



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, June 13, 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. 20220291 – Sec. 9.5 . -Prohibited uses and structures

City of St. Pete Beach v. Anderson, Linda D

Address: 323 80th Ave 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.

B. Case No. 20220350 – Sec. 9.5 . -Prohibited uses and structures

City of St. Pete Beach v. Pires-Marques, Eva Jussara

Address: 154 42nd Ave 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.

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

5. Old Cases

6. Repeat Violation

**A. Case No. 20220366 – Sec. 34.5. - Permitted Uses and Structures
City of St. Pete Beach v. Refai, Adel**

Address: 6835 Blind Pass St. Pete Beach FL 33706

Sec. 34.5. - Prohibited uses and structures.

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

**B. Case No. 20220340 – Sec. 9.2. - Permitted principal uses and structures
City of St. Pete Beach v. Smoky Mountain Ventures LLC**

Address: 429 86th Ave 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. 20220091 - 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

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.

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. 20220291 – Sec. 9.5 . -Prohibited uses and structures
City of St. Pete Beach v. Anderson, Linda D
Address: 323 80th Ave St. Pete Beach FL 33706

Date: June 13, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

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

Summary of Issue: Property is being rented short term and is a violation of Section 9.5 of the Land Development code.

Funding: N/A

Requested Motion: N/A

Attachments:

1. 20220291 NOV
2. 20220291 Evidence



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

NOTICE OF VIOLATION

05/03/2022

ANDERSON, LINDA D
2813 48TH ST S
GULFPORT FL 33711-3619 ,

[Occupant]
323 80TH AVE
ST PETE BEACH FL 33706

RE: Case Number 20220291
Violation Address: 323 80TH AVE
Parcel ID#: 363115780300940050

Dear Property Owner:

Your property is in violation of sec. 9.5 Prohibited Uses and Structures. You are not allowed to rent your property short term. All advertisements need to be changed to a minimum of 30 day rentals by the below compliance date.

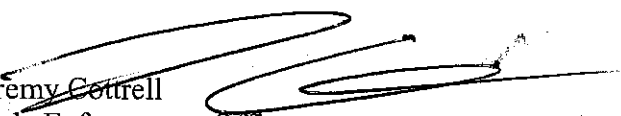
Sec. 9.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the RU-2 Residential District.

These violation(s) must be corrected **5/10/2022**. 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

CE20220291

- Respondent(s): Anderson, Linda D**
- Violation address: 323 80th Ave**
- Violation(s) description: Property is in violation of section 9.5 Prohibited Uses and structures of the Land Development code of the City of St. Pete Beach.**

CE20220291

Case Summary

- Initial inspection: 5/2/2022**
- Notice of Violation dated: 5/16/2022**
- Notice of Hearing dated 5/21/2022 and posted on the property: 5/21/2022**

CE20220291

Minutes/walkable to beach - 2 bedroom - walk to shops, restaurants

United States of America / Florida / St. Pete Beach

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

Check-in

Check-out

Guests

Search

May 2022

June 2022

Clear dates

2 night minimum stay

Close

\$187 avg/night

★ 5 (7 Reviews)

Add dates for total pricing

Check In
May 24

Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 2663083

Report this property

IT'S TIME TO
Unleash
YOUR INNER
TRAVELER

Bradenton
Anna Maria Island
Longboat Key
FLORIDA'S WEST COAST

LEARN MORE

10 photos

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

About this rental

323 80th Ave

CE20220291

vrbo.com/2663083?arrival=2022-05-17&departure=2022-05-18

vrbo

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

Check-in
May 17

Check-out
May 18

Guests

Search

United States of America / Florida / St. Pete Beach

Minutes/walkable to beach - 2 bedroom - walk to shops, restaurants

Share Save

Clear dates

May 2022 June 2022

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

1 2 3 4 5 6 7 1 2 3 4

8 9 10 11 12 13 14 5 6 7 8 9 10 11

15 16 17 18 19 20 21 12 13 14 15 16 17 18

22 23 24 25 26 27 28 19 20 21 22 23 24 25

29 30 31 26 27 28 29 30

2 night minimum stay

Close

\$199 /night

★ 4.9 (8 Reviews) - Exceptional!

