021



1-5 of 68

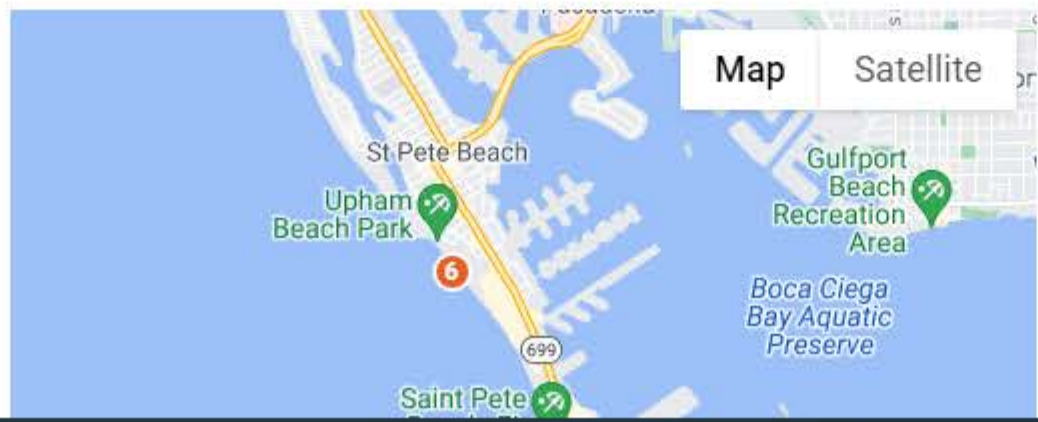


Map

Don Cesar, St. Pete Beach, Florida, United States of America
Detailed location provided after booking

What's nearby

1. Pass-a-Grille Beach 0.2 mi



\$255 avg/night
★★★★★ 68 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



DAVE GREEN
Contact host

Property # 412159



AboutRooms & bedsAmenitiesPoliciesReviewsMapHostRates & Availability

68 Reviews

★★★★★Wonderful! 4.9/5

Place was great , David was a pleasure to work with always respond very quickly.

5/5★★★★★Stayed Oct 2021

Madeline M.

The house was dated in some areas some of the bedrooms didn't have tv's . Another thing , the kitchen knives didn't cut well and there were no paper plates. But other than that we would stay there again the location was great. And David can as a pleasure to work with.

Published Oct 15, 2021

Ideal Vacation Spot

5/5★★★★★Stayed Sep 2021

Judy S.

I stayed at this beautiful beach house for the month of September It was truly ideal, beautiful private pool, close to beach, lovely quiet neighborhood, no traffic, comfortable clean, house with everything you need, even beach towels and pool toys. The house, pool and beach were all perfect for a relaxing, quiet, beach vacation. Thank you Dave.

Published Oct 3, 2021

Great Experience !

5/5★★★★★Stayed Aug 2021

Melissa M.

Exceptional communication with owner, very responsive and accommodating. Home couldn't have been more perfect ! Very clean, and I can be picky lol. Loved the privacy fencing around the pool and back of the home. Kitchen very well equiped, plenty of towels, and beach towels. It was very nice to have beachy things to use there during our stay, cooler, beach chairs, etc. The location was perfect, a 5 min. Walk to a beach, or a 5 min. drive to the beach at Pass a Grille, which is one of our favorites in the area. Overall, you can easily tell the owner cares about his home, takes care of it and his

\$255

avg/night

★★★★★68 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

DAVE GREEN

Contact host

Property # 412159

GET AWAY

NAPLES MARCO ISLAND EVERGLADES.

FLORIDA'S PARADISE COAST

🏠🔍🗂️🌐📁📧📺

Page 1/6 of 1/0

8:56 AM 11/30/2021

🏠

8:57 AM 11/30/2021

- ## 68 Reviews

★★★★★ Wonderful! 4.9/5

Wonderful location !

4/5 ★★★★★ Stayed Jun 2021

Steve W.

The house was decorated with a beach theme and was a nice size for a family of 4. We loved the pool and the grounds were beautifully kept.

Published Jul 6, 2021

Great location

5/5 ★★★★★ Stayed Jun 2021

Terri K.

We loved this property and hope to stay there again! The location is perfect, the house is clean and spacious and our favorite part was the pool!

Published Jul 4, 2021

Vacation House

5/5 ★★★★★ Stayed May 2021

Chelsea M.

We rented this house for 5 adults for a family wedding. It was a great house, and had everything we needed. The private pool was awesome, and the layout was great for socializing. It was close to the beach and restaurants. Loved the screened in porch. Highly recommend!

\$255 avg/night

★★★★★ 68 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**



DAVE GREEN

Contact host

Property # 412159



GET AWAY 



**NAPLES
MARCO ISLAND
EVERGLADES..**
FLORIDA'S PARADISE COAST



Where

St. Pete Beach, Florida, United States of America

Check-in

Check-out

Guests

Search

Florida / St. Pete Beach / Don Cesar

RELAXING HOLIDAY HEATED POOL HOME



Clear dates

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

Close

\$255 avg/night

★★★★★ 68 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

DAVE GREEN

Contact host

Property # 412159

- About

Rooms & beds

Amenities

Policies

Reviews

Map

Host

Rates & Availability

About this rental

GET AWAY

NAPLES MARCO ISLAND EVERGLADES. FLORIDA'S PARADISE COAST



The Sunset Capital of Florida
CITY OF ST PETE BEACH CODE ENFORCEMENT
155 Corey Ave
St. Pete Beach, FL 33706

NOTICE OF REPEAT VIOLATION

December 29, 2021

GREEN, DAVID S
4 ALHAMBRA ST
ST PETE BEACH FL 33706-4017 ,

RE: Case Number 20180146
Violation: Sec. 9.2.- Short Term Rental
Violation Address: 4 ALHAMBRA ST
Parcel ID#: 073216218520240220

Dear Property Owner:

You have been advertising on VRBO # 412159 for Short Term Rental, which is not permitted in RU-2 Zoning District.

Your property was found in violation by the Special Magistrate on October 8, 2018, for the same violation (Short Term Rental). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on January 10, 2022.

If you require further information, please contact Code Enforcement at (727) 363-9211 or (727) 363-9209 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Peyt Dewar
Code Enforcement Manager

FILTERS +



← Back

Manage Reservations

[Inbox \(/category/Inbox\)](#)

[Calendar \(/category/Calendar\)](#)

[Reservations \(/category/Your_Reservations\)](#)

[Payments and Refunds \(/category/Payments_and_Refunds\)](#)

[Hospitality \(/category/Hospitality\)](#)

[Reviews \(/category/Your_Reviews\)](#)

[Settings \(/category/Settings\)](#)

How does the review system work?

Our two-way review system allows for both guests and hosts to rate their whole experience after the stay is completed. To be sure that all reviews on our site are unbiased and truthfully reflect each experience, our review process prevents guests and hosts from viewing one another's rating before it is live and prevents each party from editing their rating afterward. This means that once a review is submitted, neither party will be able to see it until both parties submit a review or until the 14-day submission period ends, whichever comes first.

- To be eligible to review a property, a guest must be over 18 years old and must book and pay for the stay through our website. See full guidelines (<https://www.vrbo.com/legal/content-guidelines>) for details.
- After a stay is complete, guests and hosts receive an email with a link to review their experience. Only one member of the rental party can leave a review.
- Hosts can also review guests on their Marketplace Feed and Reviews page, and guests can submit reviews through their traveler profile.
- A guest and a host can submit a review up to a year from the date of stay, however, if one party provides their review at any point prior, the other party has 14 days to write their review.
- Neither party will be able to see each other's ratings until both have submitted their review or until the submission period of 14 days has ended.
- A review cannot be edited once it has been submitted. If the reviews meet all other Content Guidelines, they will be published. However, if a star rating doesn't match the content of the review, a correction can be requested up to 60 days after submission.
- Hosts can respond to a guest's review but may not review the property themselves.

\$255 avg/night

★ 4.9 (69 Reviews) - Wonderful

Wonderful location !

4/5 ★★★★★ Stayed Jun 2021
Steve W.

The house was decorated with a beach theme and was a nice size for a family of 4. We loved the pool and the grounds were beautifully kept.

Published Jul 6, 2021

Great location

5/5 ★★★★★ Stayed Jun 2021
Terri K.

We loved this property and hope to stay there again! The location is perfect, the house is clean and spacious and our favorite part was the pool!

Published Jul 4, 2021

Vacation House

5/5 ★★★★★ Stayed May 2021
Chelsea M.

We rented this house for 5 adults for a family wedding. It was a great house, and had everything we needed. The private pool was awesome, and the layout was great for socializing. It was close to the beach and restaurants. Loved the screened in porch. Highly recommend!

Published May 20, 2021

Great time!

5/5 ★★★★★ Stayed May 2021
Andrew B.

What a wonderful property. Location is A+. The house had everything we needed to enjoy a fun weekend getaway. Great communication from Dave. Would visit again.

🕒 Add dates for total pricing

Check In	Check Out
Guests	
2 guests	

Check availability

🕒 Free cancellation up to 14 days before check-in



DAVE GREEN
Contact host

Property # 412159

Report this property

Great Experience !

5/5 ★★★★★ Stayed Aug 2021

Melissa M.

Exceptional communication with owner, very responsive and accommodating. Home couldn't have been more perfect ! Very clean, and I can be picky lol. Loved the privacy fencing around the pool and back of the home. Kitchen very well equipped, plenty of towels, and beach towels. It was very nice to have beachy things to use there during our stay, cooler, beach chairs, etc. The location was perfect, a 5 min. Walk to a beach, or a 5 min. drive to the beach at Pass Grille, which is one of our favorites in the area. Overall, you can easily tell the owner cares about his home, takes care of it and his guests. We will certainly return !!

Published Aug 20, 2021

Great accommodations

5/5 ★★★★★ Stayed Aug 2021

Lisa B.

We rented the property for the pool and how close it was to beach access. The kitchen utensils were perfectly adequate to cook meals at "home" during the week. We were grateful for the chairs, umbrella and rolling cooler to make our beach days more enjoyable. The house was cool and comfortable our entire trip.

Published Aug 9, 2021

\$255 avg/night

★ 4.9 (69 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



DAVE GREEN

Contact host

Property # 412159

Report this property

About

Policies

Amenities

Reviews

Map

Rates & Availability

Host



Internet



Swimming pool



Air Conditioning



Pets Welcome



Heater



\$255 avg/night

★ 4.9 (69 Reviews) · Wonderful!

View all 64 amenities

⌚ Add dates for total pricing

Check In	Check Out
GUESTS	
2 guests	

69 Reviews

★ 4.9 · Wonderful

Great stay

4/5 ★★★★★ Stayed Oct 2021

jeffery z.

Perfect location, easy walk to the beach, outside area (pool) was amazing

Published Oct 17, 2021

Place was great , David was a pleasure to work with always respond very quickly.

5/5 ★★★★★ Stayed Oct 2021

Madeline M.

The house was dated in some areas some of the bedrooms didn't have tv's . Another thing , the kitchen knives didn't cut well and there were no paper plates. But other than that we would stay there again the location was great. And David can as a pleasure to work with.

Published Oct 15, 2021

Check availability

⌚ Free cancellation up to 14 days before check-in



DAVE GREEN

Contact host

Property # 412159

Report this property



\$255 avg/night

★ 4.9 (65 Reviews) · Wonderful

Girls trip, Poolside serenity!!

5/5 ★★★★★ Stayed Oct 2021

Mandy O.

Cute house perfect for our girls getaway. The pool area was the star for sure. Dave was prompt replying to my questions. Definitely will recommend.

Published Nov 4, 2021

Great Property

5/5 ★★★★★ Stayed Oct 2021

We really enjoyed the pool!

Published Oct 25, 2021

Great Find

5/5 ★★★★★ Stayed Oct 2021

c c.

We've rented this property several times, great owner and house. We'll be back!

Published Oct 24, 2021

ⓘ Add dates for total pricing

Check In	Check Out
Guests 2 guests	

Check availability

ⓘ Free cancellation up to 14 days before check-in



DAVE GREEN
Contact host

Property # 412159
Report this property

\$255 avg/night
★ 4.9 (69 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



DAVE GREEN
Contact host

Property # 412159
Report this property

69 Reviews

★ 4.9 - Wonderful

Don Cesar Home

5/5 ★★★★★ Stayed Dec 2021
Kris G.

We had a wonderful time in our vacation home in St. Pete Beach. The house was very comfortable and the kitchen was well stocked. The pool and outside area was magnificent! We enjoyed many hours in the pool and lounging around the pool. Just a block or two from the beach, an enjoyable walk to Passé Grille and the Don Cesar hotel, there was plenty to do. The neighborhood and adjoining area was welcoming and safe-we walked everywhere, day and night. Most of all, our host, Dave Green was extremely easy to work with and was always readily available for all questions. We wholeheartedly recommend this property!

Published Dec 27, 2021

Location and property were great, perfect for relaxing.

5/5 ★★★★★ Stayed Nov 2021
Denise G.

Dave was responsive and accommodating, everything was as expected.

Published Nov 23, 2021



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

Florida / St. Pete Beach / Don Cesar

RELAXING HOLIDAY HEATED POOL HOME

Trip Boards

Log in

Sign up

Help

Feedback

USD (\$)

EN

List your Property

Check-in

Check-out

Guests

Search

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

\$255
avg/night
★★★★★
Wonderful! 4.9/5

Add dates for total pricing

Check in	Check Out
Guests	

Check availability

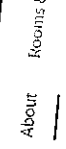
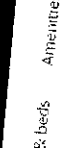
Free cancellation up to 14 days before check-in

DAVE GREEN
Contact host

Property # 412159



Close



+40 photos

Rates & Availability

Host

Map

Reviews

Policies

Amenities

Rooms & beds

About

About this rental

About Policies Amenities Reviews

Perfect delayed honeymoon retreat!

5/5 ★★★★★ Stayed Oct 2020

Peter W. Towson

We felt at home as soon as we walked in the front door, and there was a bottle of champagne in the fridge. What a nice touch! The most well provisioned rental home we have ever stayed in, and then some. Dave was always immediately available and helpful. We will definitely return! Thanks for a great stay!

Published Nov 18, 2020

Great Stay

5/5 ★★★★★ Stayed Oct 2020

Lane R.

We had a great experience at this property. One little minor concern on the first day that was resolved very quickly. I received a reply almost instantly. This property is a quick walk away from the beach, which we visited every day. The house is beautiful and had everything we needed. Plenty of pool chairs and towels for our group. Having only one shower with a group of 5 women was a bit of a challenge, but other than that, it was a great place to stay and would do it again!

Published Oct 9, 2020

Wonderful beach vacation

5/5 ★★★★★ Stayed Aug 2020

Nadine C. St. Louis

We had a great time staying at this home for our family vacation. The house is clean and comfortable, it honestly feels like you are staying at a friend or family member's home. Just about everything you need is there, just get your food and drinks! Close to the beach, stores and restaurants, yet far enough that it's quiet and peaceful. Being able to step out your door and get in the pool was wonderful. When we weren't at the beach we were in and around the pool! All in all I would highly recommend this home to anyone looking for a fun yet relaxing get-away!

Published Sep 8, 2020

Nice getaway

5/5 ★★★★★ Stayed Aug 2020

Gary S.

\$255

avg/night

★ 4.9 (69 Reviews) · Wonderful

⌚ Add dates for total pricing

Check In	Check Out
Guests	2 guests

Check availability

🕒 Free cancellation up to 14 days before check



DAVE GREEN
Contact host

Property # 412159

Report this property

vrbo.com/412159/adultsCount=1&childrenCount=1

its Bay News 9 Tampa...

Google

Secondary Employ...

Suggested Sites

Pinellas County Pro...

St. Pete Beach, FL

Calculate Duration...

Works - Login

City of St Pete Bea...

Statutes & Constitu...

https://www.centre...

About Policies

Amenities

Reviews

Rooms & beds

Map

Rates & Availability

Host

Published Aug 9, 2020

Best place to be!

5/5 ★★★★★ Stayed Jun 2020

Trish B. Alpharetta, US

3rd year in a row and best family trip every year! We struggled with decision to travel during this time and decided it was best to change our quarantine for a better view with a pool and a walk to a quiet residential beach. Location is everything here. The house as always is well equipped, pool beautiful, and clean! We had a few hiccups but Dave is so very responsive and respectful with mask going in and out of the house As needed. Be back same time next year!!

Published Aug 4, 2020

Wonderful

5/5 ★★★★★ Stayed Jun 2020

KATHY G. Lawrenceville

Wonderful

Published Jun 28, 2020

\$255 avg/night

★ 4.9 (69 Reviews) - Wonderful

① Add dates for total pricing

Check In	Check Out
Guests	
2 guests	

Check availability

Free cancellation up to 14 days before check-in



DAVE GREEN
Contact host

Property # 412159

Report this property

About Policies Amenities Reviews

Beach getaway

5/5 ★★★★★ Stayed Aug 2019

Dominic P.

We had 6 people for a weekend getaway. 5 min walk to the beach, less than a 5 min drive to various restaurants and shopping

Nice clean house, pool area

Definitely would stay again

Published Sep 13, 2019

Perfect retreat

5/5 ★★★★★ Stayed Aug 2019

Lynn G. Georgia

The house and location exceeded our expectations. The house with pool is my goal for my retirement future. Bed and mattress was so comfortable. Garden tub was wonderful. Cooking in the kitchen was amazing. Spent majority of time in the pool then finding great places for dinners. Thank you David. It was great opportunity for me to connect with family prior to some overseas work travel. I'll be back. Thank you for kindly being attentive to our needs for this much needed vacation.

Published Aug 31, 2019

Excellent Experience all around wonderful

5/5 ★★★★★ Stayed Aug 2019

Rachel B.

This is by far the best VRBO experience I have ever had. The property was exactly as described. David was very personable and excellent to deal with and he made the whole check in process, etc easy.

The house is 100% adorable and really just the perfect beach cottage. It is super well appointed with everything a family will need for their stay. The kitchen was well stocked with all the eating, serving, cooking items one would need to prepare meals and it also had things that are needed but almost never included in rentals such as: spices, aluminum foil, paper plates/cups, trash bags, dish soap, etc. It was nice not having to purchase absolutely everything you need to prepare meals as we made most of our meals at home.

The bedrooms (while not fancy) are very comfortable and cozy. There was plenty of room for myself and my 4 sons. There were many, many towels including beach towels. The house also had things like sunscreen, bug spray, candles, a grill, beach chairs/toys/coolers/umbrellas, iron, laundry soap, the list really goes on and on. It was awesome having a full laundry room and outside shower.



City of St Pete Bea...

Statutes & Constitu...

https://www.centre...

\$255 avg/night

★ 4.9 (69 Reviews) - Wonderful

① Add dates for total pricing

Check In	Check Out
Guests	
2 guests	

Check availability

Free cancellation up to 14 days before check-in



DAVE GREEN

Contact host

Property # 412159

Report this property



\$255

avg/night

★ 4.9 (69 Reviews) · Wonderful

Best vacation ever

5/5 ★★★★★ Stayed Apr 2019

Kelly W.

What a PERFECT house for our trip!! I would stay here again in a heartbeat. The only complaint we had was that we had to go back home to Cleveland. Thanks for a truly lovely week.

Published Apr 28, 2019

Great Rental!

5/5 ★★★★★ Stayed Apr 2019

Brittany B.

This is the 3rd year in a row that we have stayed in this rental. Beautiful, well kept and private home. The backyard pool and covered/enclosed patio are absolutely perfect. Great location and proximity to beach. Just love!

Published Apr 18, 2019

Beach style house close to Don Cesar

5/5 ★★★★★ Stayed Mar 2019

Susan S.

Great house close to Don Cesar. Just like the other reviews it really does have everything you would need. Tons of bath towels, beach towels, coolers, umbrellas, and beach chairs. Kitchen has lots of plates, Tupperware and supplies. Cute little porch and great pool area. Daniel is really just the nicest to work with. Thanks for letting us stay in your house.

Published Apr 6, 2019

① Add dates for total pricing

Check In	Check Out
Guests	
2 guests	

Check availability

Free cancellation up to 14 days before check-in



DAVE GREEN
Contact host

Property # 412159

Report this property



\$255 avg/night
★ 4.9 (69 Reviews) · Wonderful

[View all 64 amenities](#)

69 Reviews
★ 4.9 · Wonderful

Great house and pool!
5/5 ★★★★★ Stayed Mar 2019
Chris K.

Loved the pool and yard. Great location. House is well maintained. Perfect place for kids

Published Mar 31, 2019

Great!
5/5 ★★★★★ Stayed Mar 2019
C.C.

