



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 Completed 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.

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

Agenda Report

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

Date: May 9, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: 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. </br>

(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.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Nemishawn NOV AMMENDED
 2. Nemishawn Evidence



The Sunset Capital of Florida

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

AMENDED NOTICE OF VIOLATION

04/19/2022

NEMISHAWN INC
1111 7TH AVE N STE 107
ST PETERSBURG FL 33705-1348,

[Occupant]
300 76TH AVE
ST PETE BEACH FL 33706

RE: Case Number 20220146
Violation Address: 300 76TH AVE
Parcel ID#: 363115779940680180

Dear Property Owner:

Your property is in violation of the below following codes. Please address these property issues by the violation date below.

Sec. 23.13. - Maintenance of off-street parking and loading areas and driveways.

All off-street parking and loading areas and driveways shall be properly maintained as to surface condition, striping and drainage to ensure that such facilities can continue to serve in a similar fashion as for they were originally approved. The failure to adequately maintain off-street parking and loading areas and driveways, resulting in a nuisance or unsafe condition for pedestrians or motor vehicles, shall be considered a violation of this Code.

Sec. 23.4. - General parking requirements.

(d) Off-street parking areas for five or more automobiles shall have individual spaces that are designed, maintained and regulated so that no parking or maneuvering incidental to parking shall be on any public street or sidewalk and so that any automobile may be parked and unparked without moving another automobile.

Sec. 23.4. - General parking requirements.

(e) Except as provided in section 23.7, all off street parking areas shall be surfaced with asphalt, bituminous or concrete material, clay brick or concrete paving units, and maintained in a smooth, well-graded condition; provided, however, turf block may be used for the parking space surface.

Sec. 46-33 - Enumeration.

(1) Vegetation as follows: a. Any weeds such as broom grass, jimson weed, 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.

Sec. 98-66. - Residential and commercial property maintenance. (a) All premises shall be maintained in compliance with the standards in this section. (b) Standards for improved property.

(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and loose or rotting materials; and b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces. (5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair. (6) Exterior doorframes and storefronts. Exterior doorframes and storefronts shall be maintained in good condition. All moldings shall be securely attached to the structure and maintained in good condition without splitting or deterioration. (7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated. (9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to withstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition. (10) Stairs. All stairs shall be maintained safe and free from tripping hazards. Treads shall be sound, without broken or chipped edges. Wooden stairs shall be free from decay or substantial wear that could cause a tripping hazard or have an unsightly appearance. Handrails and guardrails shall be maintained to withstand loads prescribed by the Florida Building Code. (16) Commercial parking areas/walkways. Holes, excavations, breaks, projections or obstructions on walks, driveways, parking lots and parking areas and other parts of commercial premises which are accessible to and used by persons on the premises are prohibited. Deficiencies shall be repaired, replaced or removed as appropriate. The building official shall set a time for performance for the owner to comply with this subsection. This subsection applies to occupied and unoccupied property. All surfaces, including those of parking lots, shall be maintained free of glass, loose shingles, loose wood, crumbling stone or brick, asphalt, concrete, stucco, loose or broken plastic or other similar hazardous conditions. (20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line. (21) Shrubbery, plants, and ground cover. All real property shall be maintained in a condition to prevent erosion of soil by: a. Landscaping with grass, trees, shrubs or other planted ground cover; or b. Such other suitable means as shall be approved by the building official.

Sec. 98-66. - Residential and commercial property maintenance. (a) All premises shall be maintained in compliance with the standards in this section. (b) Standards for improved property.

(24) Fences and walls. Fences and walls shall be maintained in a sound and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration. (c) Litter. (1) Storage of litter. a. All commercial businesses shall store litter in containers to eliminate wind-driven debris. The number and size of receptacles for each commercial business shall be that number required to maintain a clean, neat, and sanitary premises. Spillage and overflow of litter around containers is a violation. b. Commercial businesses shall provide and maintain litter containers adequate to contain litter generated from such business at its loading and unloading zones. c. Commercial businesses open to the public shall provide and maintain containers adequate to contain litter generated from such business. d. Every person in possession or in control of any place, public or private, where litter is accumulated or generated shall provide and maintain adequate and suitable containers capable of holding such litter until proper final disposal is accomplished. (3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation. (1) The exterior of the building and premises to include but not limited to parking areas and landscaped areas shall be maintained in a sound, clean and neat condition.

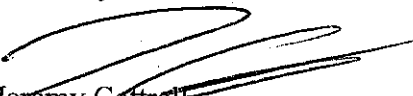
Sec. 98-66. - Residential and commercial property maintenance. (a) All premises shall be maintained in compliance with the standards in this section. (b) Standards for improved property.

3. Removal of obstruction. The owner of any real property shall trim trees, plants, shrubs or vegetation, or any parts thereof as follows: which overhang any sidewalk, alley or street as determined by the building official, and which interfere with the use of any sidewalk, alley, street, poles, wires, pipes, fixtures or any other part of any public utility situated in the right-of-way.