Your arrival cannot be the current date in the property's time zone.

Check In
May 24

Check Out

Guests

Book now

Contact host

Property # 2663083

Report this property

it's a good day

fort MYERS ISLANDS BEACHES & NEIGHBORHOODS

LET'S GO >

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

About this rental

8:41 AM 5/17/2022

323 80th Ave

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

Agenda Report

Issue Considered: **Case No. 20220350 – Sec. 9.5 . -Prohibited uses
and structures
City of St. Pete Beach v. Pires-Marques, Eva
Jussara
Address: 154 42nd Ave St. Pete Beach FL 33706**

Date: June 13, 2022

Prepared By: Charles Newman, Code Enforcement and Parking
Officer

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

Summary of Issue: Short term rental of less than 30 days occurring at a
property where transient occupancy is prohibited

Funding: N/A

Requested Motion: N/A

Attachments: 1. 20220350 NOV
 2. 20220350 Evidence



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

NOTICE OF VIOLATION

05/18/2022

PIRES-MARQUES, EVA JUSSARA
154 42ND AVE
ST PETE BEACH FL 33706-2502 ,

[Occupant]
154 42ND AVE
ST PETE BEACH FL 33706

RE: Case Number 20220350
Violation Address: 154 42ND AVE
Parcel ID#: 073216073980050060

Dear Property Owner:

Your property has a reoccurring violation of the following Section code(s) for transient occupancy of less than one month.

Sec. 9.2. - Permitted principal uses and structures.

Sec. 9.2. - Permitted principal uses and structures.

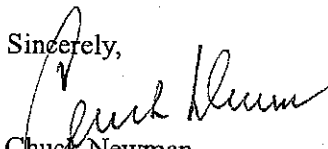
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

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

These violation(s) must be corrected **no later than 05/23/2022**. 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

CE20220350

Airbnb #41905513 dated 05/18

154 42nd Ave.jpg

airbnb.com/rooms/41905513?source_impression_id=p3_1652895807_R9a%2FFfn5IDmtalxz#availability-calendar

Apps Existing Cases - St... Vrbo | Book your va... Vacation Homes &... St Pete Beach - Bea... Pinellas County Pro... realtor.com® | Ho... Zillow: Real Estate,...



Show all photos

Entire home hosted by Jussara
5 guests · 2 bedrooms · 2 beds · 2 baths

aircover
Every booking includes free protection from Host cancellation
other issues like trouble checking in.
[Learn more](#)

Select dates
Minimum stay: 20 nights

\$200 night

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

May 2022 June 2022

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

1:44 PM
5/18/2022

154 42nd Ave

CE20220350

Airbnb #41905513 dated 05/24

airbnb.com/rooms/41905513?source_impression_id=p3_1653393637_P0aLagDb3OPj2WVP#availability-calendar

Entire home hosted by Jussara
5 guests · 2 bedrooms · 2 beds · 2 baths

aircover

Every booking includes free protection from Host cancellations, other issues like trouble checking in.
[Learn more](#)

This is a beautiful 2 bedrooms bungalow locate at Bella Vista St. 5 minutes walking to the beach.
4 private parking spaces
Private paradise backyard.
The house have everything you need to a fantastic vacation, with restaurants, shopping, .Come check it out yourself and see why I

[Show more >](#)

Where you'll sleep

Select dates
Minimum stay: 20 nights

\$200 night

May 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				

June 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		

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

154 42nd Ave

CE20220350

Airbnb #41905513 05/25

The screenshot shows an Airbnb listing for 'Eva's Paradise at the beach'. The listing is for a 2-bedroom bungalow located at Bella Vista St, 5 minutes walking to the beach. It features 4 private parking spaces and a private paradise backyard. The house is described as having everything needed for a fantastic vacation, including restaurants and shopping. The listing is hosted by Jussara and includes aircover protection. A date selection calendar is open, showing May 2022 and June 2022. The calendar highlights the minimum stay of 20 nights. The price is \$200 per night. The listing is circled in red.