Very nice space, we loved the porch and kitchen eating areas. The fenced in and sandy pool space was fantastic. Location is primo for walking or a quick drive everywhere we wanted to go. They really did have pretty much everything in the house you would need from tons of towels (including beach towels), kitchen tools, lots of kitchen items (spices, coffee filters, laundry detergent...) were there. So easy to unload and start the fun! Thanks again for a fantastic stay!

Published Mar 23, 2019

We loved the house and location was great.
5/5 ★★★★★ Stayed Feb 2019
Louis M.

The house set up was great. The pool area was fantastic. It was great to have the little kids be able to play in the sand right there while we sunned or were in the pool. It was great to be able to grill out in the evenings. It is only a 6 minute walk to the beach. The house had everything we needed, even beach chairs, umbrellas, and sand toys for the beach. The living area is very large and nice. We had a great experience.

Published Mar 11, 2019

① Add dates for total pricing

Check In	Check Out
Guests 2 guests	

Check availability

Free cancellation up to 14 days before check-in



DAVE GREEN
Contact host

Property # 412159
Report this property

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.

(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2004-18, § 3, 8-24-04)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

CASE NUMBER: 20180146

Petitioner,

vs.

DAVID GREEN,

Respondent.

FINDINGS OF FACT AND ORDER

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on October 8, 2018, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being advised in the premises, hereby issues this Findings of fact, Conclusions of Law, and Order:

The Special Magistrate makes the following findings of fact:

1. The City was represented by the City Attorney, Andrew Dickman and its Code Enforcement Officer, Peyt Dewar.
2. Luke Lirot, Esq., was present at the hearing on behalf of the Respondent (hereinafter the "Respondent").
3. The property in question, located at 4 Alhambra Street, St. Pete Beach, Florida 33706 ("Property"), is owned by the Respondent.
4. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.
5. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of St. Pete Beach to wit:

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.

6. The violations set forth in Paragraph 5 above existed as of the date of the Notice of

Violation herein, but all activities to lease the Property on a short term basis ceased immediately prior to the hearing. As such, the Property is currently no longer in violation.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED:

1. That the Respondent and the property at the above mentioned location was found to be in violation of Section 9.2(a), of the Code of Ordinances of the City of St. Pete Beach, but such violation has been cured and the Property is now in compliance.

2. That any further violation of Section 9.2(a), of the Code of Ordinances of the City of St. Pete Beach, shall be deemed a repeat violation and a fine in the amount of Five Hundred and 00/100 Dollars (\$500.00) per day shall be imposed.

3. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 8th day of October, 2018.



Amber Ashton
Special Magistrate

A true and correct copy of this Findings of Fact and Special Magistrate Order was delivered by certified mail and regular mail to: David Green, 3408 E. Debazan Avenue, St. Pete Beach, Florida 33706, and Luke Lirot, Esq., 2240 Belleair Road, Clearwater, FL 32764, on this 18th day of October, 2018.



Amber Ashton

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. Ss. 162-11.

07-32-16-21852-024-0220

Compact Property Record Card

Tax Estimator

Updated December 1, 2021

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address Change Mailing Address

GREEN, DAVID S
4 ALHAMBRA ST
ST PETE BEACH FL 33706-4017

Site Address

4 ALHAMBRA ST
ST PETE BEACH

Property Use: 0110 (Single Family Home)

Current Tax District: ST PETE BEACH
(SPB)

Total Living: SF: 1,314 Total Gross SF: 1,828 Total Living Units: 1

[click here to hide] Legal Description
DON CE-SAR PLACE BLK 24, LOT 22

Tax Estimator

File for Homestead Exemption

2022 Parcel Use

Exemption	2021	2022
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Plat Book/Page
14921/2323	\$514,000 Sales Query	121030280022	(NOT the same as a FEMA Flood Zone) A	(NOT the same as your evacuation zone) Current FEMA Maps	13/15

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$439,357	\$439,357	\$439,357	\$439,357	\$439,357

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$413,241	\$405,220	\$405,220	\$413,241	\$405,220
2019	No	\$382,622	\$368,382	\$368,382	\$382,622	\$368,382
2018	No	\$349,158	\$334,893	\$334,893	\$349,158	\$334,893
2017	No	\$335,499	\$304,448	\$304,448	\$335,499	\$304,448
2016	No	\$333,453	\$276,771	\$276,771	\$333,453	\$276,771
2015	No	\$278,873	\$251,610	\$251,610	\$278,873	\$251,610
2014	No	\$228,736	\$228,736	\$228,736	\$228,736	\$228,736
2013	No	\$236,642	\$217,064	\$217,064	\$236,642	\$217,064
2012	No	\$197,331	\$197,331	\$197,331	\$197,331	\$197,331
2011	No	\$207,710	\$207,710	\$207,710	\$207,710	\$207,710
2010	No	\$241,044	\$241,044	\$241,044	\$241,044	\$241,044
2009	No	\$274,934	\$274,934	\$274,934	\$274,934	\$274,934
2008	No	\$349,300	\$349,300	\$349,300	\$349,300	\$349,300
2007	No	\$362,900	\$362,900	\$362,900	\$362,900	\$362,900
2006	Yes	\$346,200	\$114,536	\$89,536	N/A	\$362,900
2005	Yes	\$319,900	\$111,200	\$86,200	N/A	\$89,536
2004	Yes	\$244,700	\$108,000	\$83,000	N/A	\$86,200
2003	Yes	\$220,100	\$106,000	\$81,000	N/A	\$83,000
2002	Yes	\$178,200	\$103,500	\$78,500	N/A	\$81,000
2001	Yes	\$152,500	\$101,900	\$76,900	N/A	\$78,500
2000	Yes	\$138,000	\$99,000	\$74,000	N/A	\$76,900
1999	Yes	\$127,900	\$96,400	\$71,400	N/A	\$74,000
1998	Yes	\$119,100	\$94,900	\$69,900	N/A	\$71,400
1997	Yes	\$93,400	\$93,400	\$68,400	N/A	\$69,900
1996	Yes	\$96,200	\$93,200	\$68,200	N/A	\$68,200

2021 Tax Information

2021 Tax Bill

2021 Final Millage Rate

Tax District: SPB

16.7666

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?)

See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
09 Feb 2006	14921 / 2323	\$490,000	Q	I
20 Nov 1990	07430 / 1295	\$90,000	Q	I
May 1984	05763 / 1330	\$69,500	Q	
1968	02848 / 0437	\$14,900	U	

2021 Land Information

Seawall: No

Frontage:

View: None

Land Use
Single Family (01)

Land Size
68x118

Unit Value
6200.00

Units
68.4000

Total Adjustments
1.0706

Adjusted Value
\$454,020

Method
FF

[\[click here to hide\]](#) **2022 Building 1 Structural Elements** [Back to Top](#)

Site Address: 4 ALHAMBRA ST

Building Type: Single Family

Quality: Average

Foundation: Continuous Footing Poured

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Bu Tar & Gravel Alt

Stories: 1

Living units: 1

Floor Finish: Carpet/Hardtile/Hardwood

Interior Finish: Drywall/Plaster

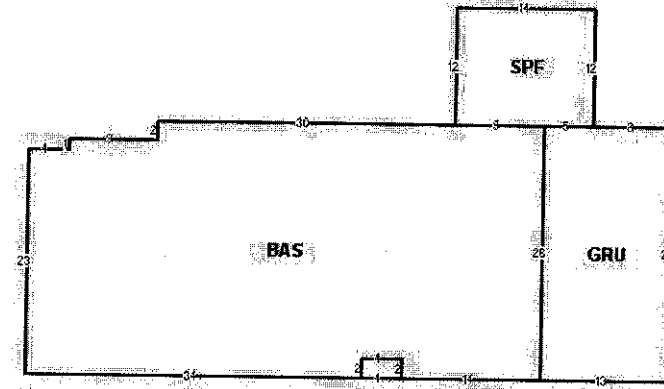
Fixtures: 6

Year Built: 1959

Effective Age: 44

Heating: Central Duct

Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	1,314	1,314
Garage Unfinished (GRU)	0	338
Open Porch (OPF)	0	8
Screen Porch (SPF)	0	168
Total Living SF: 1,314		Total Gross SF: 1,828

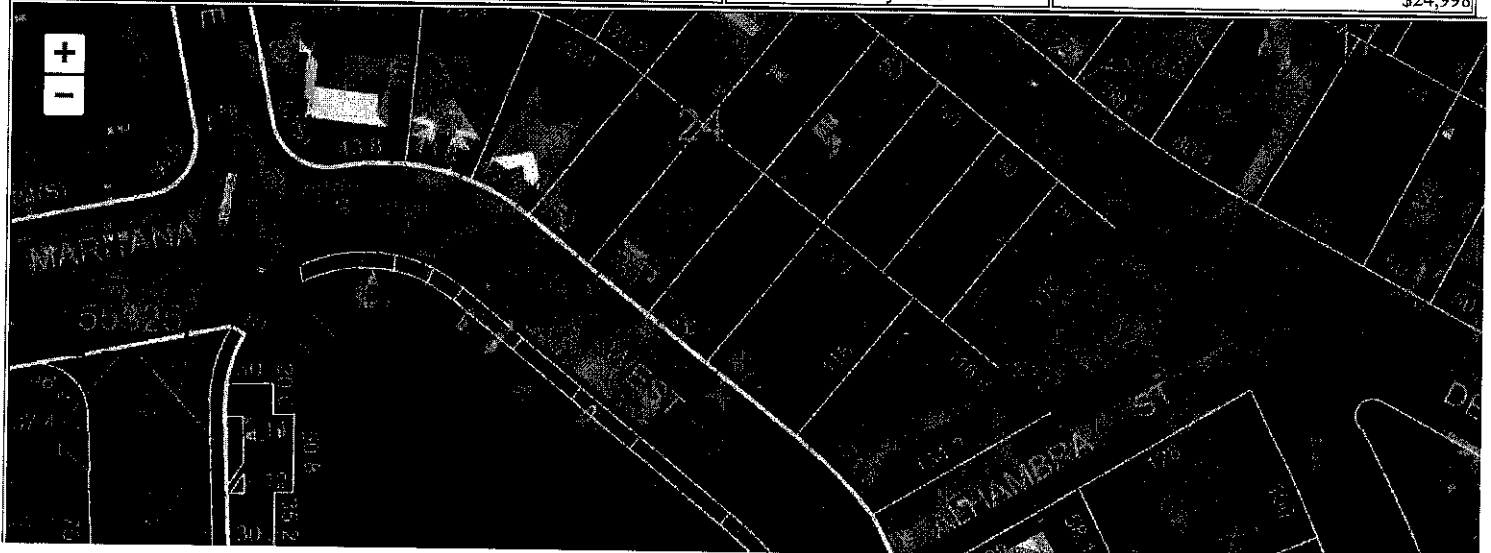
[\[click here to hide\]](#) 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$20.00	100.00	\$2,000.00	\$1,160.00	2006
POOL	\$25,000.00	1.00	\$25,000.00	\$14,500.00	2006
PATIO/DECK	\$10.00	156.00	\$1,560.00	\$624.00	1959

[\[click here to hide\]](#) Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
1900952	ROOF	03 Jun 2019	\$9,760
20060555	POOL	05 May 2006	\$24,998





If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

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[Contact Us](#)

About Policies

Amenities

Reviews

Rooms & beds

Map

Rates & Availability

Host

Internet

Swimming pool

Air Conditioning

Pets Welcome

Heater

View all 64 amenities

\$255

4.9 (69 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



DAVE GREEN
Contact host

Property # 412159
Report this property

69 Reviews

4.9 - Wonderful

Great stay!

5/5 ★★★★★

Stayed Mar 2021
Karissa L.

We loved our stay! Dave was an amazing host, prompt to respond to any questions we had. The beds were comfortable, home was well stocked, and the location was great as well!

Published Mar 25, 2021

Sunshine House

5/5 ★★★★★

Stayed Mar 2021
C.C.

We have stayed in this home several times. We love it because it's in a great community, with boat ramp access, easy walk to the beach and private pool. Excellent walking around the neighborhood or up to The Don for drinks, or sit by the pool if it's cooler outside. Love the screened porch for cookout dinners, several more times if available!

Published Mar 29, 2021

We will be going back!

5/5 ★★★★★ Stayed Apr 2021

Kayla B.

We stayed as a family of 4 with 2 small children for 6 nights and 7 days! This house was perfect! The pool and sand was a perfect oasis for the kids when we got tired of the beach! It was so clean and nice! Dave was great with asking 2s and contact! Highly recommend!!!

Published May 8, 2021

At Pete beach

5/5 ★★★★★ Stayed Apr 2021

debbie h.

Great stay . Loved the pool area and kitchen space . Highly recommend

Published Apr 14, 2021

Great location

5/5 ★★★★★ Stayed Apr 2021

megan S.

Easy beach access, well equipped house, kids loved the pool!

Published Apr 13, 2021

Check availability

Free cancellation up to 14 days before



DAVE GREEN
Contact host

Property # 412159

Report this property

About

Policies

Amenities

Reviews

Rooms & beds

Map

Rates & Availability

Host



\$255
avg/night

★ 4.9 (69 Reviews) · Wonderful

View all 64 amenities

① Add dates for total pricing

Check In	Check Out
Guests 2 Guests	

Great house, location and host

5/5 ★★★★★ Stayed Apr 2021

Adam K. La Porte, IN

This home was just as advertised online. It was perfect for our family. Plenty of space inside and out. The home was well stocked (kitchen, towels, linens, etc.). The pool was nice and clean. There was an outdoor grill, which was great for cooking out.

We had everything we needed and did not run into any issues, so we never had to contact the property owner for any reason whatsoever. The location was outstanding, being only a short walk to the beach. Dave (the property owner) was extremely accommodating and we couldn't have asked for a better host. All around great home. Thanks Dave! We will definitely be coming back.

Published May 11, 2021

Nice stay

4/5 ★★★★★

Stayed Apr 2021

Vanessa C.

We had a great time at the property. It was very convenient to have your own private pool to step in to. Close to shops, restaurants and beach. The home is a bit older but everything worked okay. Some of the dishes seemed a bit dirty and there were food crumbs in several places but overall okay.

Published Apr 30, 2021

Check availability

Free cancellation up to 14 days before check



DAVE GREEN

Contact host

Property # 412159

Report this property

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

Agenda Report

Issue Considered: 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

Date: March 14, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: Advertising Short term rental of less than 30 days

Funding: N/A

Requested Motion: N/A

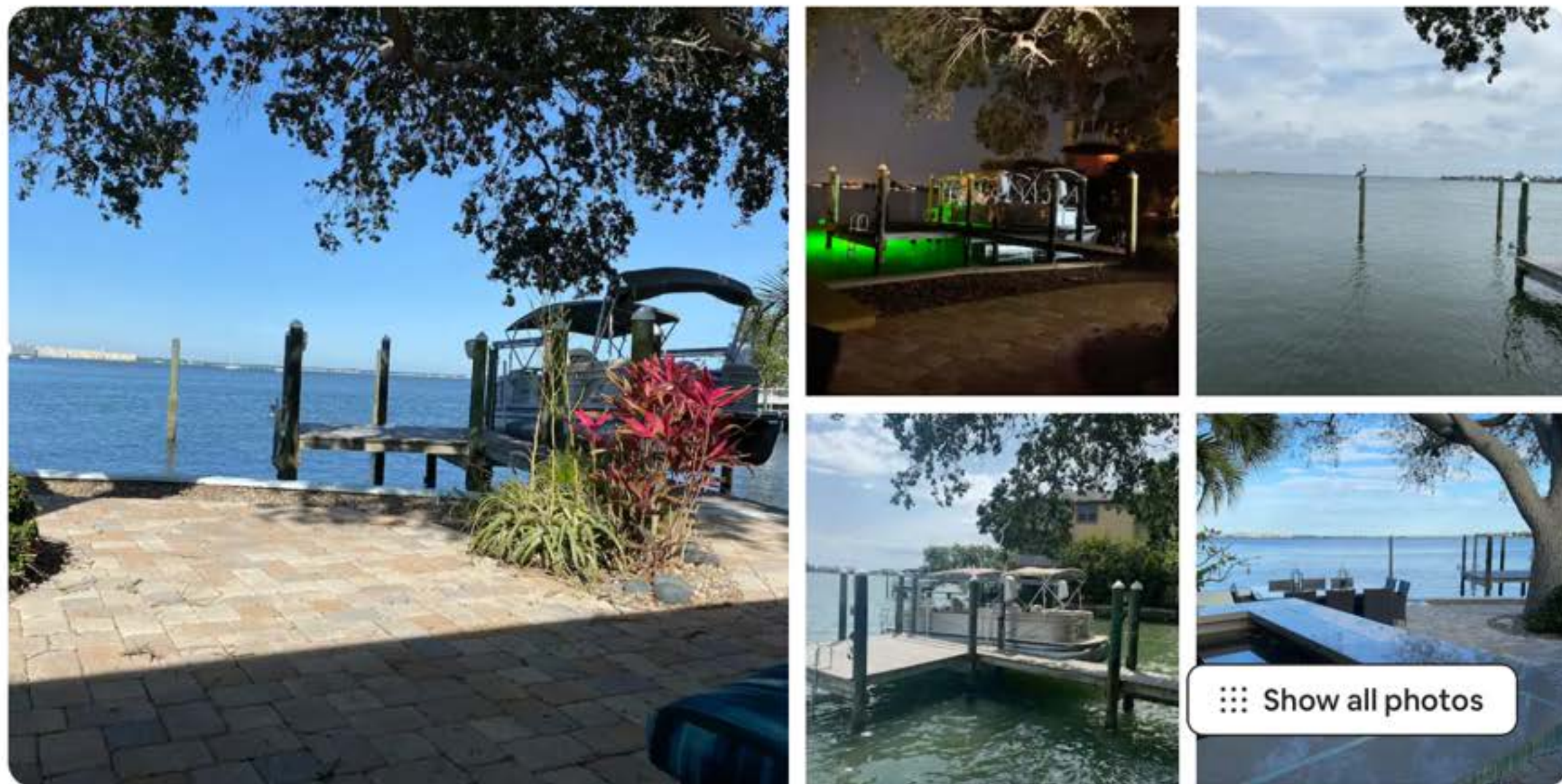
Attachments:

1. 20190498
2. 55 51st NOV
3. 55 51st Ave E Evidence

Unique waterfront home with fantastic views

★ 4.97 (30 reviews) · Superhost · [St. Pete Beach, Florida, United States](#)

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
ADD DATE

Entire home
You'll need a passport

Enhance your trip
This home has a private pool

Great location
100% of guests recommend this location

Great reviews
100% of guests gave this home a 5 star rating

November 2021

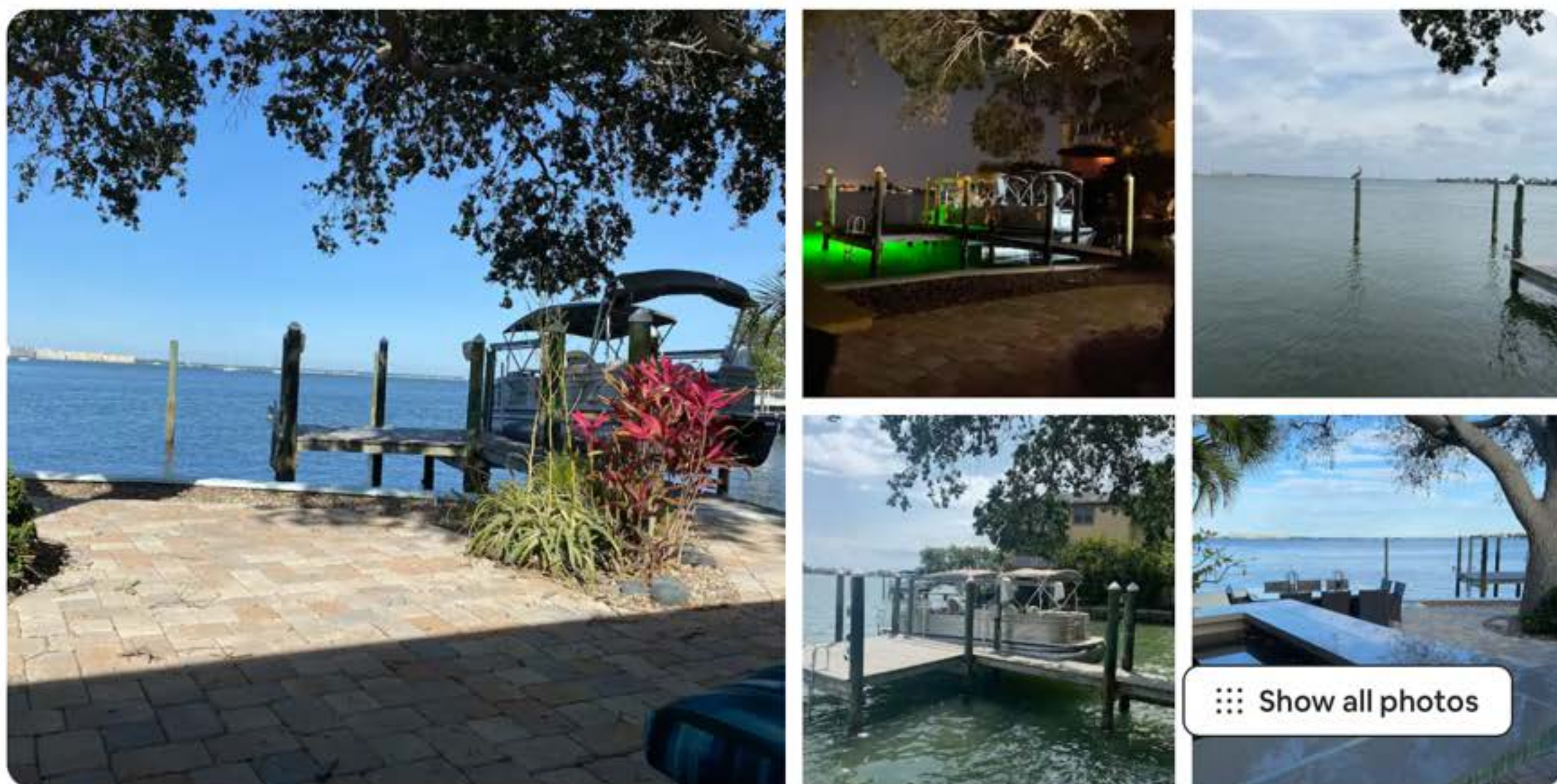
December 2021

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Beautiful waterfront view

[Clear dates](#)

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Show all photos

Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

Entire home
You'll need a passport

Enhance your trip
This home has a private pool and hot tub. You'll need a passport.