These violation(s) must be corrected 4/26/2022. 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

CE20220146

- Respondent(s): Nemishawn INC**
- Violation address: 300 76th Ave**
- Violation(s) description: Property is in violation of section 23.13, 23.4 (D), 23.4 (E), 46-33(1) (2) (3) 98-66 (2) (5) (6) (7) (9) (10) (16) (20) (21) (24) of the Code of Ordinances of the City of St. Pete Beach.**

CE20220146

Case Summary

- Initial inspection: 03/08/2022**
- Notice of Violation dated: 04/19/2022**
- Notice of Hearing dated and posted on the property: 04/27/2022**

CE20220146

Notices posted on property



300 76th Ave

CE20220146

Front Doors in disrepair chipping paint, stairway entrance in disrepair



300 76th Ave

CE20220146

Chipping paint Entrance door



300 76th Ave

CE20220146

Parking lot not properly lined with parking spaces.



300 76th Ave

CE20220146

Overgrown Vegetation in front of property, parking lot in disrepair



300 76th Ave

CE20220146

Trash and overgrown vegetation along the fence line



300 76th Ave

CE20220146

Parking lot in disrepair



300 76th Ave

CE20220146

Trash and overgrown vegetation



300 76th Ave

CE20220146

Trash and overgrown vegetation



300 76th Ave

CE20220146

Handicap ramp and railing in disrepair



300 76th Ave

CE20220146

Handicap ramp in disrepair



300 76th Ave

CE20220146

Tree overgrown into powerlines



300 76th Ave

CE20220146

Tree overgrown into powerlines



300 76th Ave

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

Agenda Report

Issue Considered: **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**

Date: May 9, 2022

Prepared By: Charles Newman, Code Enforcement and Parking Officer

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

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.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Notice+of+Violation12253324
 2. 11280597-2 NIGHT MINIMUM
 3. 11280598-7210 GULF BLVD REVIEWS
 4. 11331412-7210 GULF BLVD - NOH (1)
 5. 11331413-7210 GULF BLVD - NOH (2)



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

NOTICE OF VIOLATION

04/12/2022

FAMILY INTERNATIONAL HOME BUILDERS LLC
2338 NW 51st ST
MIAMI, FL 33142-3677

WALDEN, RANDELL J, SR
7300 NW 49CT
LAUDERHILL, FL 33309

RE: Case Number 20220220
Violation Address: 7210 GULF BLVD
Parcel ID#: 363115591520000010

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).

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.

These violation(s) must be corrected **no later than 04/17/2022**. 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,

Chuck Newman
Code Enforcement Officer



PINEAPPLE PALMS, A great place to "Stay"...

2 reviews · St. Pete Beach, Florida, United States

Share Save



Entire rental unit hosted by Randell

4 guests · 1 bedroom · 2 beds · 1 bath

Self check-in
Check yourself in with the lockbox.

Great Location, Three blocks from the "Beach".....

rooms/41456696/photos?source_impression_id=p3_1649770524_HIY%2F655y4u%2BVKIF6#availability-calendar