Entire home hosted by Jussara
5 guests · 2 bedrooms · 2 beds · 2 baths

aircover
Every booking includes free protection from Host cancellations, other issues like trouble checking in.
[Learn more](#)

This is a beautiful 2 bedrooms bungalow locate at Bella Vista St, 5 minutes walking to the beach.
4 private parking spaces
Private paradise backyard.
The house have everything you need to a fantastic vacation with restaurants, shopping... Come check it out yourself and see why!

[Show more >](#)

Select dates
Minimum stay: 20 nights

\$200 night

May 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				

June 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		

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

Where you'll sleep

154 42nd Ave

CE20220350

Airbnb #41905513 05/27

The screenshot shows the Airbnb listing page for 'Eva's Paradise at the beach'. The browser address bar displays the URL: `airbnb.com/rooms/41905513?source_impression_id=p3_1653603695_64V9JH%2F5X03e%2Fw0#availability-calendar`. The listing features three photos of the property: a living area with a white armchair, a bedroom with a white bed, and a bathroom. Below the photos, the text 'Entire home hosted by Jussara' is circled in red, with subtext '5 guests · 2 bedrooms · 2 beds · 2 baths'. To the right, the price is listed as '\$200 night'. A 'Select dates' calendar pop-up is also circled in red, showing a minimum stay of 20 nights. The calendar displays May and June 2022. The listing description includes the 'aircover' logo and text: 'Every booking includes free protection from Host cancellations, other issues like trouble checking in.' and 'This is a beautiful 2 bedrooms bungalow locate at Bella Vista St. 5 minutes walking to the beach. 4 private parking spaces. Private paradise backyard. The house have everything you need to a fantastic vacation with restaurants, shopping... Come check it out yourself and see why!'. The Windows taskbar at the bottom shows the time as 8:15 AM on 5/27/2022.

Entire home hosted by Jussara
5 guests · 2 bedrooms · 2 beds · 2 baths

aircover
Every booking includes free protection from Host cancellations, other issues like trouble checking in.
[Learn more](#)

This is a beautiful 2 bedrooms bungalow locate at Bella Vista St. 5 minutes walking to the beach.
4 private parking spaces
Private paradise backyard.
The house have everything you need to a fantastic vacation with restaurants, shopping... Come check it out yourself and see why!
[Show more >](#)

Select dates
Minimum stay: 20 nights

\$200 night

May 2022 June 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	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

154 42nd Ave

CE20220350

Airbnb #41905513 05/28

Entire home hosted by Jussara
5 guests · 2 bedrooms · 2 beds · 2 baths

aircover
Every booking includes free protection from Host cancellations, other issues like trouble checking in.
[Learn more](#)

This is a beautiful 2 bedrooms bungalow locate at Bella Vista St.
5 minutes walking to the beach.
4 private parking spaces
Private paradise backyard.
The house have everything you need to a fantastic vacation,with restaurants,shopping, .Come check it out yourself and see why I

[show more >](#)

Select dates
Minimum stay: 20 nights

\$200/night

CHECK-IN
MM/DD/YYYY

May 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				

June 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		

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

Where you'll sleep

154 42nd Ave

CE20220350

Airbnb #41905513 05/31

Entire home hosted by Jussara
5 guests · 2 bedrooms · 2 beds · 2 baths

aircover

Every booking includes free protection from Host cancellations, other issues like trouble checking in.
[Learn more](#)

This is a beautiful 2 bedrooms bungalow locate at Bella Vista St.
5 minutes walking to the beach.
4 private parking spaces.
Private paradise backyard.
The house have everything you need to a fantastic vacation,with restaurants,shopping,.Come check it out yourself and see why I

[Show more >](#)

Where you'll sleep

Click to add text

\$200 night

Check-in: MM/DD/YYYY

Check-out: Add date

May 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				

June 2022

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

Clear dates Close

154 42nd Ave

CE20220350

Same Violation from 2020

The screenshot shows a vacation rental listing on a website. The top section features two large images: a light blue house with a stone patio on the left, and a beach with waves on the right. To the right of the images, the price is listed as \$134 avg/night, with 'Save' and 'Share' buttons. Below this is a red button for 'Enter dates for accurate pricing', followed by 'Check In' and 'Check Out' fields, and a 'Guests' dropdown set to '1 guest'. A blue 'Book Now' button is positioned below the booking fields. The listing is managed by 'Brandon Dean', a 'Vacation Rental Property Manager', with a link to 'Ask Manager a Question'. Contact information for booking assistance is provided: '888-829-7076' and 'Property # 7520217ha'.