Great location
100% of guests recommend this location.

Great reviews
100% of guests gave this home a 5-star rating.

November 2021

December 2021

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[Clear dates](#)

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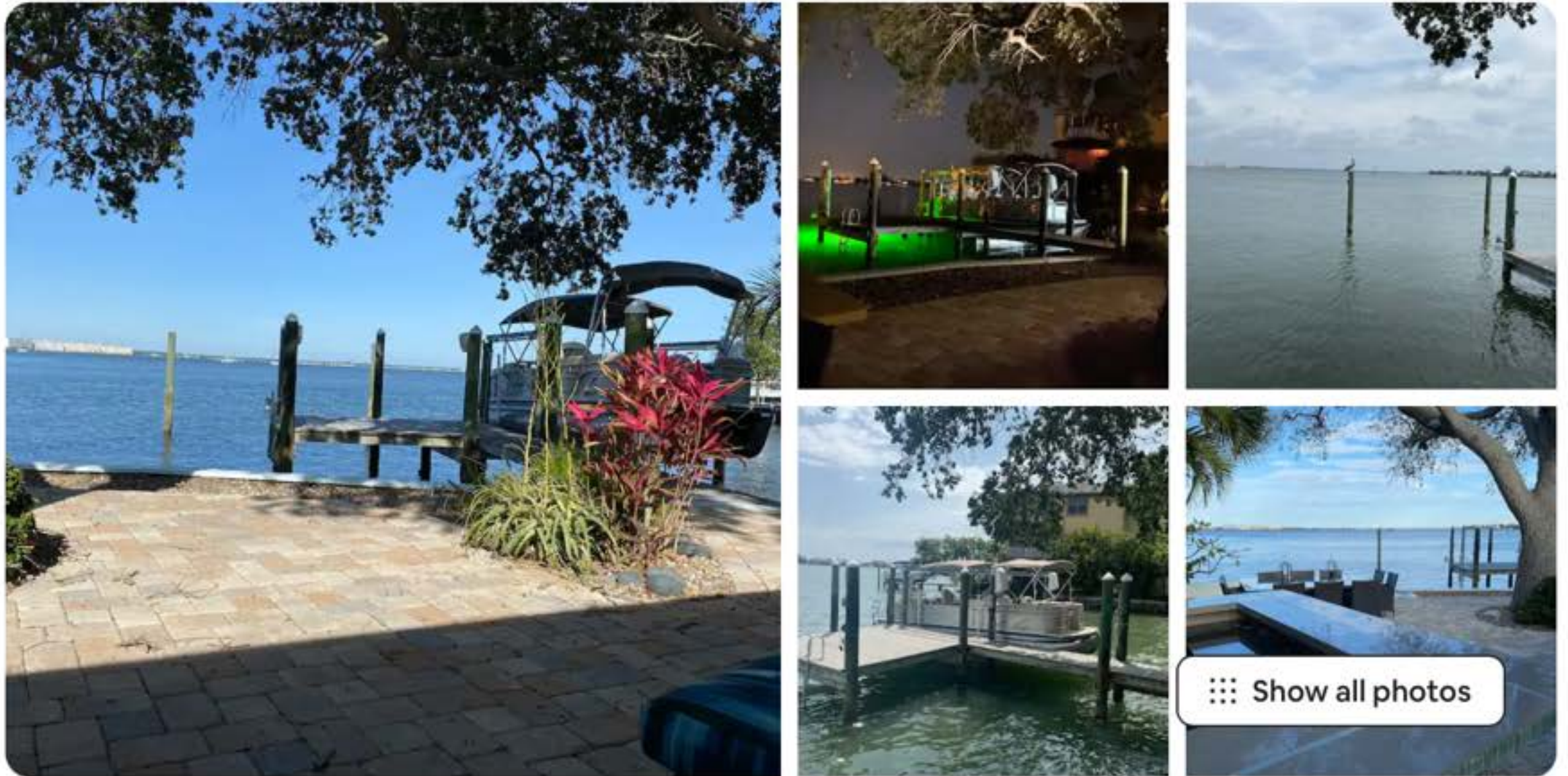
Beautiful waterfront view

outside bar and dining table that seats 10. Enjoy the peace and quiet with this private setting or entertain family or guests.

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Entire home
You'll love

Enhance your trip
This home has a private pool

Great location
100% of guests recommend this location

Great reviews
100% of guests gave this home a 5 star rating

Select dates

Minimum stay: 5 nights

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MM/DD/YYYY

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November 2021

December 2021

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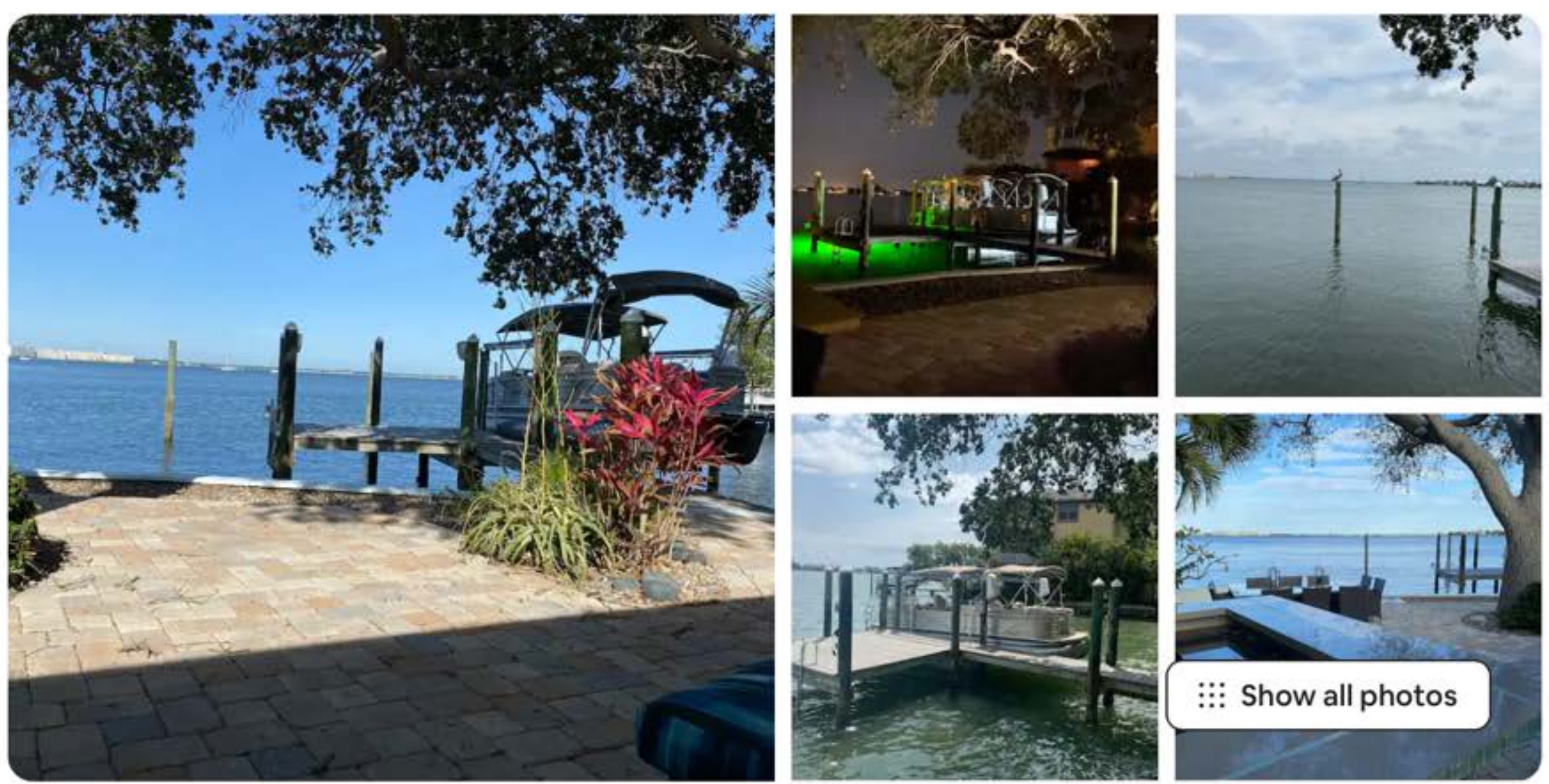
Close

Beautiful waterfront view
outside bar and dining table that seats 10. Enjoy the peace

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark



\$339 / night

★ 4.97 (30 reviews)

10 guests · 4 bedrooms · 4 beds · 2.5 baths

Select dates

Minimum stay: 30 nights

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MM/DD/YYYY

CHECKOUT
ADD DATE

November 2021

December 2021

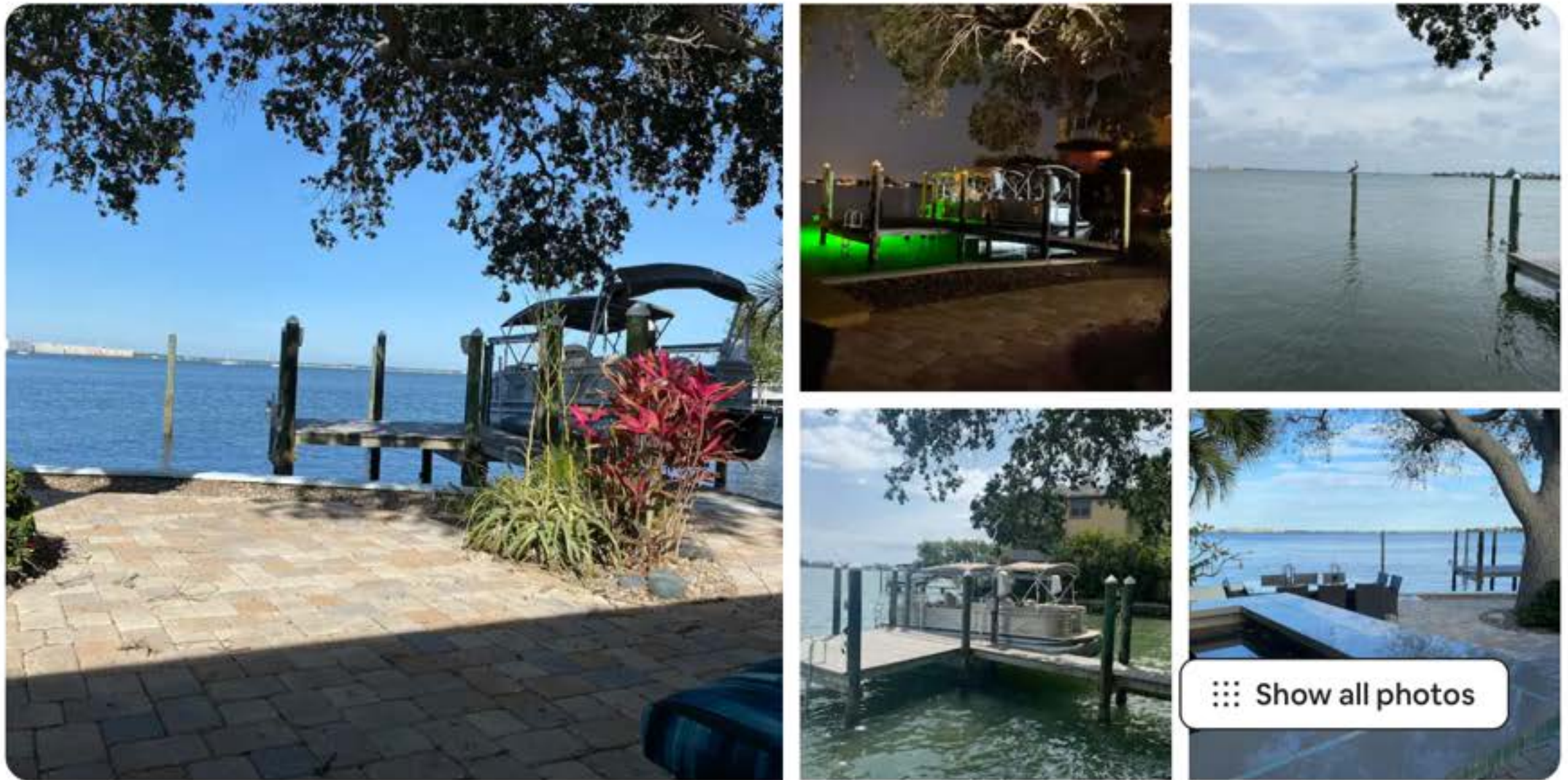
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- Entire home
- Enhance your trip
- Great location
- Great reviews

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

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November 2021

December 2021

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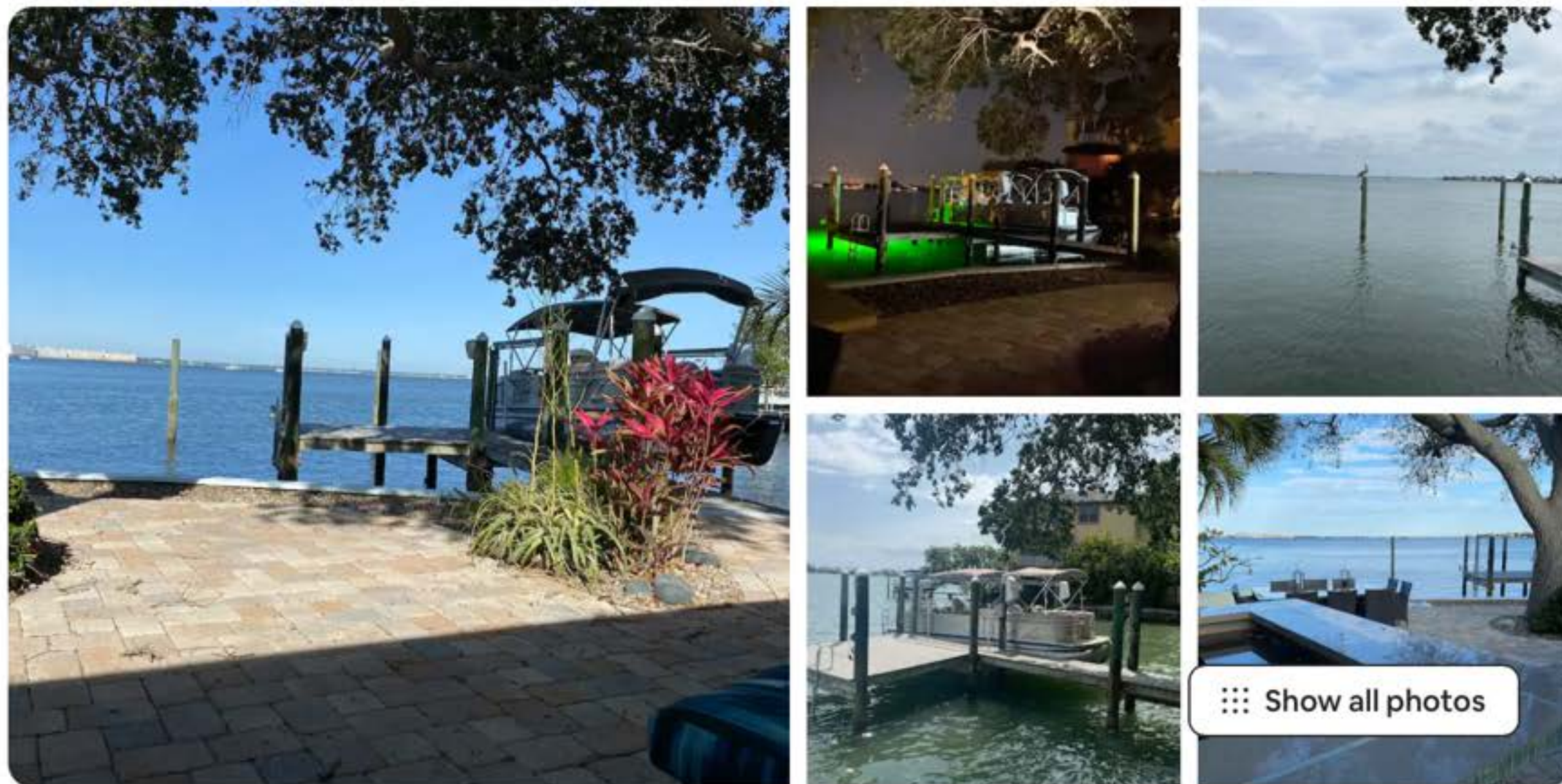
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Beautiful r
water view

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\$389 / night

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Select dates

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November 2021

December 2021

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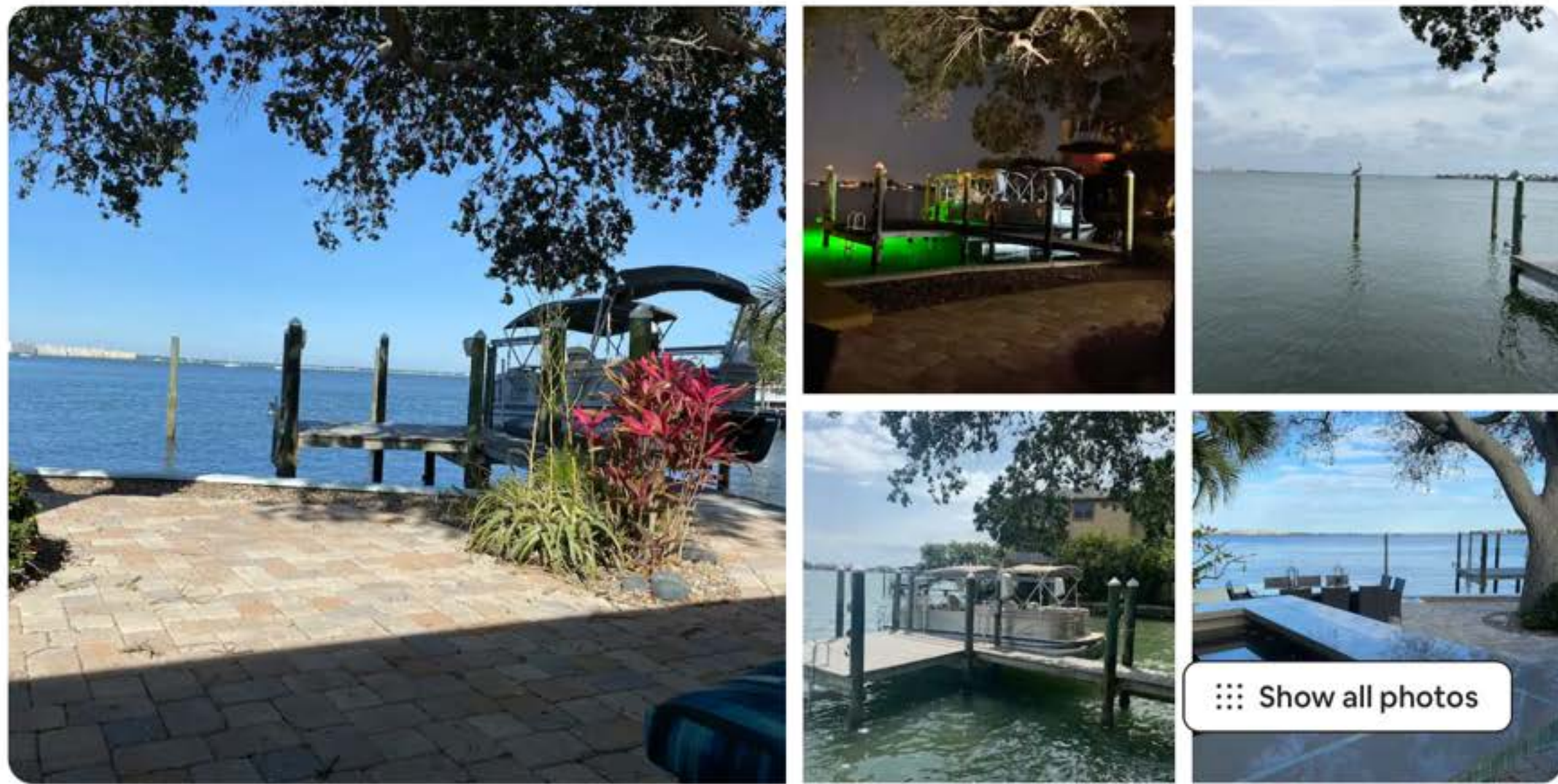
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\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

[Entire home](#)
You'll love it

[Enhance your trip](#)
This home has a private pool and a hot tub.