etu....exe ^ iVIEW460_x64_setup.exe ^



\$85 night

2 reviews

Select dates

Minimum stay: 2 nights

CHECK-IN

Add date

CHECKOUT

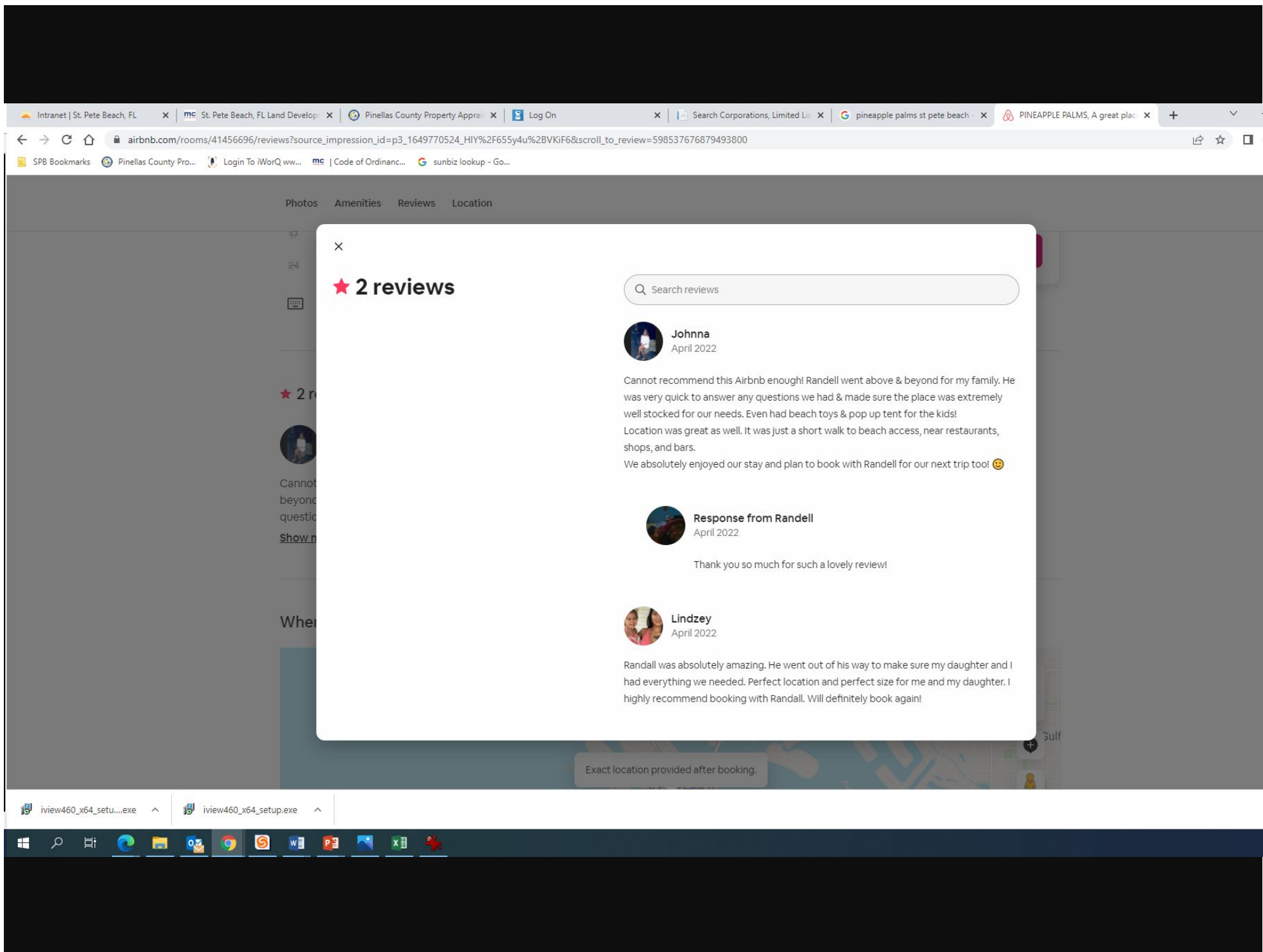
Add date

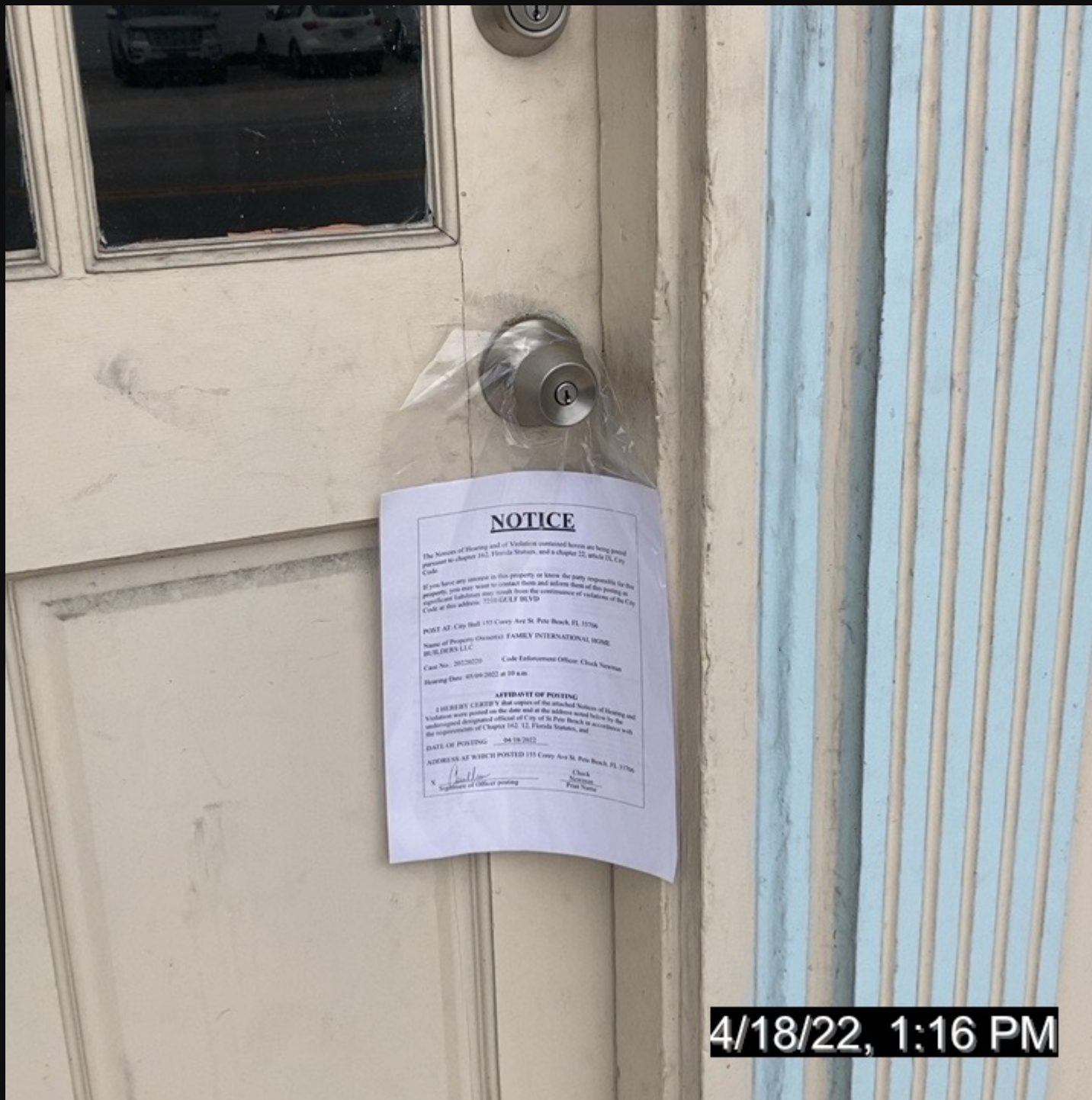
April 2022

May 2022

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







NOTICE

The Notices of Hearing and of Violation contained herein are being mailed pursuant to chapter 162, Florida Statutes, and a chapter 22, article 25, City Code.

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 7210 GOLF BLVD

POST AT: City Hall 151 Covey Ave St. Pete Beach, FL 33706

Name of Property Owner(s): FAMILY INTERNATIONAL HOME

BUILDERS, L.L.C.

Case No.: 20220220 Code Enforcement Officer: Chuck Sweeney

Hearing Date: 05/09/2022 at 10 a.m.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that copies of the attached Notices of Hearing and Violation were posted on the date and at the address noted below by the undersigned designated official of City of St. Pete Beach in accordance with the requirements of Chapter 162, Florida Statutes, and

DATE OF POSTING: 04/18/2022

ADDRESS AT WHICH POSTED 151 Covey Ave St. Pete Beach, FL 33706

X *Chuck Sweeney*
Signature of Official posting

Chuck Sweeney
Print Name

4/18/22, 1:16 PM

PINEAPPLE PALMS
7210

4/18/22, 1:17 PM

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

Agenda Report