The property details section on the left lists the following:

- House - 1263 sq. ft.
- Sleeps: 4
- Bedrooms: 2
- Bathrooms: 2
- Min Stay: 25-30 nights (highlighted with a red box)

A map of the location is shown on the right, labeled 'Belle Vista, St. Pete Beach, FL, USA - 5 min walk to the beach'. The map shows the property's location relative to the beach and surrounding streets.

The Windows taskbar at the bottom of the screen shows the time as 10:02 AM on 3/6/2020.

154 42nd Ave

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

Agenda Report

Issue Considered: Case No. 20220366 – Sec. 34.5. - Permitted Uses and Structures
City of St. Pete Beach v. Refai, Adel
Address: 6835 Blind Pass St. Pete Beach FL 33706

Date: June 13, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

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

Summary of Issue: The property owner has repeatedly violated short-term rental restrictions in St. Pete Beach. The owner originally appeared before the Special Magistrate on March 9, 2019, which resulted in the imposition of fines.

Funding: N/A

Requested Motion: N/A

Attachments:

1. 20220366 NOV
2. 20220366 Evidence

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220366

vs.
REFAI, ADEL
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **06/13/2022** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **6835 BLIND PASS RD # 1** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at 727-363-9211.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/22/2022

CITY OF ST. PETE BEACH

A handwritten signature in black ink, consisting of several overlapping, stylized loops and strokes, positioned above a horizontal line.

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.



THE SUNSET CAPITAL OF FLORIDA

CITY OF ST PETE BEACH CODE ENFORCEMENT
155 Corey Ave
St. Pete Beach, FL 33706

NOTICE OF A REPEAT VIOLATION

May 22, 2022

Refai Adel
6835 Blind Pass RD
St Pete Beach 33713

RE: Sec. 34.5 - Permitted uses and structures.

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

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

Dear Property Owner:

Your property was found in violation by the Special Magistrate on March 9th 2020, for the same violation (CE20190492). 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 June 13th at 10am.

If you require further information, please contact Code Enforcement at (727) 363-9260 or (727) 363-9393 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Jeremy Cottrell
Code Enforcement Officer

1 Bedroom Apt, Short Walk To Beach

★ 4.88 · 91 reviews · Superhost · Saint Pete Beach, Florida, United States



Entire rental unit hosted by Del

2 guests · 1 bedroom · 1 bed · 1 bath

Self check-in

Check yourself in with the keypad.

Del is a Superhost

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



\$120 night

★ 4.88 · 91 reviews

Select dates

Minimum stay: 27 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

May 2022

June 2022

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

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

Agenda Report

Issue Considered: Case No. 20220340 – Sec. 9.2. - Permitted principal uses and structures
City of St. Pete Beach v. Smoky Mountain Ventures LLC
Address: 429 86th Ave St. Pete Beach FL 33706

Date: June 13, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

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

Summary of Issue: Property is in violation of section 9.2 permitted principal uses and structures. Property is a repeat violation.

Funding: N/A

Requested Motion: N/A

Attachments:

1. 20220340 NOH&NOV
2. 20220340 Evidence

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220340

vs.

SMOKY MOUNTAIN VENTURES LLC
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on at , there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **429 86TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

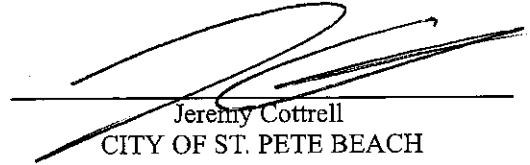
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at 727-363-9211.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED



Jeremy Cottrell
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.



The Sunset Capital of Florida

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

NOTICE OF REPEAT VIOLATION

05/24/2022

SMOKY MOUNTAIN VENTURES LLC
4935 OSCEOLA ST
DENVER CO 80212-2624 ,

RE: Case Number 20220340
Violation: Short Term Rental
Violation Address: 429 86TH AVE
Parcel ID#: 253115782641040050

Dear Property Owner:

Your property is found as a repeat violation and is in violation of section 9.2 permitted principal uses and structures.

