



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, April 11, 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. 20220036 – Sec. 9.2 - Permitted principle uses and Structures
City of St. Pete Beach v. Potter-Martino, Kristina
Address: 3401 DeBazan, St Pete Beach, FL 33706**
4. New Cases
 - A. Case No. 20220167 – Sec 8.2 -Permitted principal uses and Structures
City of St. Pete Beach v. Cassandra Mackenzie, Ian Mackenzie
Address: 436 87th Ave, St Pete Beach, FL 33706**
 - B. Case No. 20220055 – Sec. 10.2 - Permitted principle uses and Structures
City of St. Pete Beach v. Rafael Taranini, Melis Taranini
Address: 7606 Gulf Blvd, St Pete Beach, FL 33706**
 - C. Case No. 20220184 – Sec 12.2 -Permitted principal uses and Structures
City of St. Pete Beach v. Stephen Gay
Address: 3606 Gulf Blvd, St Pete Beach, FL 33706**
 - D. Case No. 20220183 – Sec 20.3 -Permitted principal uses and Structures
City of St. Pete Beach v. Kathleen English
Address: 612 Pass-A-Grille Way, St Pete Beach, FL 33706**
 - E. Case No. 20220048 – Sec 20.03 -Permitted principal uses and Structures
City of St. Pete Beach v. Sembler Sandra Rev Trust
Address: 107 26th Ave #2, St Pete Beach, FL 33706**

5. Old Cases
6. Repeat Violation
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. 20220036 – Sec. 9.2 - Permitted principle
uses and Structures
City of St. Pete Beach v. Potter-Martino, Kristina
Address: 3401 DeBazan, St Pete Beach, FL 33706

Date: April 11, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

Through: Peyt Dewar, Code Enforcement Manager
Michelle Gonzalez, Community Development Director

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

Funding: N/A

Requested Motion: N/A

Attachments: 1. Potter-Martino NOV
2. 3401 Evidence



The Sunset Capital of Florida

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

NOTICE OF VIOLATION

3/9/2022

POTTER-MARTINO, KRISTINA
3401 E DE BAZAN AVE
ST PETE BEACH FL 33706-4065 ,

[Occupant]
3401 E DE BAZAN AVE
ST PETE BEACH FL 33706

RE: Case Number 20220036
Violation Address: 3401 E DE BAZAN AVE
Parcel ID#: 073216218520160010

Dear Property Owner:

Your property is in violation of the following code: Sec 9.2 Permitted principal and uses and structures.

Your property was being advertised for a 7 Night minimum stay on techtravel.com as well as VRBO Listing #9614877ha

Sec. 9.2. - Permitted principal uses and structures.

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.

These violation(s) must be corrected **03/16/2022**. 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

< View all St. Pete Beach properties
St Pete Beach Don Cesar Place Pool Hot Tub



January 2022 February 2022 Clear dates

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

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

7 night minimum stay

Close

Same-day arrival not available

Check In Jan 12	Check Out Jan 12
--------------------	---------------------

Guests

Book now

Contact host

Property # 9614877ha
Report this property

Become a Vrbo host
and earn extra money.
See how

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

About this rental

House | 3 bedrooms | 2 bathrooms | Spaces

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

Agenda Report

Issue Considered: Case No. 20220167 – Sec 8.2 -Permitted principal uses and Structures
City of St. Pete Beach v. Cassandra Mackenzie, Ian Mackenzie
Address: 436 87th Ave, St Pete Beach, FL 33706

Date: April 11, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

Through: Peyt Dewar, Code Enforcement Manager
Michelle Gonzalez, Community Development Director

Summary of Issue: 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.

Funding: N/A

Requested Motion: N/A

Attachments:

1. Mackenzie NOV
2. 3401 Evidence



The Sunset Capital of Florida

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

NOTICE OF VIOLATION

3/21/2022

MACKENZIE, CASSANDRA / MACKENZIE, IAN MACDONALD [Occupant]

436 87th Ave

St Pete Beach FL 33706-1406

436 87TH AVE

ST PETE BEACH FL 33706

RE: Case Number 20220167

Violation Address: 436 87TH AVE

Parcel ID#: 253115782641040170

Dear Property Owner:

Your property is in violation of the following code Sec 8.2. Based upon reviews on airbnb listing #50098945 a short term rental (less than 30 days) has occurred in the month of February.

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.