[Great location](#)
100% of guests recommend this location.

[Great host](#)
100% of guests recommend this host.

November 2021

December 2021

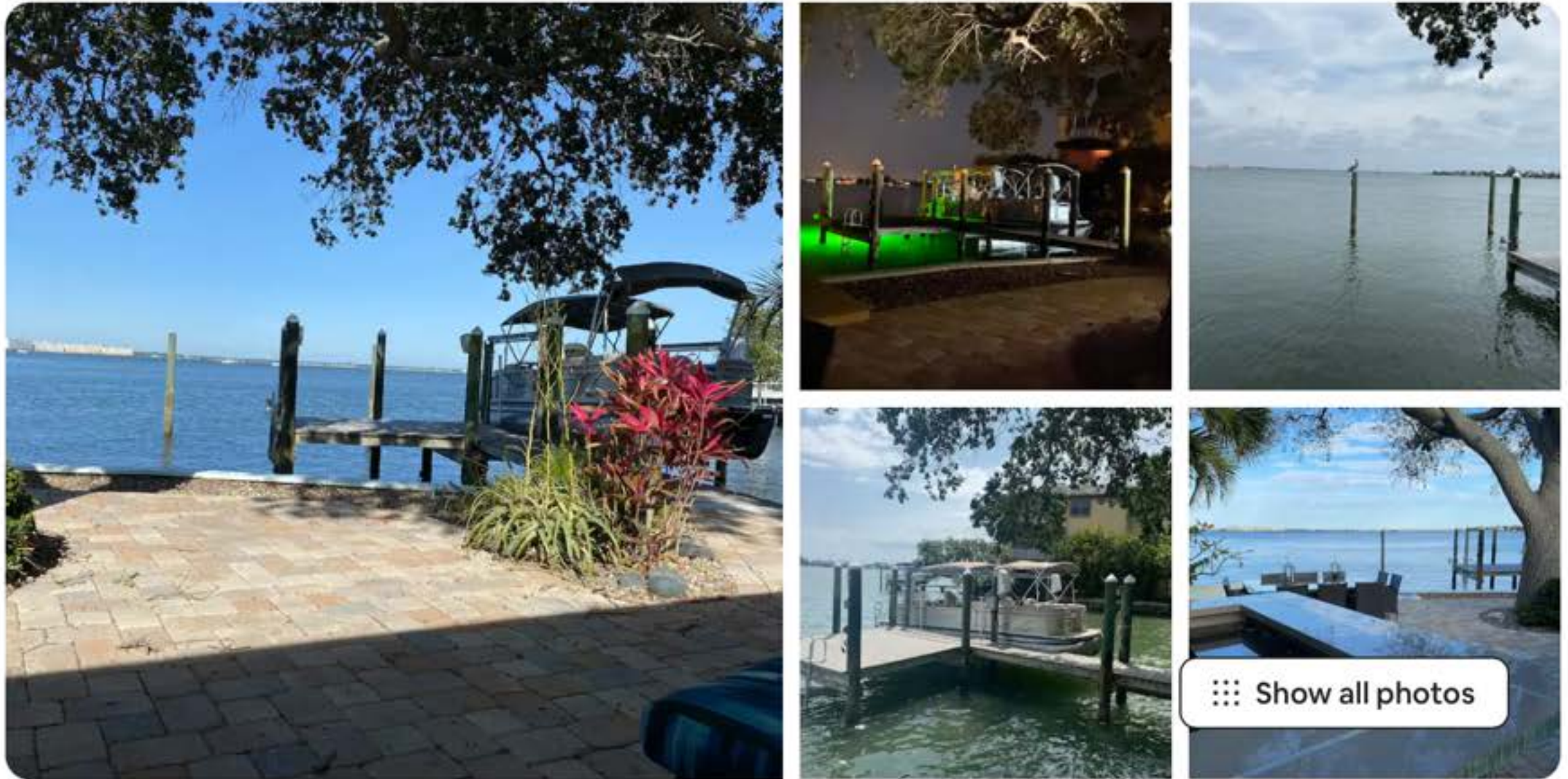
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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 30 nights

CHECK-IN
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- Entire home
- Enhance your trip
- Great location
- Great reviews

November 2021

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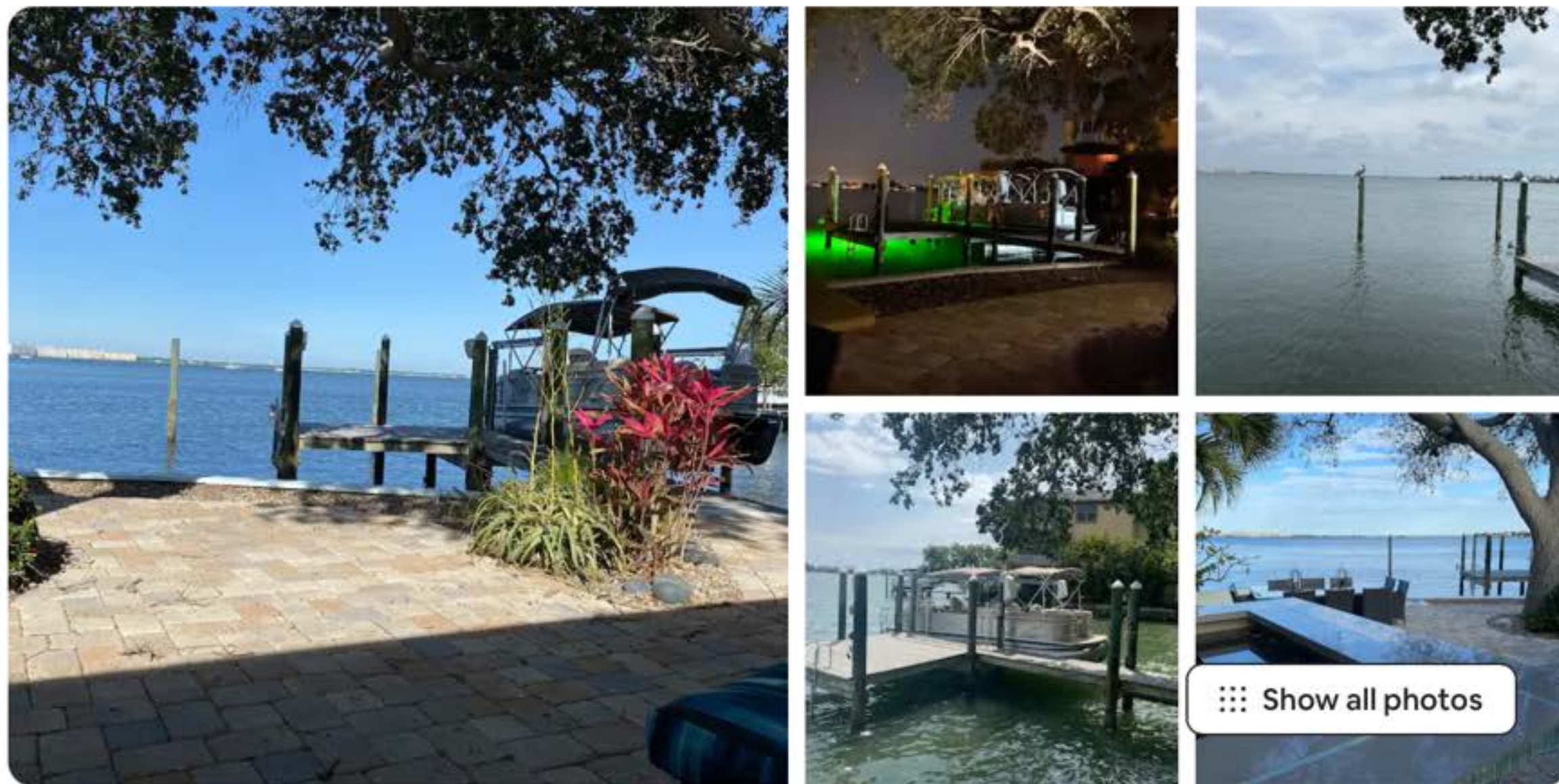
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Entire residential home hosted by Mark

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\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

Entire home
You'll need a passport

Enhance your trip
This home has a private pool

Great location
100% of guests recommend this location

Great reviews
100% of guests gave this home a 5-star rating

November 2021

December 2021

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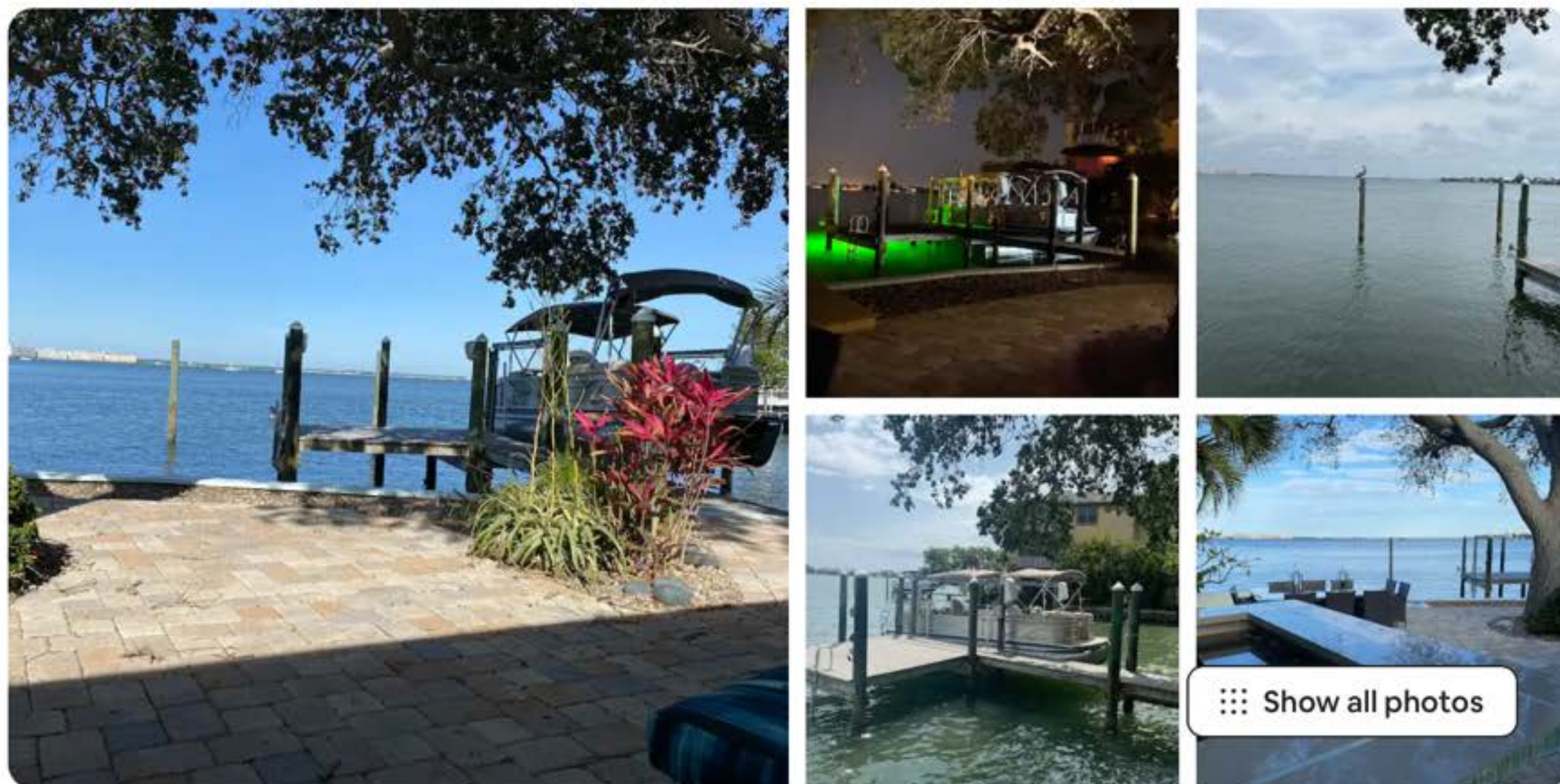
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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
11/26/2021

CHECKOUT
Add date

November 2021

December 2021

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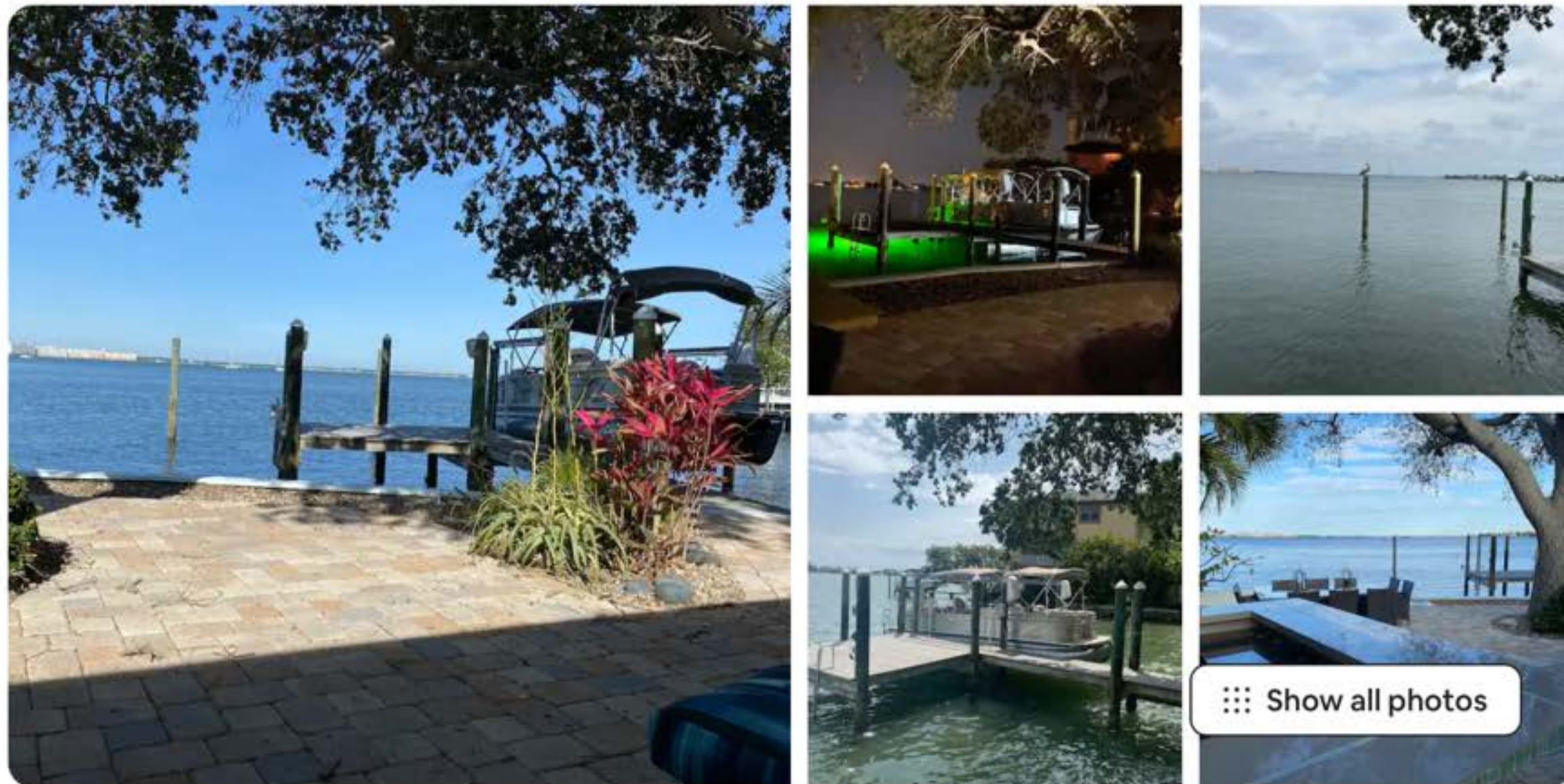
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Beautiful r
water view

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

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\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 30 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
MM/DD/YYYY

November 2021

December 2021

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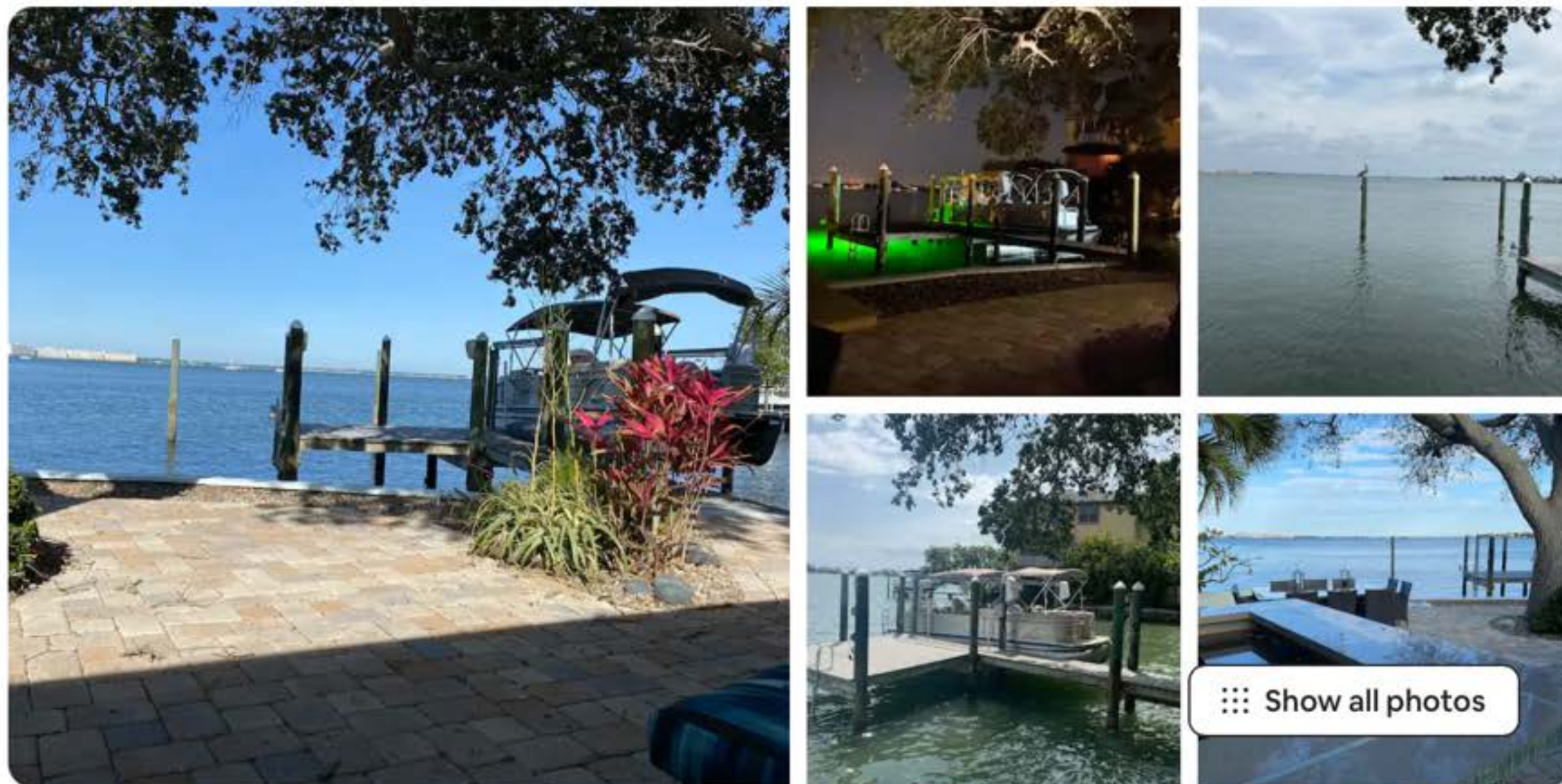
[Close](#)