Your property was found in violation by the Special Magistrate on 2/12/2018, for the same violation (20180049). 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 June 13, 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,

Jeremy Cottrell
Code Enforcement Officer



Entire home hosted by NextHome

6 guests · 3 bedrooms · 3 beds · 2 baths



\$195 night

1 review

Self check-in

Check yourself in with the keypad.

Experienced host

NextHome has 1483 reviews for other places.



Every booking includes free protection from Host cancellations, other issues like trouble checking in.

[Learn more](#)

Select dates

Minimum stay: 7 nights

CHECK-IN
6/21/2022

x

CHECKOUT
Add date

May 2022							June 2022						
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Guests

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[Report this property](#)

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

Agenda Report

Issue Considered: Case No. 20220091 - 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: June 13, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

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

Summary of Issue: Property is a repeat violator.

Funding: N/A

Requested Motion: N/A

Attachments:

1. 20220091 NOH&NOV
2. 20220091 Evidence

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220091

vs.
LO, BETTY
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

The Special Magistrate was created pursuant to Chapter 162, Florida Statutes and Chapter 22, Article IX, City of St. Pete Beach Code of Ordinances. The purpose of the Special Magistrate is to conduct hearings and issue Orders having the force of the law to command whatever steps are necessary to bring a violation into compliance. The Special Magistrate may also impose fines and other non-criminal penalties to provide and equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **06/13/2022** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers
155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **6790 GULF WINDS DR** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

If the violation is correct and then recurs, or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing, pursuant to section 162.06(2), Florida Statutes,

Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. If the repeat violation has been corrected, the Special Magistrate retains the right to determine administrative fines and costs and impose the payment of reasonable enforcement fees.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special Magistrate Hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation of the City Code of Ordinances.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at 727-363-9211.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/01/2022



Jeremy Cottrell
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.



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

NOTICE OF REPEAT VIOLATION

6/1/2022

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

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

Dear Property Owner:

Your property is in violation of Sec 12.2 permitted principal uses and structures. All ads need to be brought to 30 day minimum stay.

Your property was found in violation by the Special Magistrate on 3/14/2022, 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 June 13th 2022 at 10:00am.

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,

Jeremy Cottrell
Code Enforcement Officer



Entire villa hosted by **Gulf Sun Villas**
3 guests · 1 bedroom · 2 beds · 1 bath

- 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 great stays for their guests.
- Great location**
95% of recent guests gave the location a 5-star rating.

\$144 night ★ 4.80 · 30 reviews

Select dates
Minimum stay: 3 nights

CHECK-IN
5/24/2022

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CHECKOUT
Add date

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> June 2022 <





Entire villa hosted by Gulf Sun Villas

3 guests · 1 bedroom · 2 beds · 1 bath



\$144 night

★ 4.80 · 30 reviews

- 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 great stays.
- Great location**
95% of recent guests gave the location a 5-star rating.