These violation(s) must be corrected **3/28/2022**. 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



Start your search



Become a Host



NEW! Beachy boho 3BR/2BA home, Walk to Beach!

★ 5.0 · 9 reviews · St. Pete Beach, Florida, United States

Share Save



Show all photos

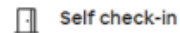
Entire residential home hosted by Cassie

8 guests · 3 bedrooms · 6 beds · 2 baths



\$400 / night

★ 5.0 · 9 reviews



Self check-in

Check yourself in with the keypad.



Highly rated Host

Select dates

Minimum stay: 30 nights

CHECK-IN
4/11/2022

x

CHECKOUT
MM/DD/YYYY



April 2022

May 2022



Photos Amenities Reviews Location

\$400 / night

★ 5.0 · 9 reviews

Check availability

Communication 4.9

Check-in 4.9

Location 4.9

Value 4.8



Kylie
February 2022

This was the perfect home for our weekend girls getaway. The home is very large and had plenty of space for our group. It was stocked with plenty of towels, blankets, and anything els...

[Show more](#) >



Lisa
December 2021

We thoroughly enjoyed our stay in this adorable home! The house was very spacious for our family of four. Clean, comfortable with good outdoor space. Kitchen had...

[Show more](#) >



Reggie
September 2021

We weren't thrown off by anything. All pics etc.... Were what we expected. We know the area and had a great time. Everything works, comfortable bed, zero complaints

Show all 9 reviews



Tina
January 2022

The house is super cute and stocked well.



Mark
November 2021

Great place to stay and convenient to beach. Very comfy and spacious hang-out rooms. Very comfortable mattresses, well stocked kitchen and bathrooms. Plenty of seating inside and...

[Show more](#) >



Joseph
August 2021

The location of the house was extremely convenient to both the beach and dining experiences. Cassie was very easy to communicate with and made the entire process a breeze. My...

[Show more](#) >

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

Agenda Report

Issue Considered: Case No. 20220055 – Sec. 10.2 - Permitted principle
uses and Structures
City of St. Pete Beach v. Rafael Taranini, Melis
Taranini
Address: 7606 Gulf Blvd, St Pete Beach, FL 33706

Date: April 11, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

Through: Peyt Dewar, Code Enforcement Manager
Michelle Gonzalez, Community Development Director

Summary of Issue: Sec. 10.2. - 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 RLM-1 Residential District are as
follows:
(a)Residential dwellings—Detached single-family only.
Such dwellings shall not be used for transient
occupancy.

Funding: N/A

Requested Motion: N/A

Attachments: 1. TaratiniNOV
2. 7606evidence



The Sunset Capital of Florida

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

NOTICE OF VIOLATION

03/08/2022

Taranini Rafael, Melis
7606 Gulf Blvd
St Pete Beach FL 33706,

[Occupant]
7606 GULF BLVD
ST PETE BEACH FL 33706

RE: Case Number 20220055
Violation Address: 7606 GULF BLVD
Parcel ID#: 363115779940730131

Dear Property Owner:

Your property has been found in violation of the following: Advertising for transient occupancy, this is not allowed in the RLM-1 Zoning district.

Sec. 10.2. - 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 RLM-1 Residential District are as follows:

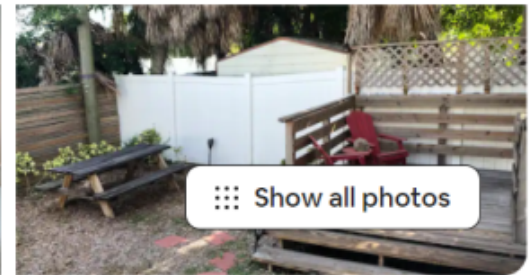
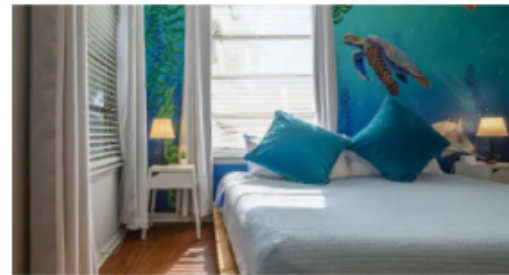
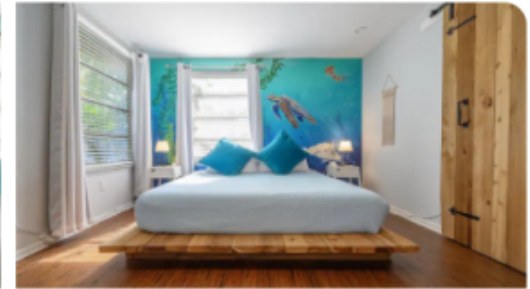
(a) Residential dwellings—Detached single-family only. Such dwellings shall not be used for transient occupancy.