Beautiful r
water view

Unique waterfront home with fantastic views

★ 4.97 (30 reviews) · Superhost · [St. Pete Beach, Florida, United States](#)

[Share](#) [Save](#)



[Show all photos](#)

Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

November 2021

December 2021

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
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[Clear dates](#)

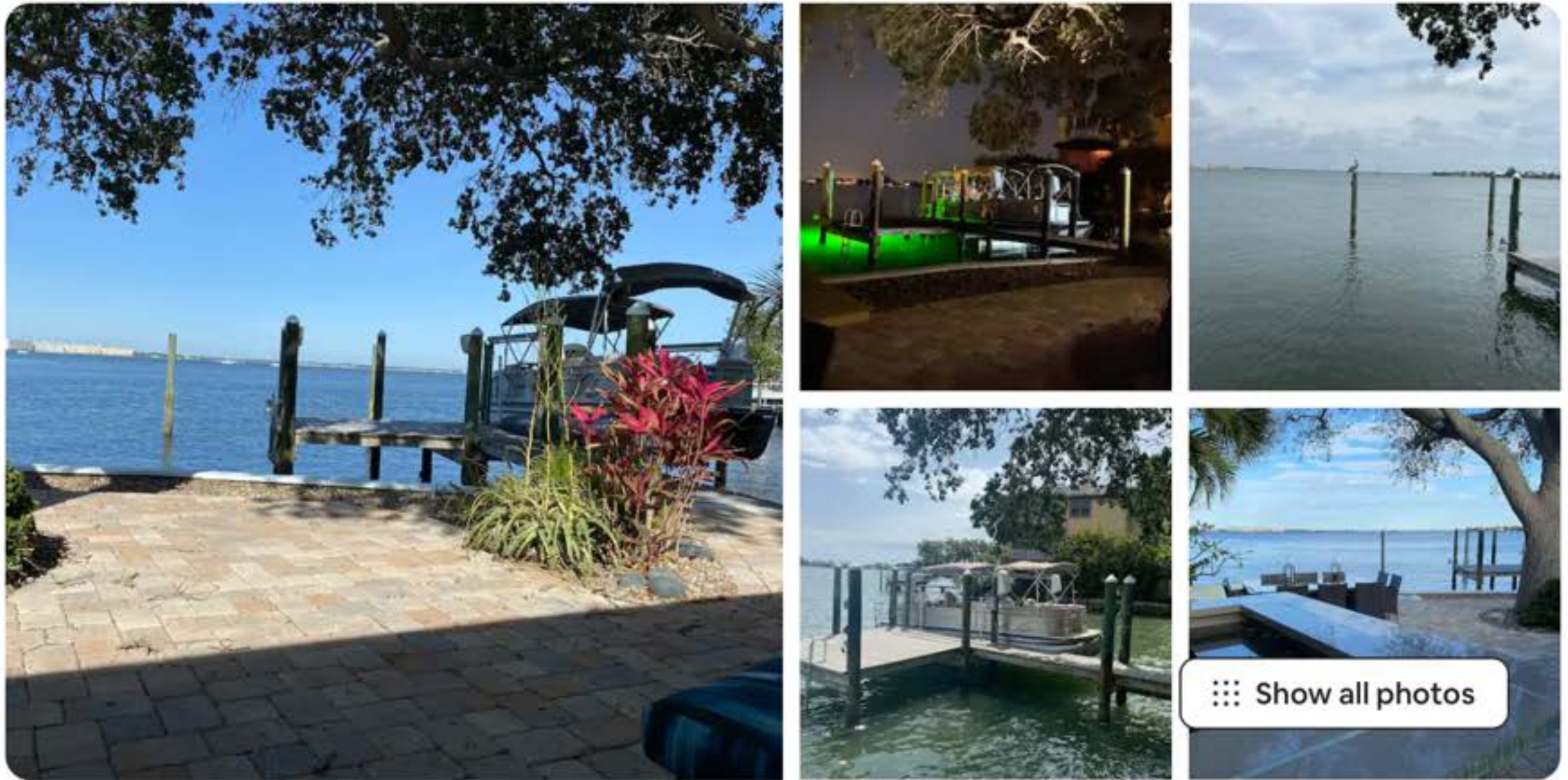
[Close](#)

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\$389 / night

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Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

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Add date

November 2021

December 2021

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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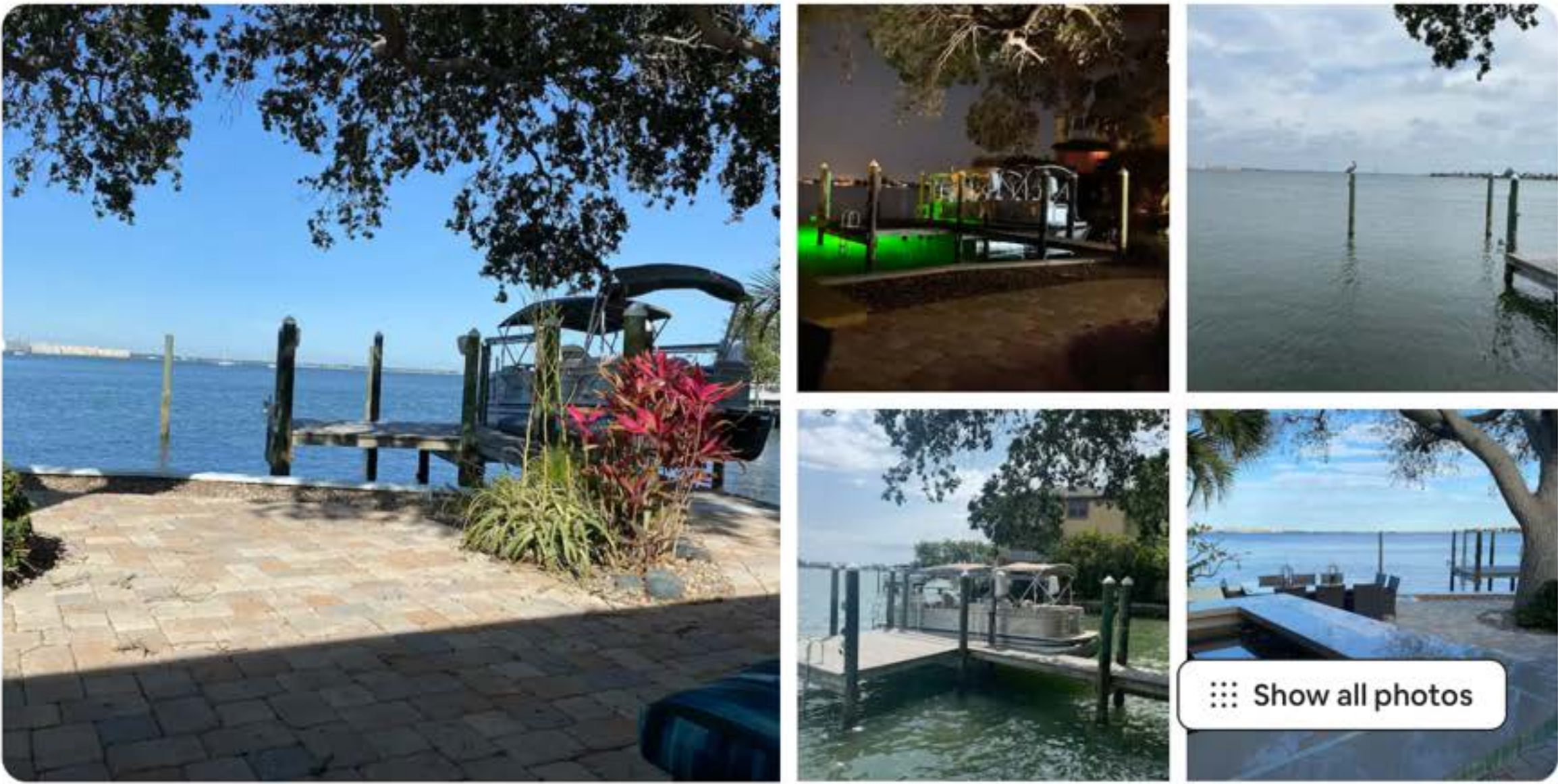
[Close](#)

Beautiful r
water view

Unique waterfront home with fantastic views

★ 4.97 (31 reviews) · Superhost · St. Pete Beach, Florida, United States

Share Save



Entire residential home hosted by Mark



\$389 / night

★ 4.97 (31 reviews)

10 guests · 4 bedrooms · 4 beds · 2.5 baths

- Entire home
- Enhanced privacy
- Great location
- Great rating

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
ADD DATE

November 2021							December 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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Clear dates

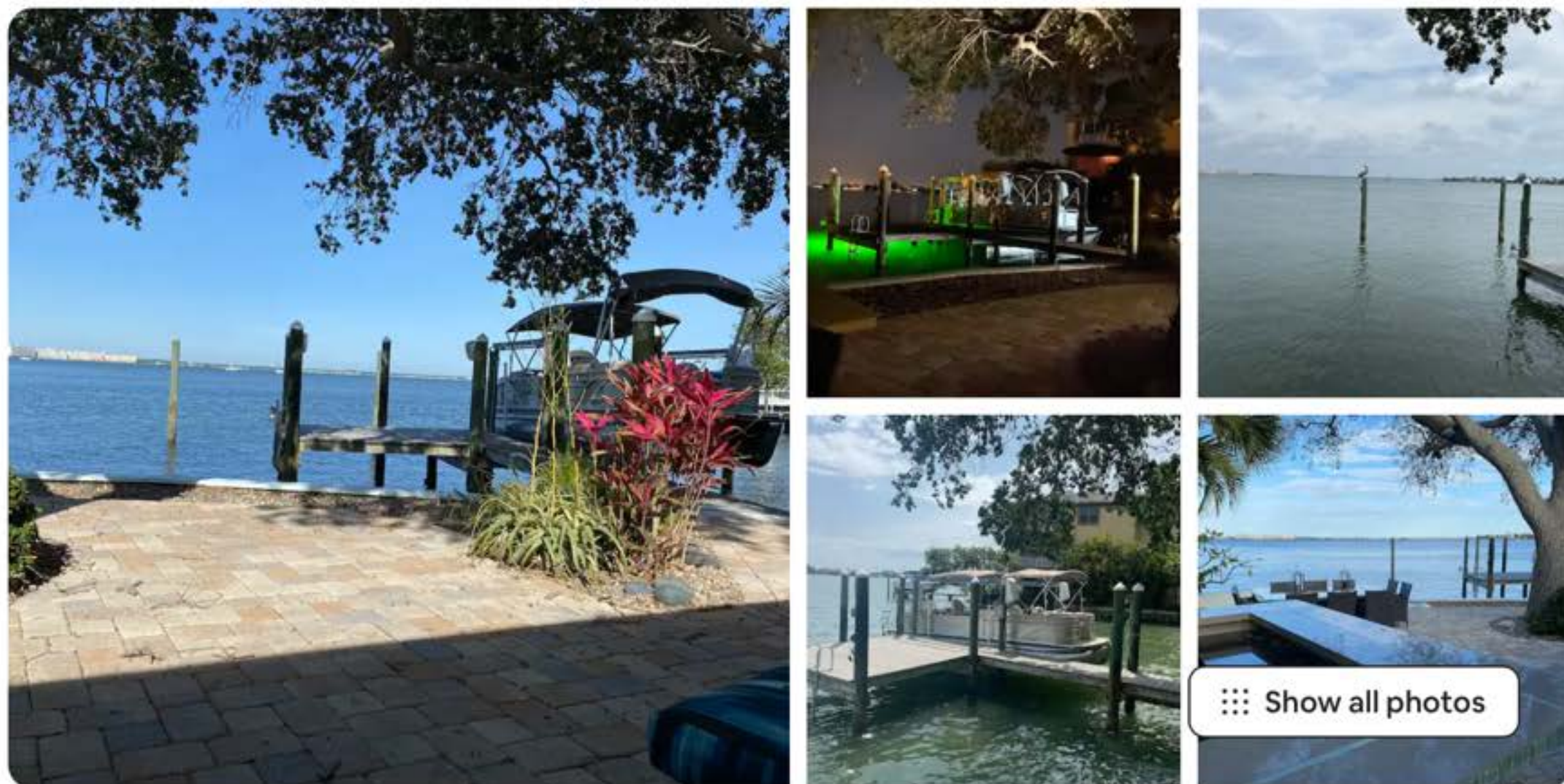
Close

Beautiful waterfront view

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 30 nights

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MM/DD/YYYY

CHECKOUT
Add date

Entire home
You'll need a passport

Enhance your trip
This home has a private pool

Great location
100% of guests recommend this location

Great value
100% of guests recommend this value

November 2021

December 2021

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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28	29	30					26	27	28	29	30	31	

Beautiful waterfront view

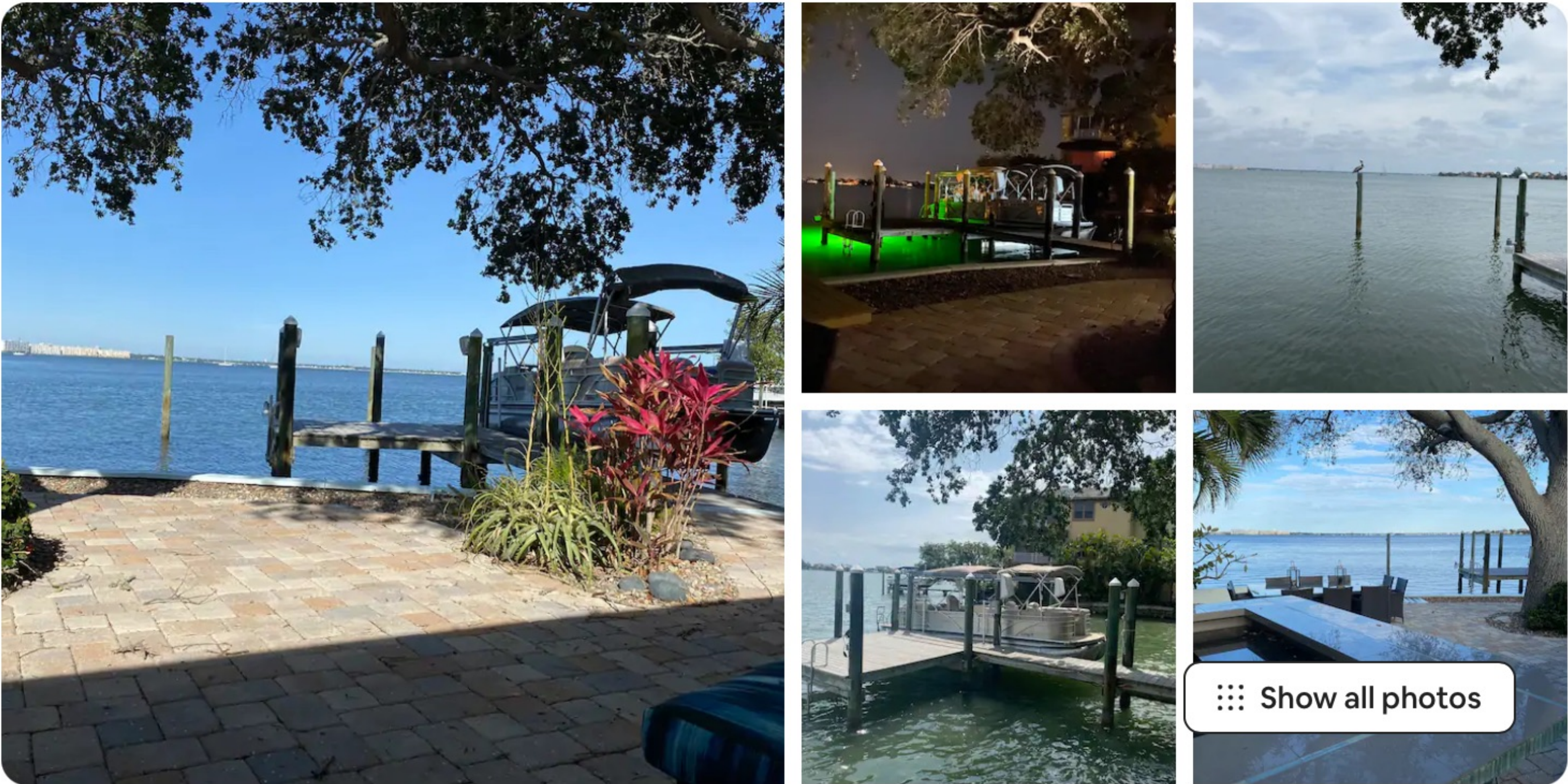
Clear dates

Close

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark



10 guests · 4 bedrooms · 4 beds · 2.5 baths

\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
Add date

CHECKOUT
Add date

December 2021							January 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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26	27	28	29	30	31		23	24	25	26	27	28	29
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Entire home

Enhance your trip

Great location

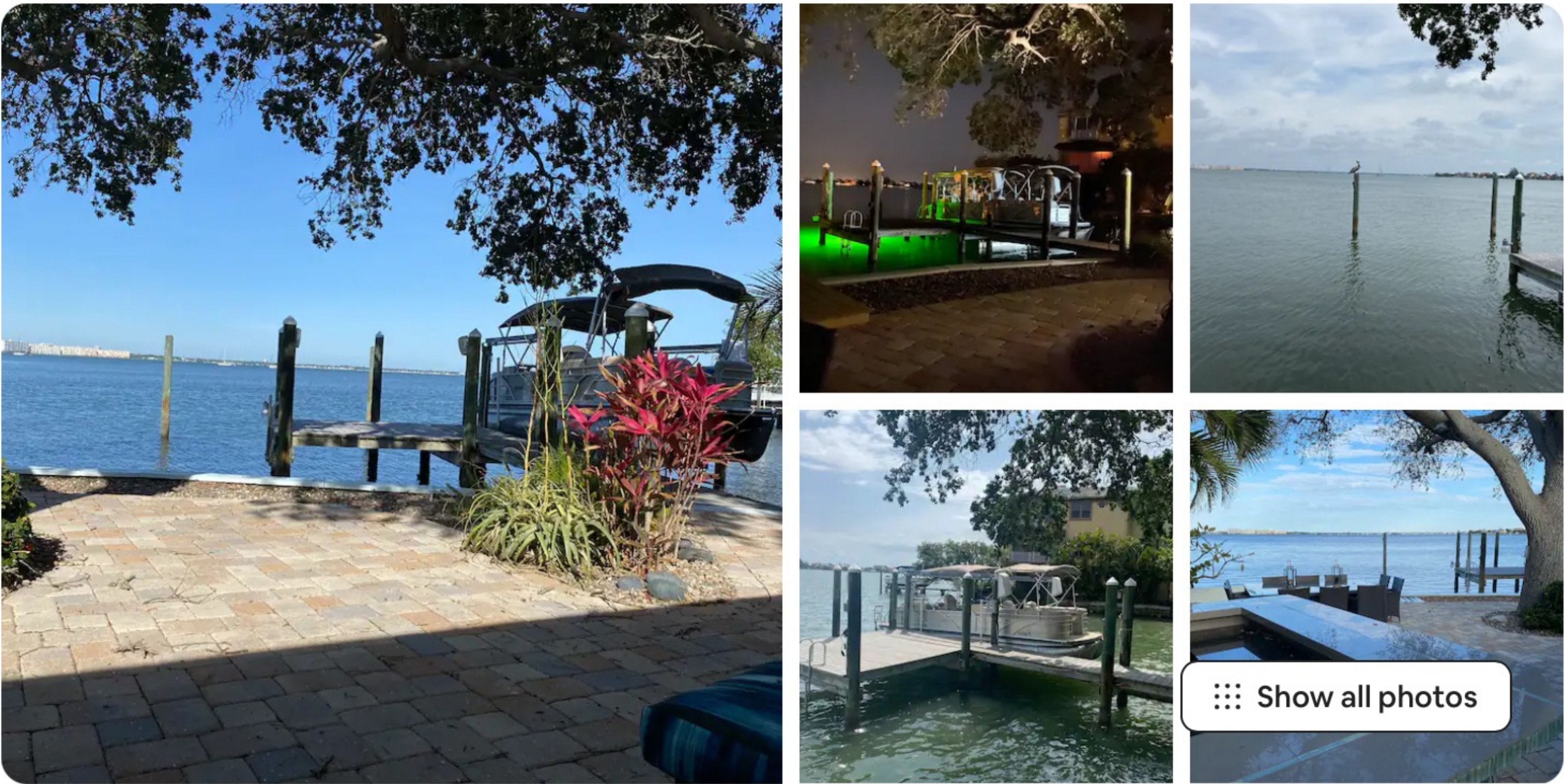
Great reviews

Beautiful waterfront view

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Entire residential home hosted by Mark