Issue Considered: 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

Date: May 9, 2022

Prepared By: Charles Newman, Code Enforcement and Parking Officer

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

Summary of Issue: 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)

Funding: N/A

Requested Motion: N/A

Attachments:

1. NOVRepeat
2. 7210 Coquina Way evidence and reviews-converted
3. 7210 coquina way ad tracking-converted (1)



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

NOTICE OF REPEAT VIOLATION

04/12/2022

JACQUELINE KAY TEICHERT AND JOSEPH COPESTAKE
PO BOX 470024
SAN FRANCISCO CA 94147-0024 ,

RE: Case Number 20220215
Violation: Re: Sec 36.4 - Prohibited uses and structures.
Violation Address: 7210 COQUINA WAY
Parcel ID#: 363115779940450120

Dear Property Owner:

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

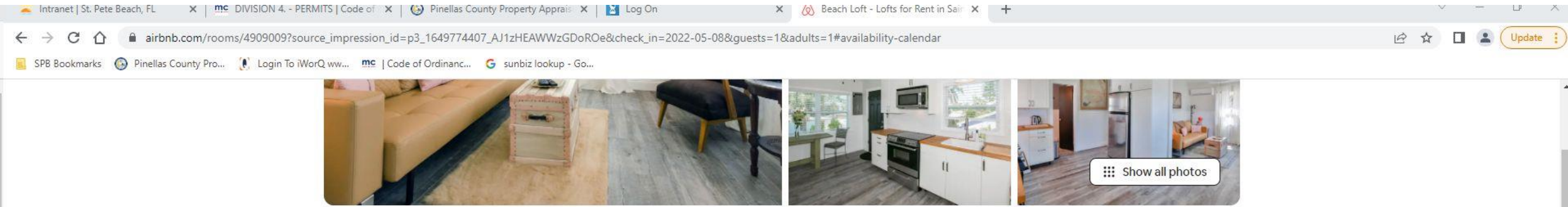
Your property was found in violation by the Special Magistrate on 09/20/2019, for the same violation (of section 36.4 for short-term rental.). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified 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 May 9th, 2022 at 10a.m..

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,

Chuck Newman
Code Enforcement Officer



Entire loft hosted by Jacqueline

4 guests · 1 bedroom · 1 bed · 1 bath

Self check-in

Check yourself in with the lockbox.