These violation(s) must be corrected **03/15/2022**. 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



Show all photos

Entire residential home hosted by Melis

2 guests · 1 bedroom · 1 bed · 1 bath



\$149 / night

★ 4.90 · 20 reviews

Entire home

You'll have the house to yourself.

Enhanced Clean

Select dates

Minimum stay: 2 nights

CHECK-IN
3/21/2022

x

CHECKOUT
Add date



March 2022

April 2022



✕

★ 4.90 · 20 reviews

Cleanliness

4.8

Accuracy

5.0

Communication

5.0

Location

5.0

Check-in

5.0

Value

4.8

Q Search reviews



Tom

January 2022

Great communication from owner, and fantastic location. Super comfortable bed and cozy all together. The unit can get a little warm during the day/direct sunlight, but otherwise very comfortable. Some noise can be heard through the walls of the main house (child crying/music/etc.) but nothing obnoxious or during late-night hours. Location seemed very safe and we were able to walk to many different shops and restaurants.



Tim

January 2022

The place was amazing. Everything you could ask for in a great location.

Windows taskbar: Search, Task View, Chrome, Edge, File Explorer, Outlook, Mail. System tray: 10:40 AM, 1/24/2022.

Page 14 of 27

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

Agenda Report

Issue Considered: Case No. 20220184 – Sec 12.2 -Permitted principal uses and Structures
City of St. Pete Beach v. Stephen Gay
Address: 3606 Gulf Blvd, St Pete Beach, FL 33706

Date: April 11, 2022

Prepared By: Jordan Hoft, Code Enforcement Office

Through: Peyt Dewar, Code Enforcement Manager
Michelle Gonzalez, Community Development Director

Summary of Issue: 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.

Funding: N/A

Requested Motion: N/A

Attachments:
1. NOV
2. CE20220184-converted



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

NOTICE OF VIOLATION

March 23rd, 2022

GAY, STEPHEN
911 S DAKOTA AVE
TAMPA FL 33606-3003 ,

[Occupant]
3606 GULF BLVD
ST PETE BEACH FL 33706

RE: Case Number 20220184
Violation Address: 3606 GULF BLVD
Parcel ID#: 073216218520040030

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 #21421767 and VRBO #4747176ha

Sec. 12.2. - Permitted principal uses and structures

(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 **March 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

CE20220184

VRBO Listing #4747176ha

St. Pete Beach at it's finest, close to all the essentials you will need!

Share Save

\$419 avg/night
★ 4 (5 Reviews) • Very Good!

Add dates for total pricing

Check in Check Out

Guests

Check availability

Contact host

Property # 4747176ha
Report this property

Go now

5 night minimum stay

Close

About Policies Amenities Reviews Rooms & beds Map Availability Host

About this rental

House	3 bedrooms Sleeps 6	2 bathrooms 2 full baths	Spaces Kitchen · Deck/Patio
-------	------------------------	-----------------------------	--------------------------------

3 Bedrooms, 2 Baths, Sleeps 6

This crazy Beach Side Vacation Rental features a open floor plan with all the comforts of home. Only steps to the beach and is close to nearby attractions.

3606 Gulf Blvd

CE20220184

Airbnb Listing # 21421767

iWorQ x Passport Portal x St Pete Beach 3/2 Bungalow 1 h... x St. Pete Beach at it's finest, close x +

airbnb.com/rooms/21421767?source_impression_id=p3_1647882124_%2BccQWtfm6vY77#availability-calendar

Apps SPB Bookmarks Sign In

St Pete Beach 3/2 Bungalow 1 house off the sand

★ 4.73 · 11 reviews · St. Pete Beach, Florida, United States

Share Save



Entire residential home hosted by Brandon Dean

6 guests · 3 bedrooms · 4 beds · 2 baths

\$449 / night · ★ 4.73 · 11 reviews

Select dates

Minimum stay: 5 nights

CHECK-IN MM/DD/YYYY

CHECKOUT Add date

Self check-in

Check yourself in with the lockbox.