10 guests · 4 bedrooms · 4 beds · 2.5 baths

\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
Add date

CHECKOUT
Add date

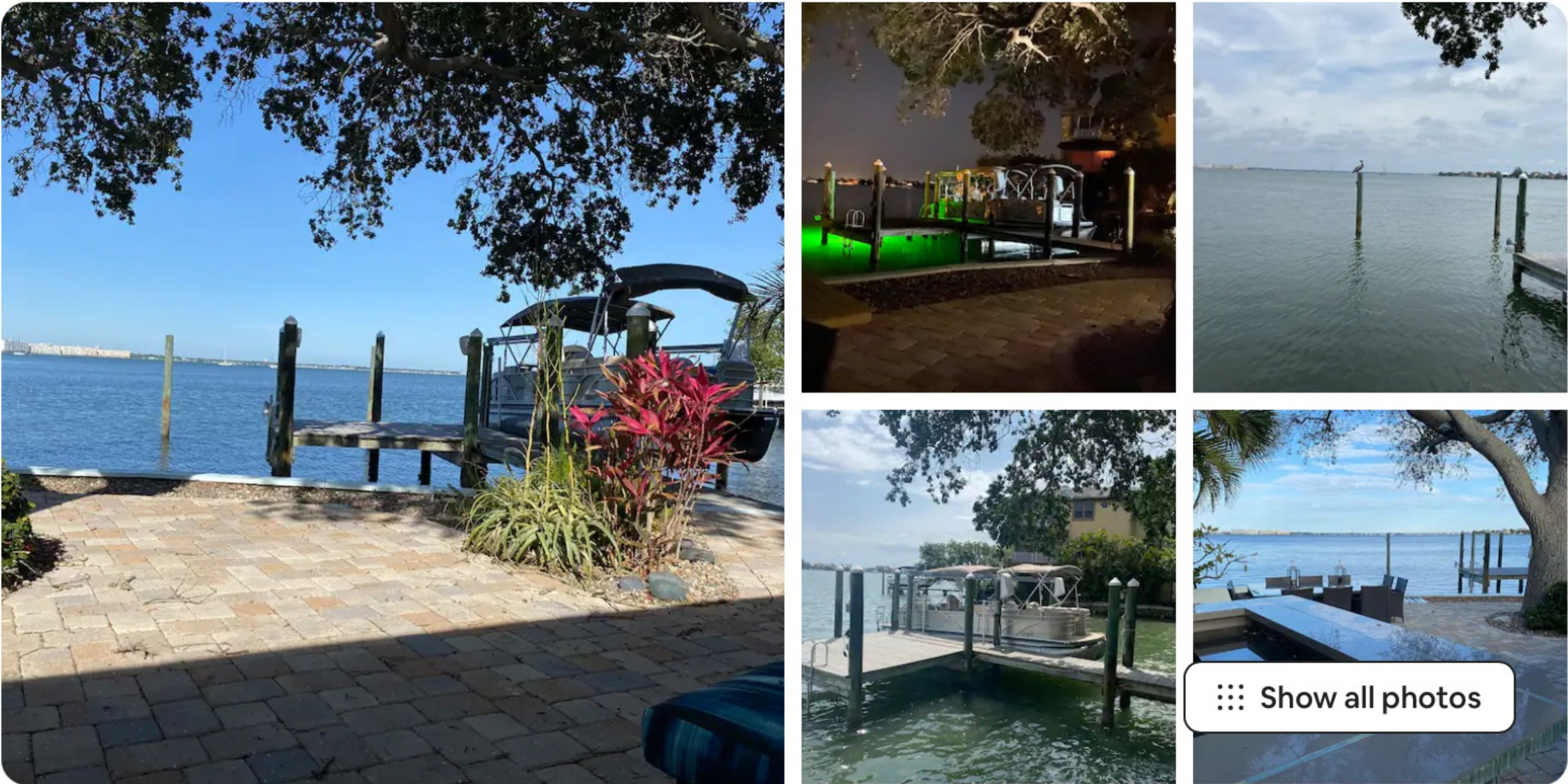
December 2021							January 2022						
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Beautiful r
water view

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark



10 guests · 4 bedrooms · 4 beds · 2.5 baths

\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
Add date

CHECKOUT
Add date

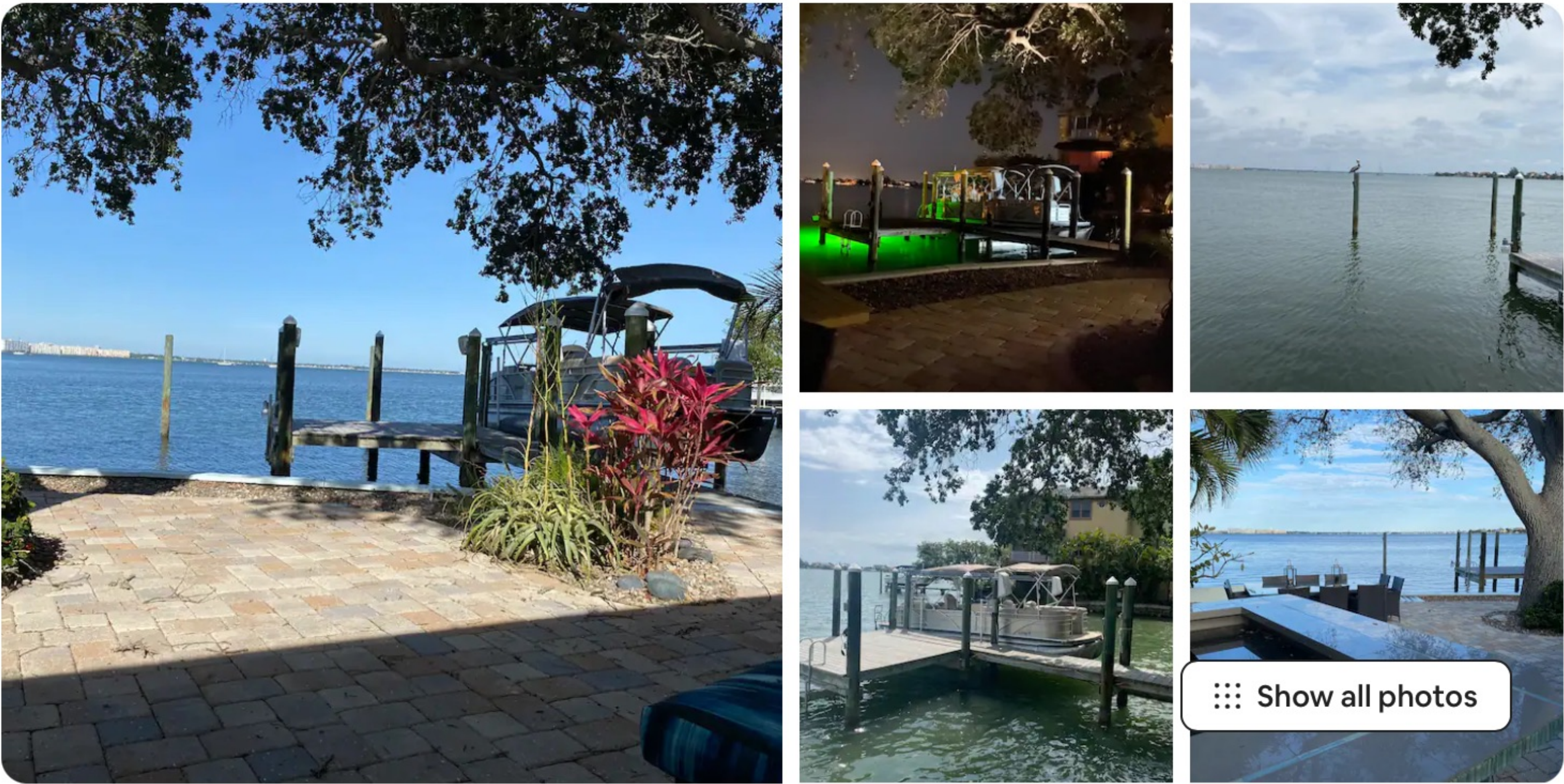
December 2021							January 2022						
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- Entire home
- Enhanced cleaning
- Great location
- Great reviews

Unique waterfront home with fantastic views

★ 4.97 (31 reviews) · Superhost · St. Pete Beach, Florida, United States

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Entire residential home hosted by Mark



\$389 / night

★ 4.97 (31 reviews)

10 guests · 4 bedrooms · 4 beds · 2.5 baths

Select dates

Minimum stay: 5 nights

CHECK-IN
Add date

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December 2021

January 2022



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Entire home

Enhance your trip

Great location

Great reviews

Beautiful room

Unique waterfront home with fantastic views

★ 4.97 (31 reviews) · Superhost · St. Pete Beach, Florida, United States

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (31 reviews)

Entire home
You'll need a passport

Enhance your trip
This home has a private pool

Great location
100% of guests recommend this location

Great host
100% of guests recommend this host

Beautiful view

Select dates

Minimum stay: 5 nights

CHECK-IN
Add date

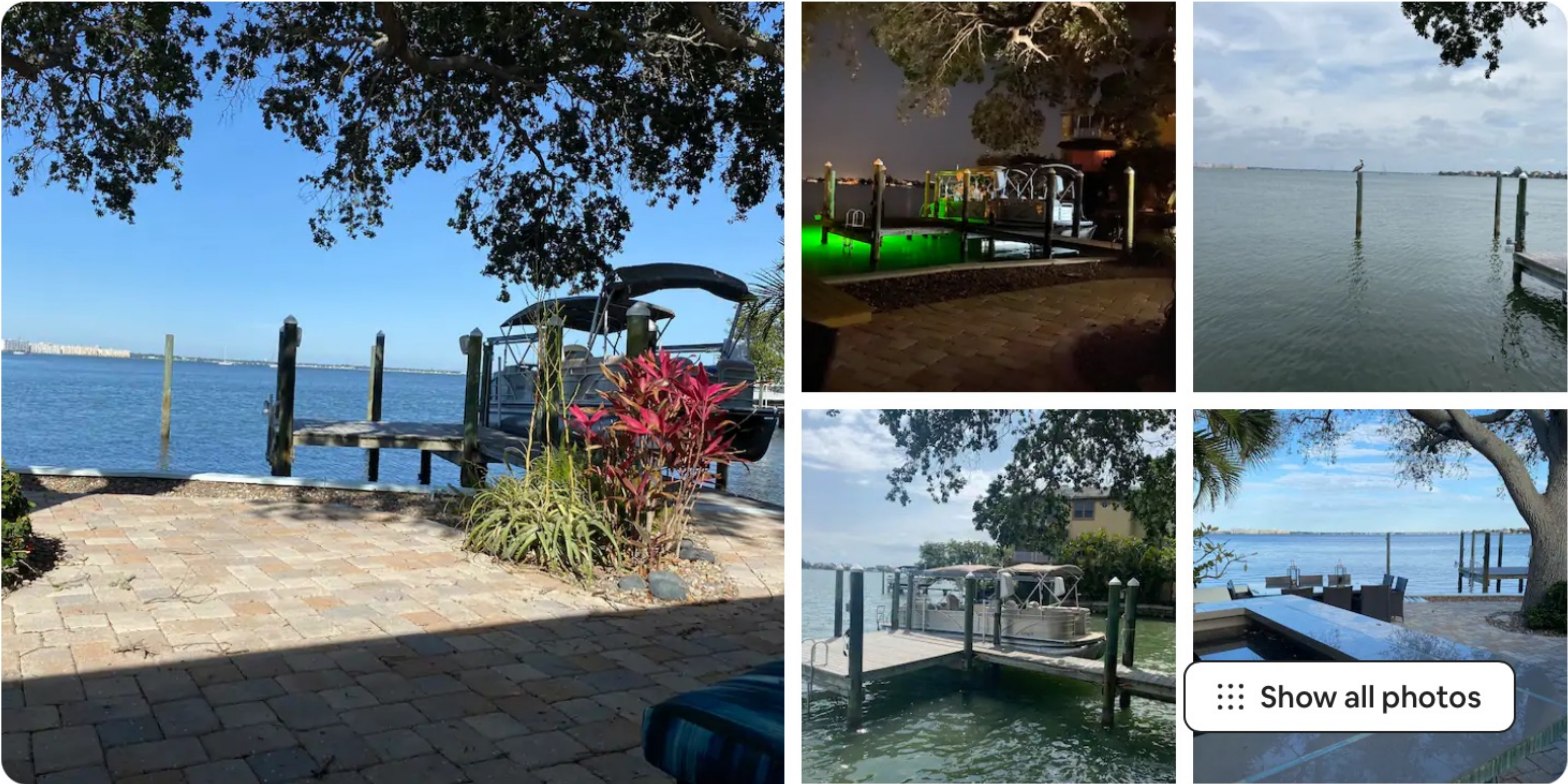
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Unique waterfront home with fantastic views

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Share Save



Entire residential home hosted by Mark



10 guests · 4 bedrooms · 4 beds · 2.5 baths

\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
Add date

CHECKOUT
Add date



December 2021

January 2022



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Entire home

Enhance your trip

Great location

Great reviews

Beautiful room

Unique waterfront home with fantastic views

★ 4.97 (31 reviews) · Superhost · [St. Pete Beach, Florida, United States](#)

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Entire residential home hosted by Mark



\$408 / night

★ 4.97 (31 reviews)

10 guests · 4 bedrooms · 4 beds · 2.5 baths

Select dates

Minimum stay: 5 nights

CHECK-IN
Add date

CHECKOUT
Add date



December 2021

January 2022



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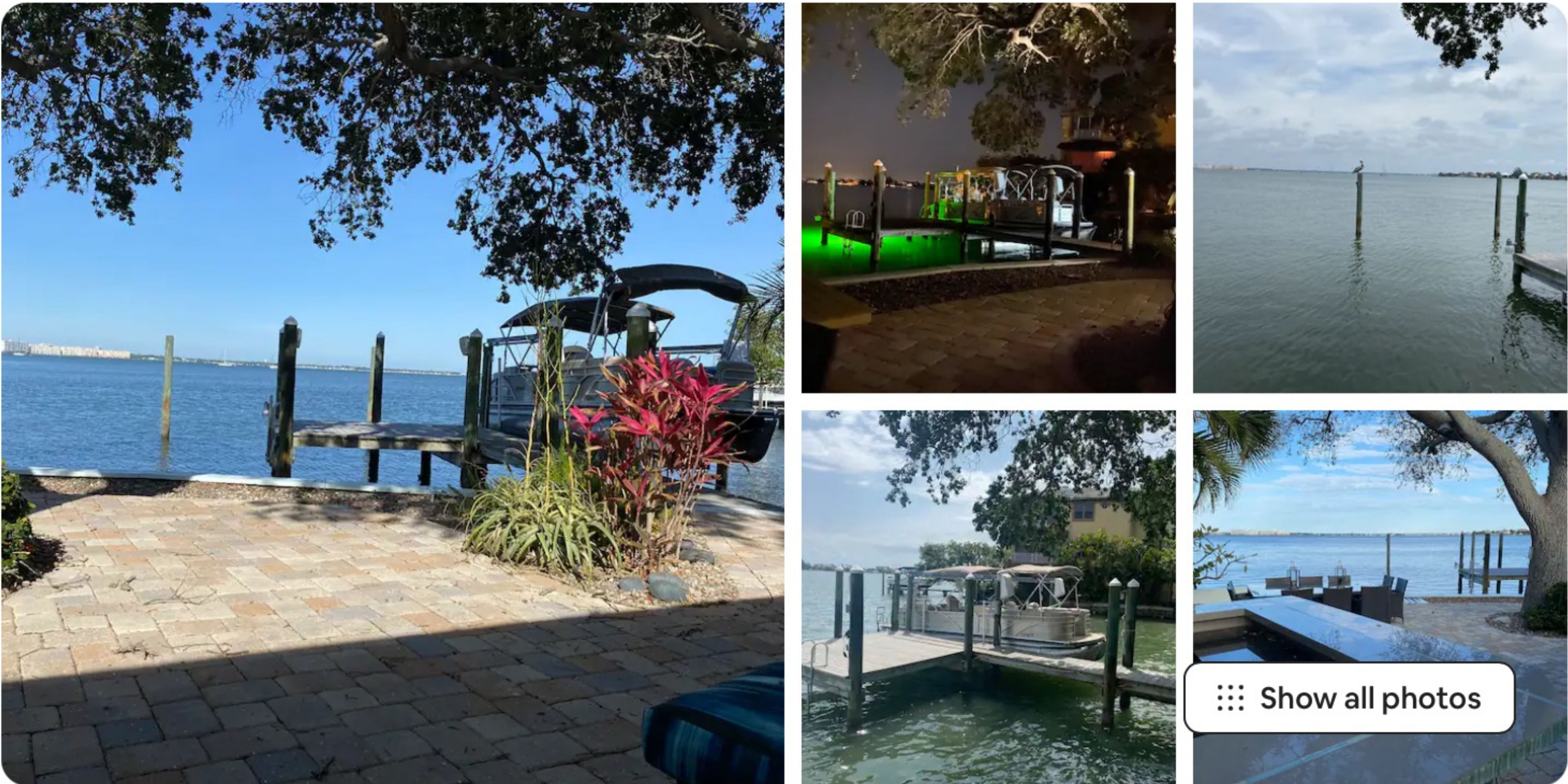
30 31

Beautiful r
water view

Unique waterfront home with fantastic views

★ 4.97 · [31 reviews](#) · 🏠 Superhost · [St. Pete Beach, Florida, United States](#)

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Entire residential home hosted by Mark



10 guests · 4 bedrooms · 4 beds · 2.5 baths

\$506 / night

★ 4.97 ([31 reviews](#))

Select dates

Minimum stay: 6 nights

CHECK-IN
Add date

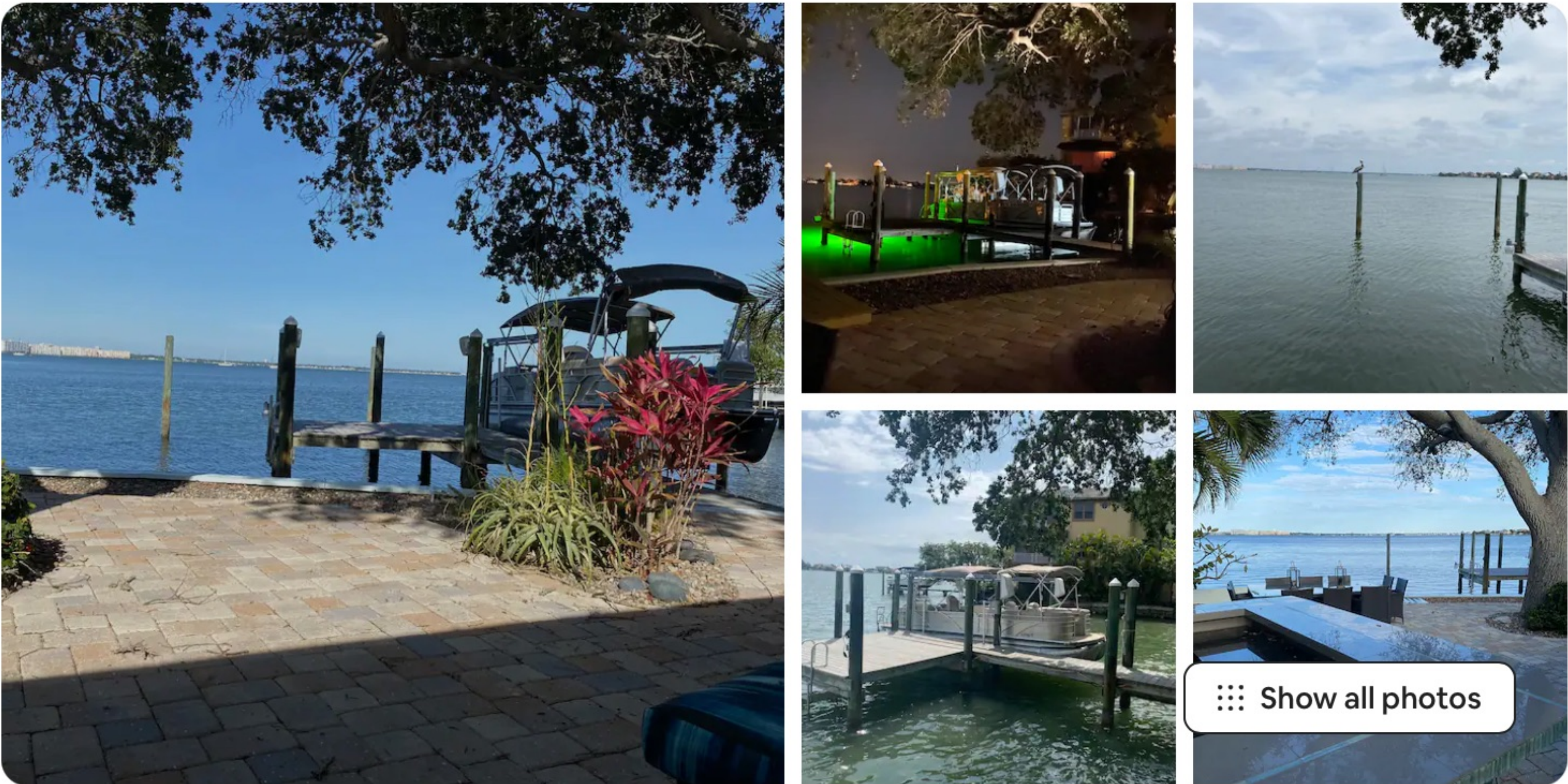
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Unique waterfront home with fantastic views