Jacqueline is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays.

Great location

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

1 Bedroom / 1 Full size Bathroom Fully furnished beach loft with a sleeper. The bedroom features a king bed. The Loft sleeps 2-4 people. The loft is 1 block away from the beach and the public beach access is 4 blocks away from the bungalow and both are behind the main house. The loft, bungalow, and garden and beach chairs.

Show more >

Where you'll sleep

\$190 night

★ 4.96 · 170 reviews

Select dates

Minimum stay: 3 nights

CHECK-IN

5/8/2022

×

CHECKOUT

00

×

! This date is unavailable

April 2022

May 2022

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

Clear dates

Close

✕

★ 4.96 · 170 reviews

Cleanliness

Accuracy

Communication

Location

Check-in

Value

4.9

5.0

5.0

4.9

5.0

4.9

Q Search reviews



Whitney

April 2022

This loft is perfectly located to everything, just a few minutes drive anywhere -- beach access, amenities, restaurants, etc. Very cozy and plenty of space for 2 or 3. I would heed that the driveway and backyard are gravel so not the easiest to move luggage, but other than that it's a great location and I honestly would love to stay either here or in one of Ms. Jacqueline's other rentals on the same property. The showerhead in the loft could have been better but I assume it is a temporary fix rather than a permanent one.



Kyra

April 2022

Jacqueline's place is beautiful! We were very happy with our stay. Saw other people on the property often, everyone was very friendly. Quiet, beautiful spot for a get away! Could comfortably fit 4-- I traveled with just my boyfriend but the loft is spacious and accommodating for more people if necessary. Would definitely recommend for any travelers.



Response from Jacqueline

April 2022

Thank you Kyra for choosing the Beach Loft...we are happy to hear you enjoyed it and welcome you back anytime!

April 12th, 2022

Show all photos

Entire loft hosted by Jacqueline

4 guests · 1 bedroom · 1 bed · 1 bath

Self check-in
Check yourself in with the lockbox.

Jacqueline is a Superhost
Superhosts are experienced, highly rated hosts who are committed to guests.

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

1 Bedroom / 1 Full size Bathroom Fully furnished beach loft with a sleeper. The bedroom features a king bed. The Loft sleeps 2-4 people. The loft is located in a quiet neighborhood. The loft is 1 block away from the beach and the public beach access is 4 blocks away from the bungalow and both are behind the main house. The loft, kitchen, and living room are all fully furnished. The loft has a garden and beach chairs.

[Show more](#)

\$190 night

★ 4.96 · [170 reviews](#)

Select dates

Minimum stay: 3 nights

CHECK-IN

5/8/2022

X

CHECKOUT

00

X

! This date is unavailable

April 2022

May 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				

Clear dates

Close

Where you'll sleep

April 19th, 2022

Browser tabs: iWorQ, Item Files, Beach Loft - Lofts for Rent in Sai...

Address bar: airbnb.com/rooms/4909009?source_impression_id=p3_1650391850_dEk0qC%2Bx0ET1R8Fq&check_in=2022-05-06&guests=1&adults=1#availability-calendar

Bookmarks: SPB Bookmarks, St. Pete Beach, FL..., Pinellas County Pro..., Seeckfix, Sunbiz, iWorQ, CivicPlus Platform, ConnectSuite e-Cer...



Entire loft hosted by Jacqueline
4 guests · 1 bedroom · 1 bed · 1 bath

Self check-in
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Jacqueline is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing excellent stays for their guests.

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

1 Bedroom / 1 Full size Bathroom Fully furnished beach loft with a king sleeper. The bedroom features a king bed. The Loft sleeps 2-4 guests. The loft is located in a beautiful garden in St. Pete Beach, Florida. The loft is 1 block away from the beach and the public beach access is 4 blocks away from the bungalow and both are behind the main house. The loft, kitchen, and garden and beach chairs.

Price: \$177 night ★ 4.97 · 172 reviews

Select dates
Minimum stay: 3 nights

CHECK-IN: 5/6/2022 × CHECKOUT: MM/DD/YYYY

May 2022							June 2022						
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[Clear dates](#) [Close](#)

Windows taskbar: 2:11 PM 4/19/2022

April 20th, 2022 Ad is compliant

Beach Loft - Lofts for Rent in Saint Pete Beach, FL

airbnb.com/rooms/4909009?source_impression_id=p3_1650391850_dEk0qC%2Bx0ET1R8Fq&guests=1&adults=1&check_in=2022-06-01#availability-calendar

SPB Bookmarks | St. Pete Beach, FL | Pinellas County Pro... | Seeclixfix | Sunbiz | iWorQ | CivicPlus Platform | ConnectSuite e-Cer...



Entire loft hosted by Jacqueline

4 guests · 1 bedroom · 1 bed · 1 bath

Self check-in
Check yourself in with the lockbox.