Great location

10% of recent guests gave the location a 5-star rating.

Great check-in experience

100% of recent guests gave the check-in process a 5-star rating.

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

1:08 PM 3/21/2022

3606 Gulf Blvd

CE20220184

Reviews

★ 4.73 · 11 reviews

Cleanliness 4.7
Accuracy 4.5
Communication 5.0
Location 4.9
Check-in 4.7
Value 4.7

Chad
January 2022

We couldn't be happier with our stay at this home! Photos were 100% accurate (in fact, the property was better than photos could convey). Mere steps from the beach too!

The place was roomy, stocked well, and accommodated 6 people very comfortably! We will 100% consider renting this home again in the future when we return to St. Pete Beach.

Jeannine
January 2022

A really great place with a nice mix of old and new. Beach access was only steps away.

Ashley
December 2021

Location was primo. Less than a block to the beach and right in the middle of lots of restaurants and things to do. The house is very well kept and had everything that we needed to enjoy a family vacation. Would highly recommend. Brandon and the rental management company were both very communicative and informative.

David
December 2021

Great place in a perfect location. The house was very clean and had everything we

3606 Gulf Blvd

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

Agenda Report

Issue Considered: Case No. 20220183 – Sec 20.3 -Permitted principal uses and Structures
City of St. Pete Beach v. Kathleen English
Address: 612 Pass-A-Grille Way, St Pete Beach, FL 33706

Date: April 11, 2022

Prepared By: Jordan Hoft, Code Enforcement Office

Through: Peyt Dewar, Code Enforcement Manager
Michelle Gonzalez, Community Development Director

Summary of Issue: Sec. 20.03. - Permitted principal uses and structures. Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:
(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.

Funding: N/A

Requested Motion: N/A

Attachments:

1. NOV
2. CE20220183-converted



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

NOTICE OF VIOLATION

March 23rd, 2022

ENGLISH, KATHLEEN
1934 DE LA PENA AVE
SANTA CLARA CA 95050-6908

[Occupant]
612 PASS A GRILLE WAY
ST PETE BEACH FL 33706

RE: Case Number 20220183
Violation Address: 612 PASS A GRILLE WAY
Parcel ID#: 193216589320070010

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 #40584973

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 **March 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

CE20220183

Airbnb Listing #40584973

The screenshot shows the Airbnb listing page for 'Pass-A-Grille Luxury Waterfront' in St. Pete Beach, Florida. The listing is hosted by Brandon Dean and features a large waterfront property with a dock and boat. The price is \$610 per night, and it has a 4.94-star rating from 33 reviews. The listing details include 8 guests, 4 bedrooms, 4 beds, and 3 baths. A 'Select dates' button is highlighted with a red circle, and a calendar is visible below it. The calendar shows March 2022 and April 2022, with the minimum stay of 2 nights indicated. The listing also features a 'Self check-in' option and a 'Great location' badge.

Pass-A-Grille Luxury Waterfront

★ 4.94 · 33 reviews · St. Pete Beach, Florida, United States

Share Save

Entire residential home hosted by Brandon Dean

8 guests · 4 bedrooms · 4 beds · 3 baths

\$610 / night · ★ 4.94 · 33 reviews

Select dates

Minimum stay: 2 nights

Self check-in

Check yourself in with the keypad.

Great location

110% 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.

March 2022

April 2022

1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11 12

612 Pass-A-Grille Way

CE20220183

Reviews

The screenshot shows a web browser window with the Airbnb website. The address bar displays the URL: `airbnb.com/rooms/40584973/reviews?source_impression_id=p3_1647880602_v2Xmozy4rX3j3oo8&check_in=2022-03-28&guests=1&adults=1`. The page title is "Pass-A-Grille Luxury Waterfront". A modal window is open, displaying the property's rating and reviews.

