



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, May 9, 2022
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to the Agenda -
3. Cases Complied or Continued
4. New Cases

**A. Case No. 20220146 – Sec. 46-33 - Enumeration
City of St. Pete Beach v. Nemishawn Inc.
Address: 300 76th Ave, St Pete Beach, FL 33706**

Sec. 46-33 Enumeration

(1) Vegetation as follows: a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches. b. Dead branches or fronds on trees or shrubs. c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

**B. Case No. 20220220 – Sec. 33.5 -Prohibited uses and structures
City of St. Pete Beach v. Family International Home Builders LLC
Address: 7210 Gulf Blvd, St Pete Beach, FL 33706**

Sec. 33.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the CC2 Commercial Corridor Gulf Blvd District.

5. Old Cases

A. Case No. 20210646 – Sec. 98-123.1 -Permits Required
City of St. Pete Beach v. Sunny Daze Rentals LLC
Address: 562 71st Ave , St Pete Beach, FL 33706

Sec. 98-123.1 -Permits Required - Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

6. Repeat Violation

A. Case No. 20220215 – Sec. 36.4 Prohibited uses and structures
City of St. Pete Beach v. Teichert, Jacqueline Kay Tre Copestake, Joseph Tre Teichert, Jacqueline & Joseph Copestake Trust
Address: 7210 Coquina Way, St Pete Beach, FL 33706

Sec. 36.4. - Prohibited uses and structures.
All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Upham Beach Village District.
(Ord. No. 2010-21, § 1(Exh. A), 11-22-11)

B. Case No. 20220251 – Sec. 20.03 Permitted and principal uses and structures
City of St. Pete Beach v.Ferguson, Robert H Ferguson, Janice A
Address: 100 15th Ave, St Pete Beach, FL 33706

Sec. 20.03. - Permitted principal uses and structures.
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:
(b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.

7. 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.