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

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

1 Bedroom / 1 Full size Bathroom Fully furnished beach loft with a king bed. The bedroom features a king bed. The Loft sleeps 2-4 guests. The loft is 1 block away and the public beach access is 4 blocks away from the bungalow and both are behind the main house. The loft, kitchen, and garden and beach chairs.

Select dates
Minimum stay: 30 nights

CHECK-IN
6/1/2022

CHECKOUT
Add date

May 2022

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June 2022

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Clear dates Close

\$177 night

★ 4.97 · 172 reviews

8:15 AM
4/20/2022

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

Agenda Report

Issue Considered: 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

Date: May 9, 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. 100 15th ave Notice of repeat violation
2. 100 15th ave vrbo and Airbnb evidence



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

NOTICE OF REPEAT VIOLATION

April 21st, 2022

FERGUSON, ROBERT H FERGUSON, JANICE A
307 AMBLEWOOD CIR
GREENSBURG PA 15601-5901 ,

RE: Case Number 20220251
Violation: Sec 20.03 (b)
Violation Address: 100 15TH AVE
Parcel ID#: 183216954540050100

Dear Property Owner:

your property has been found in violation of the following section code(s) for: Short term rentals more than 3 times within a 12 month period.

Your property was found in violation by the Special Magistrate on 12/01/2022, for the same violation (sec 20.03 (b)). 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 05/09/2022.

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,

JSH

Jordan Hoft
Code Enforcement Officer

628100 15th ave ad tracking for vrbo and Airbnb

Vrbo.com/3519437ha

Large Beach House in Historic Pa x Large Beach House in Historic Pa x +

vrbo.com/3519437ha

SPB Bookmarks iWorQ Pinellas County Pro... Code of Ordinances... Search for Corporat... zoning maps Short Term Rental R... OpsMan Customize and control Google Chrome

Large Beach House in Historic Pass-a-Grille. Short Walk to Downtown. Private Pool.

Save

\$374 avg/night

★ 4.8 (73 Reviews) · Wonderful!

ⓘ Add dates for total pricing

Check In Check Out

Guests

Check availability

🕒 Free cancellation up to 14 days before check-in

Contact host

Property # 3519437ha

Report this property

Close

+33 photos

28 night minimum stay

April 2022 May 2022

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29	30	31				

Reviews indicate property is being rented on a short term basis

www.iworq.net

Large Beach House in Historic Pa

Large Beach House in Historic Pa

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vrbo.com/3519437ha

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📌 SPB Bookmarks

🔍 iWorQ

🌐 Pinellas County Pro...

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📄 Search for Corporat...

🗺️ zoning maps

🌤️ Short Term Rental R...

👤 OpsMan

AboutPoliciesAmenitiesReviewsRooms & bedsMap>

❤️

73 Reviews

★ 4.8 · Wonderful!

Great location

5/5 ★★★★★ Stayed Apr 2022

Ben I.

Great house, awesome spot and loved the pool. Unfortunately this property is going to monthly rentals in October, we would have loved to rent this place again next year.

Published Apr 19, 2022

Our Stay in Pass-A-Grille

5/5 ★★★★★ Stayed Mar 2022

Greg M.

Loves the location and the house. We have kids with an age gap (two older, two younger), and the layout of the house was perfect to provide space and privacy. Loved the residential neighborhood feel, with everything we wanted to do a very short walk

\$374 avg/night

★ 4.8 (73 Reviews) · Wonderful!

⚠️ Add dates for total pricing

Check In

Check Out

Guests

Check availability

🕒 Free cancellation up to 14 days before check-in

Contact host

Property # 3519437ha

Report this property

it's a good day

fort MYERS

ISLANDS, BEACHES & NEIGHBORHOODS

LET'S GO

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10:54 AM
4/20/2022

Page 39 of 48

Two reviews that take place in march indicate both being less than a month

www.iworq.net

Large Beach House in Historic Pa

Large Beach House in Historic Pa

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vrbo.com/3519437ha

SPB Bookmarks iWorQ Pinellas County Pro... Code of Ordinances... Search for Corporat... zoning maps Short Term Rental R... OpsMan

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

Published Apr 19, 2022

Our Stay in Pass-A-Grille
5/5 ★★★★★ Stayed Mar 2022
Greg M.
Loves the location and the house. We have kids with an age gap (two older, two younger), and the layout of the house was perfect to provide space and privacy. Loved the residential neighborhood feel, with everything we wanted to do a very short walk away. This was a perfect choice for our stay!
Published Apr 4, 2022

Amazing Beach House
5/5 ★★★★★ Stayed Mar 2022
Paul H.

\$374 avg/night
★ 4.8 (73 Reviews) · Wonderful!

⚠ Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

[Contact host](#)

Property # 3519437ha

[Report this property](#)

it's a good day
fort MYERS
ISLANDS, BEACHES & NEIGHBORHOODS
LET'S GO

10:55 AM
4/20/2022

www.iworq.net

Large Beach House in Historic Pa

Large Beach House in Historic Pa

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SPB Bookmarks

iWorQ

Pinellas County Pro...