Property Rating: 4.94 • 33 reviews

Reviews:

- Robert** (March 2022): Place was well kept and clean. Great location. Easy walking distance to shops, beach and restaurants. One small issue with a faucet being loose and the management company arrived same day. Very professional. Would highly recommend this rental.
- Tanya** (January 2022): This home was everything we expected and more. Great location, peaceful community with amazing views! We plan to travel back again next year.
- Susan** (January 2022): Gorgeous place... great location... and super clean. We had a great time!
- Josh** (January 2022): Amazing property in a beautiful area. I highly recommend this property for anybody looking for a peaceful get away in paradise. My only negative thing about to say is our bed wasn't the most comfortable but we aren't use to fork mattress. But i would still stay here again, that is such a minor thing

612 Pass-A-Grille Way

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

Agenda Report

Issue Considered: Case No. 20220048 – Sec 20.03 -Permitted principal uses and Structures
City of St. Pete Beach v. Sembler Sandra Rev Trust
Address: 107 26th Ave #2, St Pete Beach, FL 33706

Date: April 11, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: Sec. 20.03. - Permitted principal uses and structures. Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

(a) All uses permitted in the underlying zoning district; and

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

(c) Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this division of the Code.

Funding: N/A

Requested Motion: N/A

Attachments:

1. Nov
2. CE20220048



The Sunset Capital of Florida

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

NOTICE OF VIOLATION

January 20, 2022

SEMBLER SANDRA REV TRUST
808 BRIGHTWATERS BLVD NE
ST PETERSBURG FL 33704,

[Occupant]
107 26TH AVE # 2
ST PETE BEACH FL 33706

RE: Case Number 20220048
Violation Address: 107 26TH AVE # 2
Parcel ID#: 183216129230000020

Dear Property Owner:

Your property is in violation of the following section code(s) for advertising as transient occupancy (Short-term rental-less than 30 days). Advertised listing on AirBNB #29752697.

Sec. 20.03 Permitted principal uses and structures

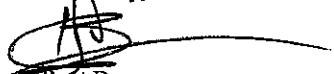
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

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

These violation(s) must be corrected **January 25, 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,


Peyt Dewar
Code Enforcement Manager

CE20220048

Airbnb Listing #29752697

airbnb.com/rooms/29752697?source_impression_id=p3_1648646920_F37HqDgjjW8ooHTZ#availability-calendar

Bay News 9 Tampa...GoogleSecondary Employ...Suggested SitesPinellas County Pro...mc | St. Pete Beach, FL |...Calculate Duration...Works - LoginCity of St Pete Beac...Statutes & Constitu...https://www.centre...Conure ParkSmart

Show all photos

Entire condo hosted by Sandy

2 guests · 1 bedroom · 2 beds · 1 bath

Self check-in

Check yourself in with the lockbox.

Sandy is a Superhost

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

Great location

95% of recent guests gave the location a 5-star rating.

Hello Luxe Beach Life and Goodbye to Tourist Traffic!

Enjoy the intimacy of luxury on the beach in privacy! Relax in this private space for elegant charm on the best stretch of the St. Pete Beach of Pinellas County.

You decide: Walk out your door to the white sand towards the famous Gulf of Mexico or enjoy the view from the balcony.

Show more >

Select dates

Minimum stay: 4 nights

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

Where you'll sleep

107 26th Ave #2

Airbnb listing #29752697

airbnb.com/rooms/29752697?source_impression_id=p3_1648646920_F37HqDgjjW8ooHTZ

Bay News 9 Tampa... Google Secondary Employ... Suggested Sites Pinellas County Pro... ms | St. Pete Beach, FL |... Calculate Duration... Works - Login City of St Pete Beac... Statutes & Constitu... https://www.centre... Conure ParkSmart

Photos Amenities Reviews Location

\$289 / night

★ 5.0 · 139 reviews

Check availability

Cleanliness 4.9

Communication 5.0

Check-in 5.0

Accuracy 5.0

Location 5.0

Value 4.9

Phoebe

March 2022

Sandy's place had everything we could need for our little getaway! It was cozy and comfortable! You truly get your own little private beach with its own entrance! The absolute best...

Show more >

Judy

March 2022

Sandy and John are great hosts. Their place of very comfortable; they've thought of everything. Always available if you need anything. Location is just the best.

John

February 2022

Ahoy #2 is a wonderful, romantic getaway

Greg

March 2022

Great place, lovingly decorated, super location! Thanks!

Rellen

February 2022

This property was ideal for us. Just as advertised. Very quiet location, well appointed and stocked. Beautiful setting.

Dan

February 2022

It is difficult to find a private property beachfront at Pass A Grille, and this is one. 100' foot walk down a private path right onto the gorgeous sand beach. The unit is beautifully...

Show more >

Show all 139 reviews

om/rooms/29752697/reviews?source_impression_id=p3_1648646920_F37HqDgjjW8ooHTZ

9:31 AM

3/30/2022

107 26th Ave #2