★ 4.97 · [31 reviews](#) · Superhost · [St. Pete Beach, Florida, United States](#)

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Show all photos

Entire residential home hosted by Mark



10 guests · 4 bedrooms · 4 beds · 2.5 baths

\$506 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 6 nights

CHECK-IN
Add date

CHECKOUT
Add date



December 2021

January 2022



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Entire home

Enhance your trip

Great location

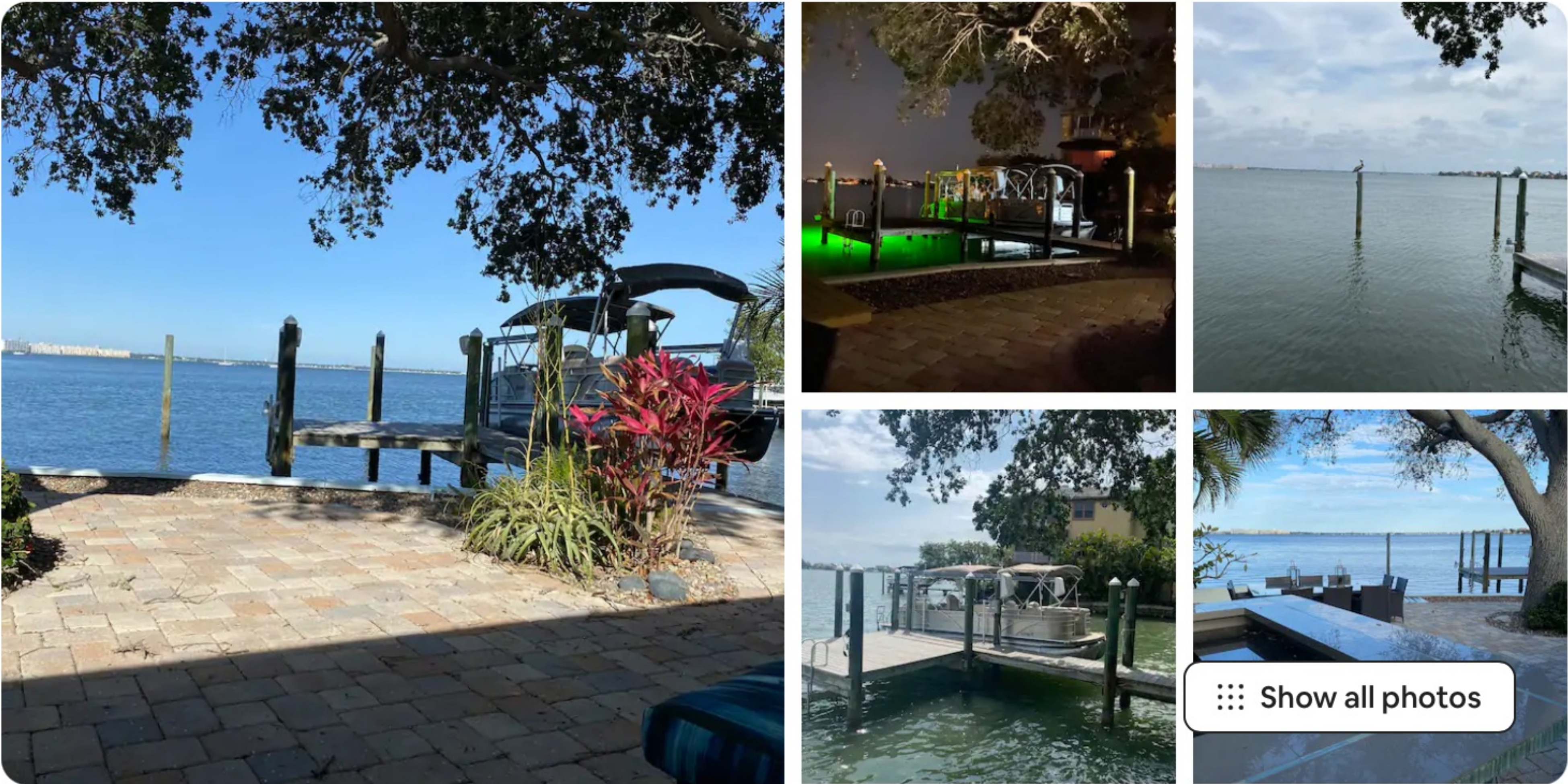
Great reviews

Beautiful room

Unique waterfront home with fantastic views

★ 4.97 · [31 reviews](#) · Superhost · [St. Pete Beach, Florida, United States](#)

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Entire residential home hosted by Mark



10 guests · 4 bedrooms · 4 beds · 2.5 baths

\$440 / night

★ 4.97 ([31 reviews](#))

Entire home

Enhance your trip

Great location

Great reviews

Beautiful room

1 night

Jan 16, 2022 - Jan 17, 2022

CHECK-IN
1/16/2022

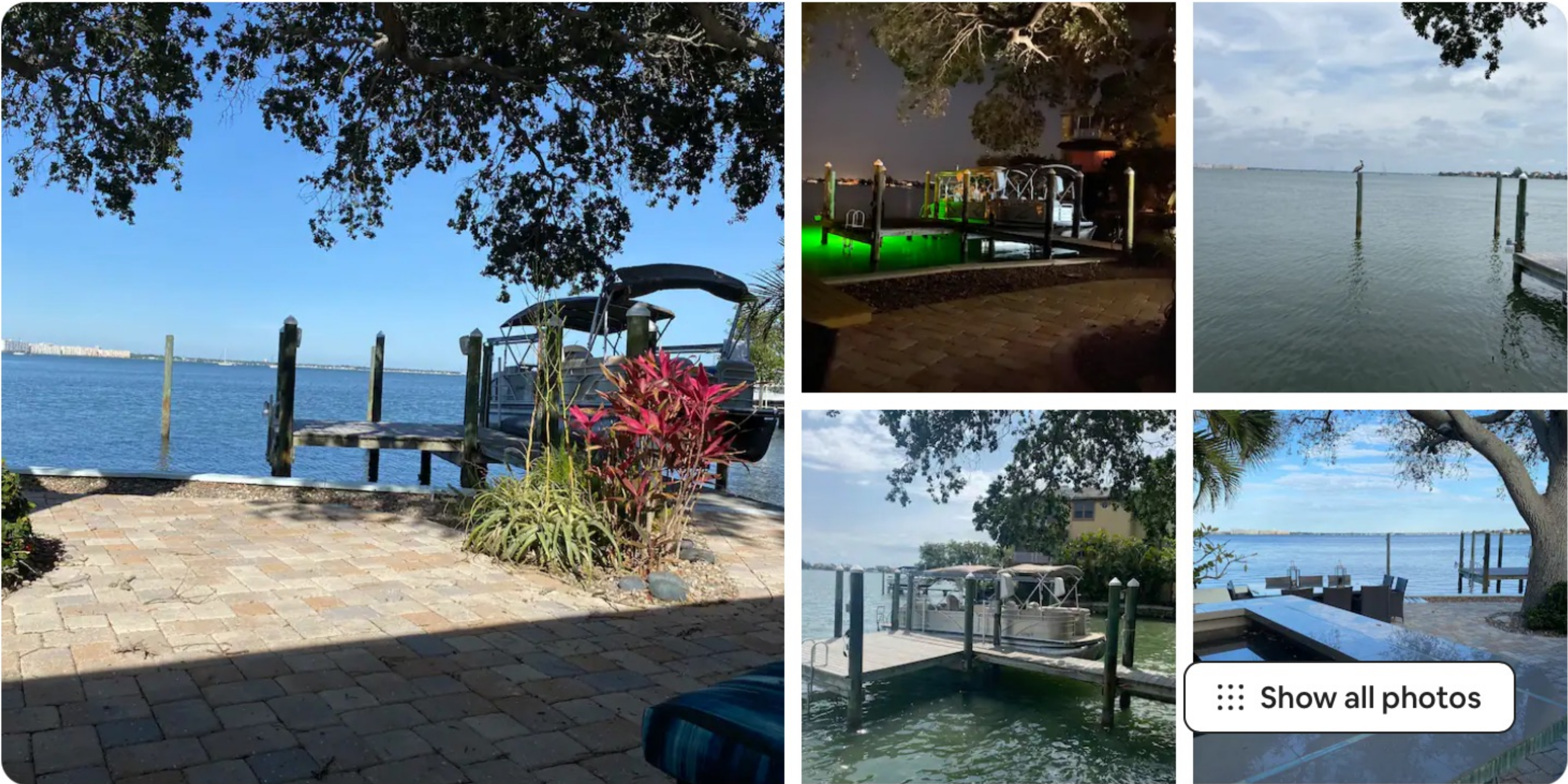
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1/17/2022

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30	31												

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Entire residential home hosted by Mark



10 guests · 4 bedrooms · 4 beds · 2.5 baths

\$480 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 6 nights

CHECK-IN
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CHECKOUT
Add date



December 2021

January 2022



Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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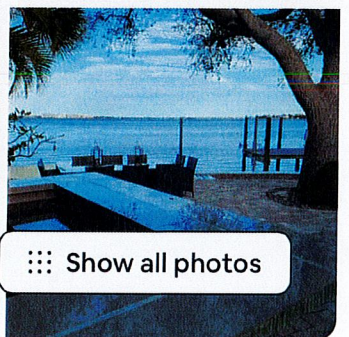
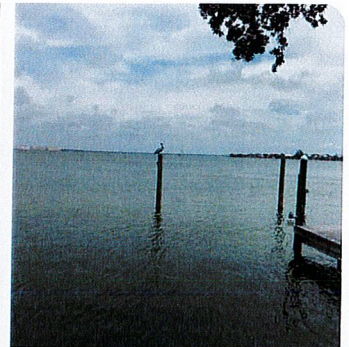
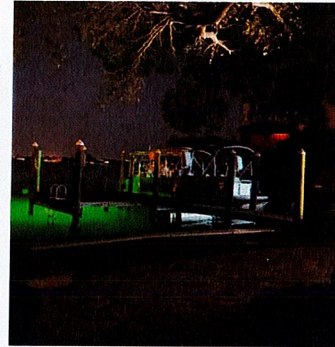
30 31

Beautiful r
water view

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Show all photos

Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$489 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 6 nights

CHECK-IN
Add date

CHECKOUT
Add date

Entire
You'll

Enhance
This home
process

Great
100%

Great
100%
rating

December 2021

January 2022

>

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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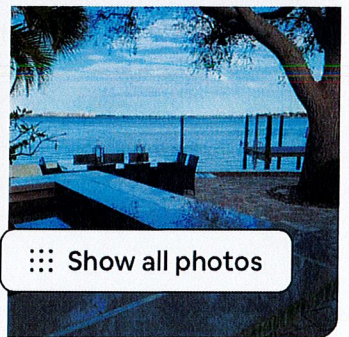
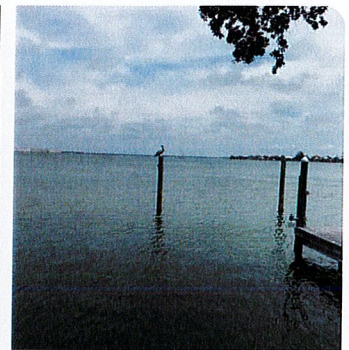
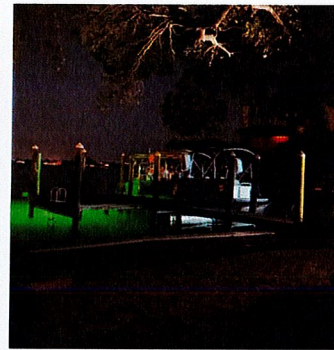
30 31

Beautiful r
water view

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$494 / night

★ 4.97 ([31 reviews](#))

Select dates

Minimum stay: 6 nights

CHECK-IN
Add date

CHECKOUT
Add date

Entire
You'll

Enhance
This home
process

Great
100%

Great
100%
rating

December 2021

January 2022

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30 31

Beautiful r
water view



155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF REPEAT VIOLATION

December 29, 2021

ALLEN, MARK
6737 W LAKESIDE DR.
LITTLETON CO 80125-9623,

RE: Case Number 20190498
Violation: Sec.38.5.- Short Term Rental
Violation Address: 55 51ST AVE E
Parcel ID#: 063216081900000030

Dear Property Owner:

You have been advertising on AirBNB #43373951 for a term of less than 30 days, which is prohibited in the AC Zoning District.

Your property was found in violation by the Special Magistrate on May 10, 2021, for the same violation (Short Term Rental). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on January 10, 2021.

If you require further information, please contact Code Enforcement at (727) 363-9211 or (727) 363-9209 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

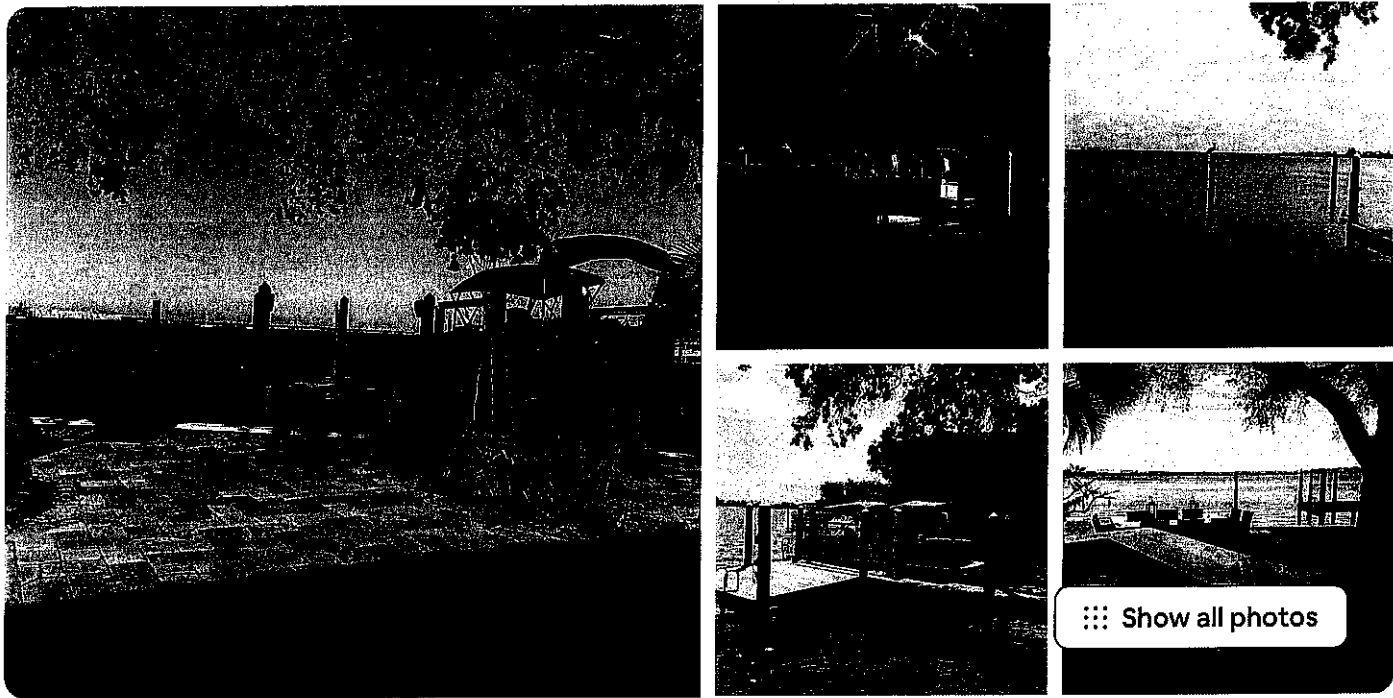
Sincerely,

Peyt Dewar
Code Enforcement Manager

Unique waterfront home with fantastic views

★ 4.97 · 31 reviews · Superhost · St. Pete Beach, Florida, United States

Share Save



Show all photos

Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$489 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 6 nights

CHECK-IN
Add date

Entire home
You'll love

Enhance your trip
This home has a private pool

Great location
100% of guests recommend this location

Great host
100% of guests recommend this host

January 2022

February 2022



Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28					
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Beautiful waterfront view

Unique waterfront home with fantastic views

★ 4.97 · [31 reviews](#) · Superhost · [St. Pete Beach, Florida, United States](#)

[Share](#) [Save](#)



Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$489 / night

★ 4.97 ([31 reviews](#))

Entire home

Enhanced privacy

Great location

Great rating

100% accurate

100% accurate

100% accurate

100% accurate

Beautiful

Beautiful

Beautiful

Beautiful

Select dates

Minimum stay: 6 nights

CHECK-IN

Add date

January 2022

February 2022

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Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$489 / night

★ 4.97 ([31 reviews](#))



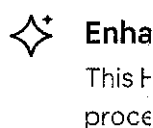
Entire home
You'll love

Select dates

Minimum stay: 6 nights

CHECK-IN
Add date

CHECK-OUT
Add date



Enhance your trip
This home has a great location



Great location
100%



Great rating
100%

December 2021

January 2022



Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
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

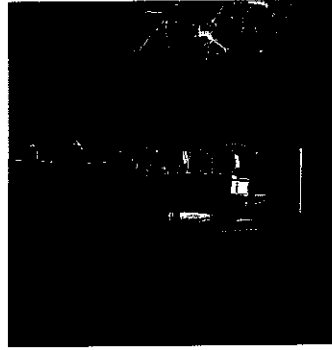
Beautiful waterfront view

30 31

Unique waterfront home with fantastic views

★ 4.97 · [31 reviews](#) · Superhost · [St. Pete Beach, Florida, United States](#)

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$494 / night

★ 4.97 ([31 reviews](#))

Select dates

Minimum stay: 6 nights

CHECK-IN
Add date



Entire
You'll



Enhance
This process



Great
100%



Great
100%
rating

December 2021

January 2022



Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
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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

Beautiful r
water view

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$480 / night

★ 4.97 (31 reviews)

Entire home

You'll love it

Select dates

Minimum stay: 6 nights

CHECK-IN

Add date

Enhance your stay

This home has a private pool

Great location

100% of recent guests recommended this location

Great location

100% of recent guests recommended this location

	December 2021							January 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		

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$440 / night

★ 4.97 (31 reviews)

Entire home

You'll love it

1 night

Jan 16, 2022 - Jan 17, 2022

CHECK-IN

1/16/2022

CHECKOUT

1/17/2022

Enhance your trip

This home has a great location

Great location

100% of guests who booked this home loved the location

Great location

100% rating

Beautiful room

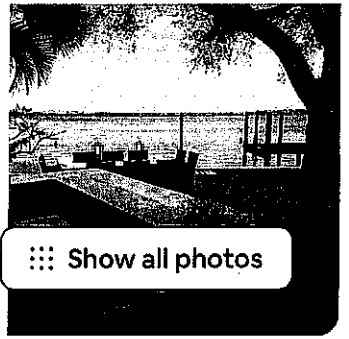
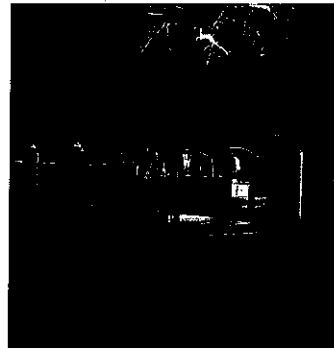
100% of guests who booked this home loved the room

January 2022							February 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1			1	2	3	4	5
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16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28					
30	31												

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$506 / night

★ 4.97 ([31 reviews](#))

Select dates

Minimum stay: 6 nights

CHECK-IN
Add date

Entire
You'll

Enhance
This listing
proceeds

Great
100%

Great
100%
rating

December 2021

January 2022

>

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

Beautiful r

Unique waterfront home with fantastic views

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Share Save



Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$506 / night

★ 4.97 (31 reviews)