Code of Ordinances...

Search for Corporat...

zoning maps

Short Term Rental R...

OpsMan

About

Policies

Amenities

Reviews

Rooms & beds

Map

>

📌

Amazing Beach House

5/5 ★★★★★ Stayed Mar 2022

Paul H.

We have been vacationing in the St Pete Beach area for 25 years. This wonderful house was the perfect gathering place for our families from Wisconsin and California. The Master suite is amazing, furnishings and décor very beachy, and the kitchen had everything we needed for the week. Every deck has a water view and the house is only a block from the beach. The pool and spa were perfect for the grandkids...well worth the cost to heat the pool! And the outdoor shower was a plus to rinse off after the beach and swimming. We will definitely be back to the Jewel of the Isle on Pass A Grille.

Published Mar 30, 2022

Host's response:

We are very happy that you and your family enjoyed the property and your stay. Thank you for your review. We hope we can host you and your family again.

\$374 avg/night

★ 4.8 (73 Reviews) · Wonderful!

🕒 Add dates for total pricing

Check In

Check Out

Guests

Check availability

🕒 Free cancellation up to 14 days before check-in

Contact host

Property # 3519437ha

Report this property

it's a good day



fort MYERS

ISLANDS, BEACHES & NEIGHBORHOODS

LET'S GO

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🕒 10:55 AM

📅 4/20/2022

Page 41 of 48

April 21st, 2022

vrbo.com/3519437ha

SPB Bookmarks | St. Pete Beach, FL | Pinellas County Pro... | Seelickfix | Sunbiz | iWorQ | CivicPlus Platform | ConnectSuite e-Cer...

vrbo

Trip Boards

Log in

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EN

List your Property

Where
Pass-a-Grille, St. Pete Beach, Florida, United States of A...

Check-in

Check-out

Guests

Search

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

Large Beach House in Historic Pass-a-Grille. Short Walk to Downtown. Private Pool



About

Policies

Amenities

Reviews

Rooms & beds

Map

Rates & availability

Host

April 2022

May 2022

Clear dates

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28 night minimum stay

Close

Check In

Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 3519437ha

Report this property

\$374 avg/night

4.8 (73 Reviews) · Wonderful!

Add dates for total pricing



About this rental

Windows taskbar with icons for various applications and the system clock showing 8:29 AM on 4/21/2022.

April 22nd, 2022

Large Beach House in Historic Pa... x

Large Beach House in Historic Pa... x

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vrbo.com/3519437ha

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📌 SPB Bookmarks

🔍 iWorQ

🌐 Pinellas County Pro...

📄 St. Pete Beach, FL |...

🔍 Search for Corporat...

🗺 zoning maps

🌞 Short Term Rental R...

👤 OpsMan

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

Large Beach House in Historic Pass-a-Grille.

❤ Save

Clear dates

April 2022

May 2022

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📄 28 night minimum stay

×

Close

\$374 avg/night

★ 4.8 (73 Reviews) · Wonderful!

⚠ Add dates for total pricing

Check In

Check Out

Guests

Check availability

🕒 Free cancellation up to 14 days before check-in

Contact host

Property # 3519437ha

Report this property

CANADA*

PACK YOUR BAGS

and head north for a refreshing perspective.

Book now

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10:55 AM
4/22/2022

April 27th, 2022

ConnectSuite e-Certify x Pinellas County Property Appraiser x Large Beach House in Historic Pass-a-Grille x Large Beach House in Historic Pass-a-Grille x +

vrbo.com/3519437ha

SPB Bookmarks | St. Pete Beach, FL | Pinellas County Property Appraiser | SeeClickFix | Sunbiz | iWorQ | CivicPlus Platform | ConnectSuite e-Certify

Vrbo Trip Boards Log in Sign up Help Feedback USD (\$) EN List your Property

Where: Pass-a-Grille, St. Pete Beach, Florida, United States of America

Check-in Check-out Guests Search

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

Large Beach House in Historic Pass-a-Grille. Short Walk to Downtown. Private Pool



28 night minimum stay

April 27, 2022

May 2022

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 3519437ha

Report this property

it's a good day

fort MYERS ISLANDS, BEACHES & NEIGHBORHOODS

LET'S GO >

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

About this rental

9:42 AM 4/27/2022

Airbnb.com/rooms/16218843

Large Beach House in Historic Pa... x

Large Beach House in Historic Pa... x

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airbnb.com/rooms/16218843?source_impression_id=p3_1650465756_buCrwpY8aTLDJt46&check_in=2022-08-19&guests=1&adults=1#availability-c...