Entire home you'll love

Enhanced privacy for this process

Great location 100%

Great rating 100%

Select dates

Minimum stay: 6 nights

CHECK-IN

Add date

December 2021

January 2022

>

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							1
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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

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$408 / night

★ 4.97 (31 reviews)

Entire home

You'll love

Minimum stay: 5 nights

CHECK-IN

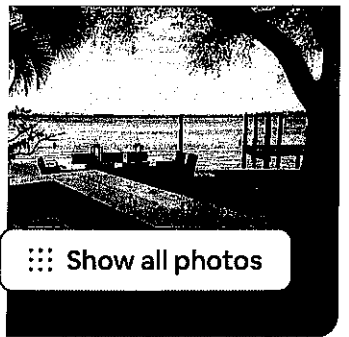
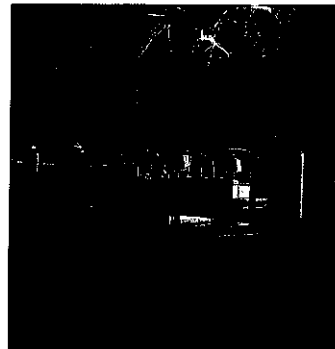
Add date

Enhance this process	December 2021							January 2022							>
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Great location100%				1	2	3	4							1	
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Great rating100%	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						

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Entire residential home hosted by Mark

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\$389 / night

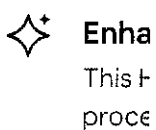
★ 4.97 (31 reviews)



Select dates

Minimum stay: 5 nights

CHECK-IN
Add date



December 2021

January 2022



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

Beautiful r

30 31

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

Entire home
You'll love

CHECK-IN
Add date

Enhance your trip
This trip is perfect for you

December 2021

January 2022



Great location
100%

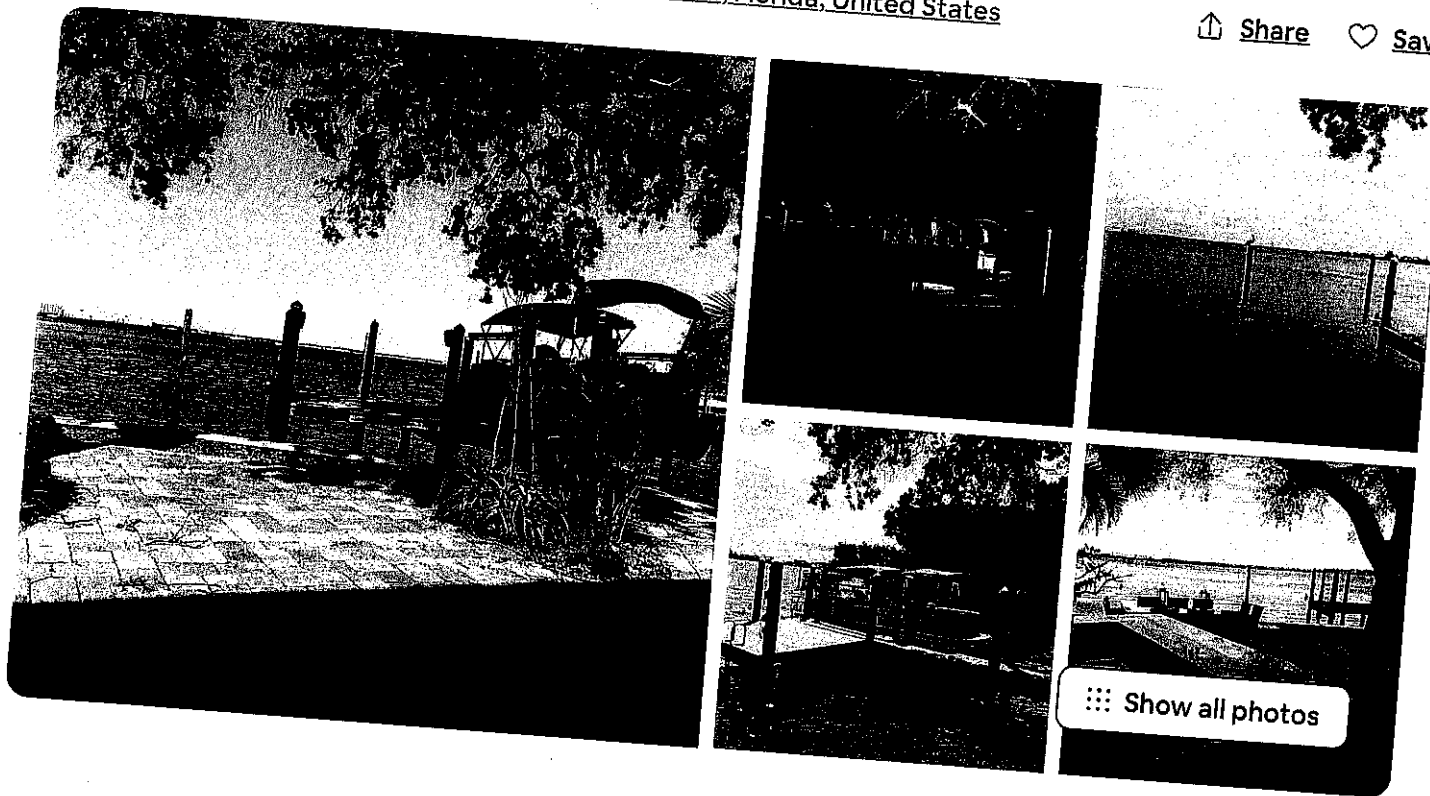
Great value
100% rating

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4							
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10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

Entir
You'll

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Grea
100%
rating

December 2021

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January 2022

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

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Add date

Entire
You'll

Enhance
This trip
process

Great
100%

Great
100%
rating

December 2021

Su	Mo	Tu	We	Th	Fr	Sa
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January 2022

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23	24	25	26	27	28	29
30	31					

Beautiful r
waterfront

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
Add date

Entire home
You'll

Enhanced listing
This listing has been enhanced to provide a better experience for guests.

Great location
100%

Great rating
100% rating

December 2021

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
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January 2022

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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Beautiful waterfront view

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

Entire
You'll

CHECK-IN
Add date

★ **Enhance**
This trip
process

December 2021

January 2022

>

Great
100%

Great
100%
rating

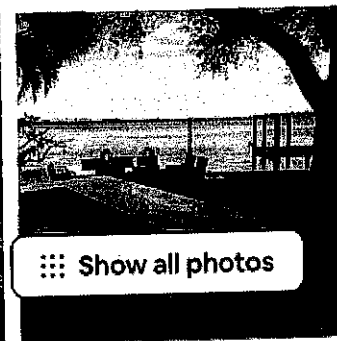
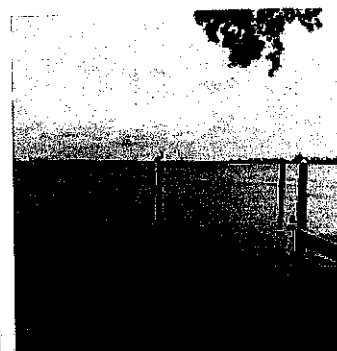
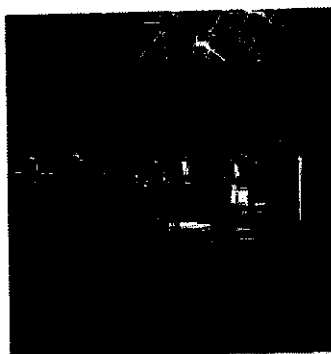
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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5	6	7	8	9	10	11	2	3	4	5	6	7	8
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19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30	31					

Beautiful r
water view

Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 30 nights

CHECK-IN
MM/DD/YYYY

Entire
You'll

Enhance
This process

Great
100%

Great
100% rating

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	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30	31			

Beautiful waterfront view

[Clear dates](#)

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10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (31 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

CHECK-OUT
MM/DD/YYYY



Entire home
You'll love



Enhance your trip
This home has a private pool



Great location
100% of guests gave this location a 5-star rating



Great host
100% of guests gave this host a 5-star rating

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	

Beautiful waterfront view

[Clear dates](#)

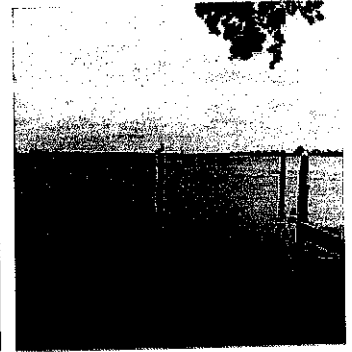
[Close](#)

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10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

CHECK-OUT
MM/DD/YYYY



Entire
You'll



Enhance
This process



Great
100%



Great
100%
rating

November 2021

December 2021



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

Beautiful r
water view

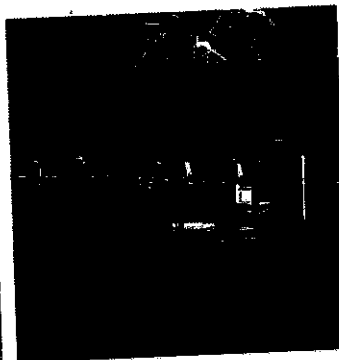
[Clear dates](#)

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 30 nights

CHECK-IN
MM/DD/YYYY



Entire home
You'll love



Enhanced
This home
process



Great location
100%



Great rating
100%

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
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December 2021

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

Beautiful waterfront view

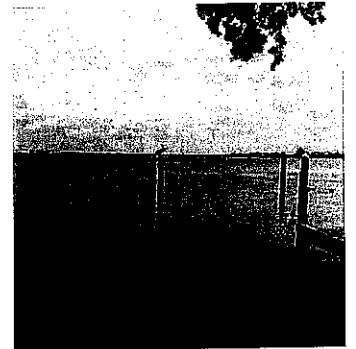
[Clear dates](#)

Close

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights



Entire home
You'll love it



Enhance your trip
This home has a private pool and a hot tub.



Great location
100% of guests recommend this location.



Great value
100% of guests agree this is a great value.

CHECK-IN
MM/DD/YYYY

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	

Beautiful waterfront view

[Clear dates](#)

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Unique waterfront home with fantastic views

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 5 nights

CHECK-IN
11/26/2021

CHECKOUT
Add date

Entire
You'll

Enhanced
This home
processes

Great location
100%

Great rating
100%
rating

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	

Beautiful r
water view

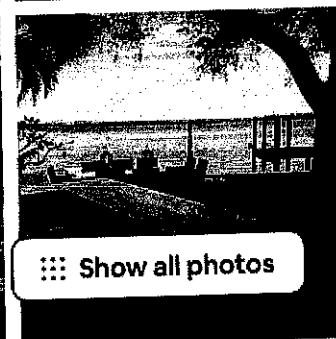
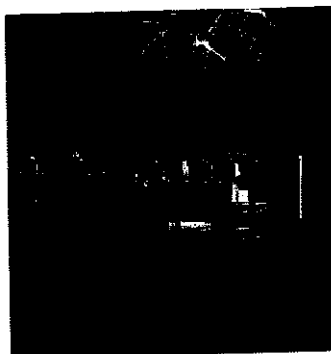
[Clear dates](#)

[Close](#)

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Entire residential home hosted by Mark

10 guests · 4 bedrooms · 4 beds · 2.5 baths



\$389 / night

★ 4.97 (30 reviews)



Entire
You'll



Enhance
This process



Great
100%



Great
100% rating

Select dates

Minimum stay: 5 nights

CHECK-IN
MM/DD/YYYY

CHECK-OUT

November 2021

December 2021



Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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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
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28	29	30					26	27	28	29	30	31	

Beautiful r

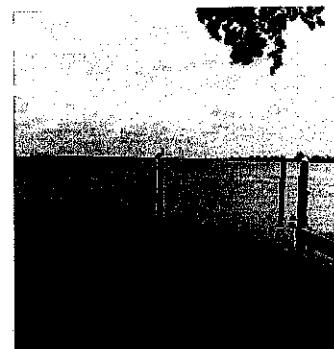
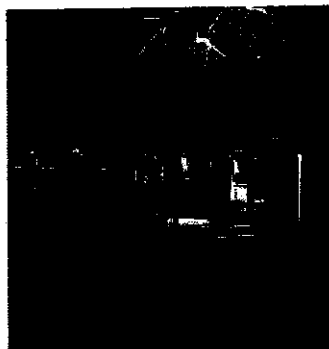
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\$389 / night

★ 4.97 (30 reviews)

Select dates

Minimum stay: 30 nights

CHECK-IN
MM/DD/YYYY

CHECK-OUT
MM/DD/YYYY



Entire home
You'll love



Enhance your trip
This home has a private pool



Great location
100%



Great reviews
100% rating

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
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Entire residential home hosted by Mark

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\$389 / night

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Select dates

Minimum stay: 5 nights



Entire
You'll



Enhance
This process



Great
100%



Great
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rating

November 2021

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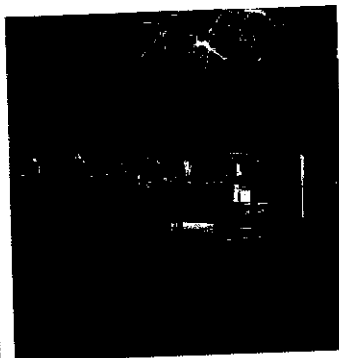
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water view

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Beautiful
water view

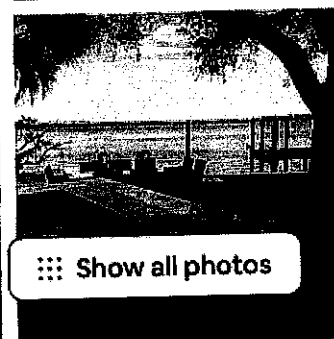
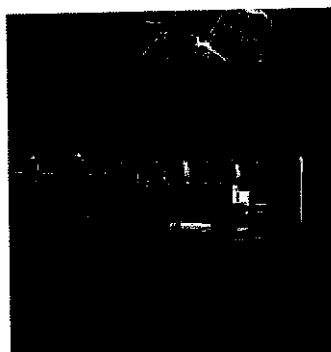
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\$339 / night

★ 4.97 (30 reviews)

30 days

Select dates

Minimum stay: 30 nights



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You'll



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Great
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Great
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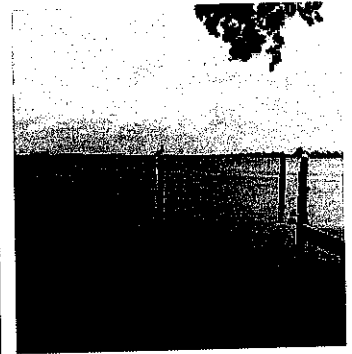
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\$389 / night

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Select dates

Minimum stay: 5 nights

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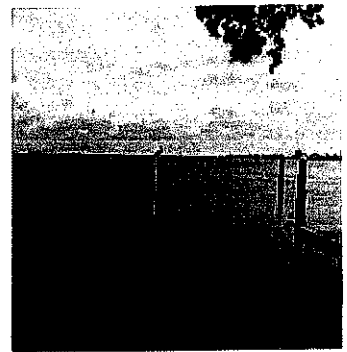


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Beautiful
water view

outside bar and dining table that seats 10. Enjoy the peace

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You'll



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Beautiful r
water view

outside bar and dining table that seats 10. Enjoy the peace
and quiet with this private setting or entertain family or
guests.

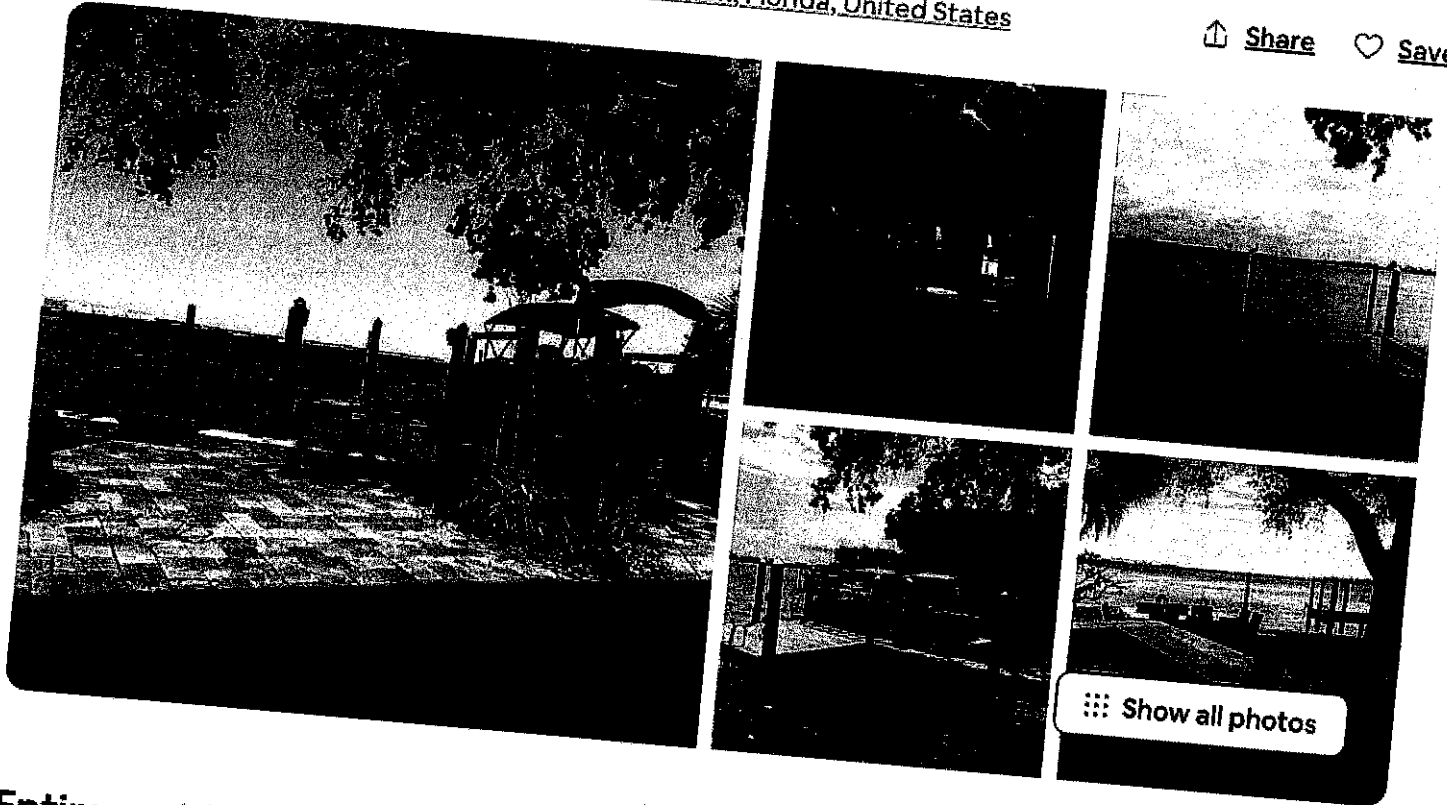
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\$389 / night

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Minimum stay: 5 nights

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Entire home
You'll love

Enhance your trip
This process

Great location
100%

Great rating
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November 2021

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Beautiful waterfront view

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH, FLORIDA

CITY OF ST. PETE BEACH,

CASE NUMBER: 2019 0498

Petitioner,

vs.

MARK ALLEN.

Respondents(s).

FINDINGS OF FACT

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on May 10, 2021, after due notice to the Respondent and the Special Magistrate, having heard testimony under oath, received evidence, and otherwise being advised in the premises, hereby issues this Findings of Fact, Conclusions of Law, and Order:

The Special Magistrate makes the following findings of fact:

1. The City was represented by City Attorney Andrew Dickman and Code Enforcement Officer Aaron Marceron.
2. No one appeared on behalf of the Respondents.
3. The property in question, located at 55 51ST Avenue East, St. Pete Beach, Florida 33706 ("Property"), is owned by the Respondents.
4. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.
5. On July 13, 2020 the Respondents and Property were found in violation of the following sections of the Land Development Code of the City of St. Pete Beach which was set forth in an Amended Findings Of Fact And Order Imposing Administrative Fine And Certifying Lien dated July 13, 2020 ("Order"):
Sec. 38.5. The Property was being advertised online on a transient basis which is prohibited in the Activity Center Zoning District.
6. Code Enforcement Officer Marceron testified that the Property is compliant and that the fines imposed by the Order have been paid in full.

ORDERED and ADJUDGED:

1. The Property is compliant and the fines and lien imposed by the Order are fully paid and satisfied.
2. Further violations will be repeat violations subject to fines of \$500.00 per day per violation.
3. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED on May 10, 2021.

/s/ Norman W. Nash

Norman W. Nash
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified and regular mail to: **Mark Allen, 6737 West Lakeside Drive, Littleton, CO 80125**, on May 17, 2021.

/s/ Norman W. Nash

Norman W. Nash

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. FS. 162-11.

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

(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)