SPB Bookmarks iWorQ Pinellas County Pro... Code of Ordinances... Search for Corporat... zoning maps Short Term Rental R... OpsMan



Show all photos

Entire home hosted by Charles & Liz (STP)

8 guests · 3 bedrooms · 3 beds · 3 baths



\$373 night

★ 4.64 · 22 reviews

 Self check-in

Check yourself in with the keypad.

 Great location

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

 Great communication

90% of recent guests rated Charles & Liz (STP) 5-star in commun

Select dates

Minimum stay: 28 nights

CHECK-IN 8/19/2022

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CHECKOUT MM/DD/YYYY

< August 2022 September 2022 >

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"Jewel of the Isle" - A very private three story beach house loc

Windows taskbar with icons for Start, Search, Task View, Chrome, Edge, Outlook, File Explorer, and Word.

System tray showing network, battery, and volume icons, along with the time 10:48 AM and date 4/20/2022.

April 21st, 2022

Large Beach House in Historic P...

Large Beach House in Historic P...

airbnb.com/rooms/16218843?source_impression_id=p3_1650544111_dj9nTEe2719ezR6f#availability-calendar

SPB Bookmarks | St. Pete Beach, FL | Pinellas County Pro... | Seedclickfx | Sunbiz | iWorQ | CivicPlus Platform | ConnectSuite e-Cer...



Entire home hosted by Charles & Liz (STP)

8 guests · 3 bedrooms · 3 beds · 3 baths

Self check-in

Check yourself in with the keypad.

Great location

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

Great communication

90% of recent guests rated Charles & Liz (STP) 5-star in communication.

"Jewel of the Isle" - A very private three story beach house located on a quiet barrier island community just 15 minutes from downtown St. Pete Beach and minutes from Tampa Airport.

Beautiful Private Swimming Pool in the back yard with unique architecture and an outdoor shower! (Pool and hot tub heating is available at an additional cost.)

[Show more >](#)

\$373 night

★ 4.64 · 22 reviews

Select dates

Minimum stay: 28 nights

CHECK-IN

MM/DD/YYYY

CHECKOUT

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April 2022

May 2022

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Clear dates

Close

Windows

Search

Task View

Edge

File Explorer

Google Chrome

Outlook

Teams

Word

PowerPoint

Excel

OneDrive

System Tray

8:30 AM

4/21/2022

April 22nd, 2022

Large Beach House in Historic Pa... x

Large Beach House in Historic Pa... x

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airbnb.com/rooms/16218843?source_impression_id=p3_1650639235_lm1sQEH3Z4ZUj02#availability-calendar

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SPB Bookmarks

iWorQ

Pinellas County Pro...

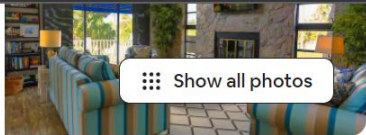
St. Pete Beach, FL |...

Search for Corporat...

zoning maps

Short Term Rental R...

OpsMan



Show all photos

Entire home hosted by Charles & Liz (STP)

8 guests · 3 bedrooms · 3 beds · 3 baths



\$373 night

★ 4.64 · [22 reviews](#)

 Self check-in

Check yourself in with the keypad.

 Great location

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"Jewel of the Isle" - A very private three story beach house loc

quaint barrier island community just 15 minutes from downtow

minutes from Tampa Airport.

Select dates

Minimum stay: 28 nights

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4/22/2022

April 27th, 2022

ConnectSuite e-Certify

Pinellas County Property Appraiser

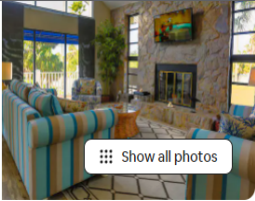
Large Beach House in Historic Pinellas County

Large Beach House in Historic Pinellas County

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airbnb.com/rooms/16218843?source_impression_id=p3_1651066921_sHgeVfeY6U%2Fv3PD3#availability-calendar

SPB Bookmarks | St. Pete Beach, FL | Pinellas County Pro... | SeeClickfix | Sunbiz | iWorQ | CivicPlus Platform | ConnectSuite e-Cer...



Show all photos

Entire home hosted by Charles & Liz (STP)

8 guests · 3 bedrooms · 3 beds · 3 baths



\$349 night

★ 4.64 · 22 reviews

 **Self check-in**

Check yourself in with the keypad.

 **Great location**

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

 **Great communication**

90% of recent guests rated Charles & Liz (STP) 5-star in communication.

"Jewel of the Isle" - A very private three story beach house located on a quiet barrier island community just 15 minutes from downtown St. Pete Beach and 30 minutes from Tampa Airport.

Beautiful Private Swimming Pool in the back yard with unique architecture and an outdoor shower! (Pool and hot tub heating is available at an additional cost.)

[Show more >](#)

Select dates

Minimum stay: 28 nights

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April 2022

May 2022

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Clear dates

Close

What this place offers

No Kitchen

Wifi

Windows Taskbar

9:43 AM 4/27/2022