Select dates

Minimum stay: 3 nights

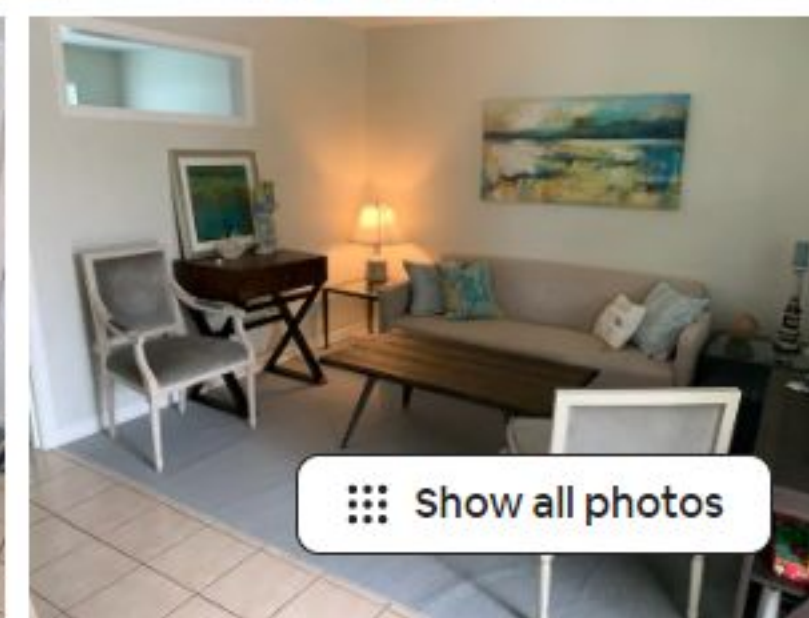
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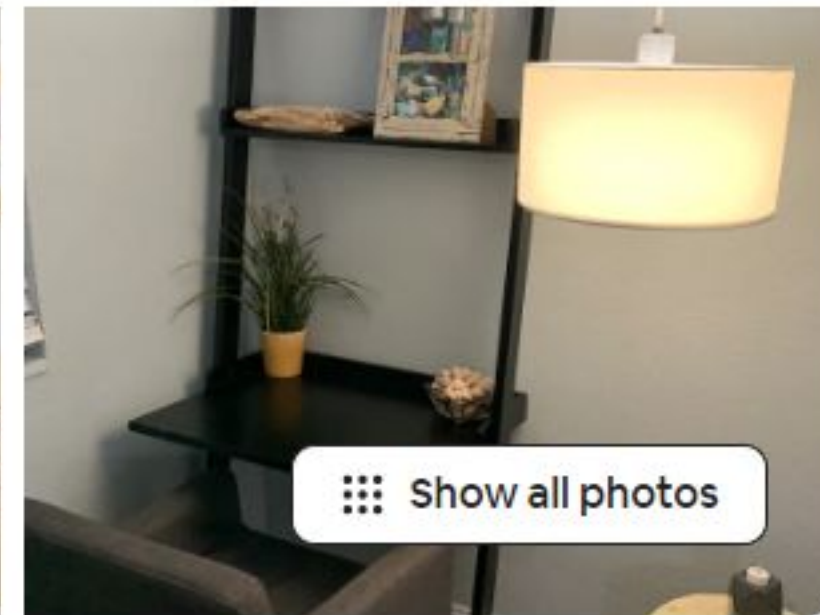
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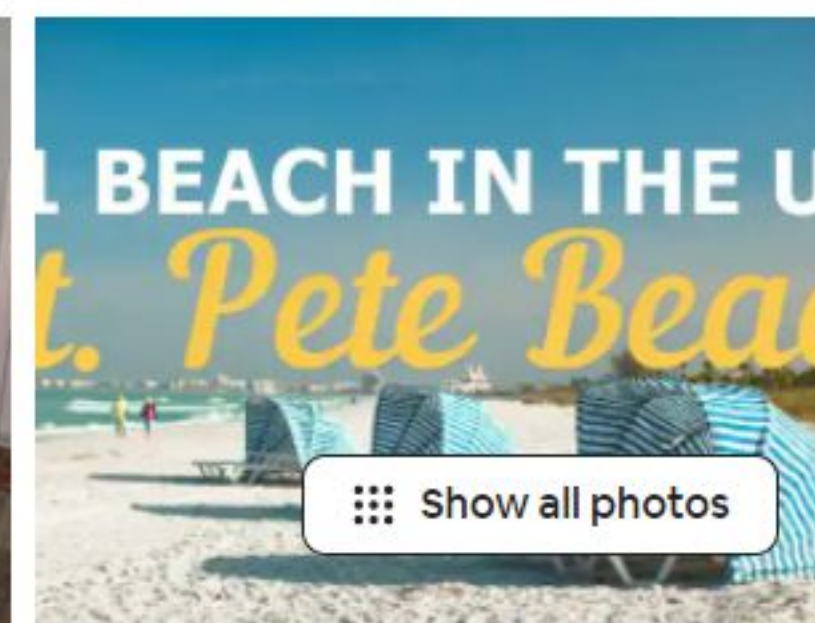
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25





34

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

★ 4.74 · 31 reviews · Superhost · St. Pete Beach, Florida, United States

↑ Share · ❤ Save



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3 guests · 1 bedroom · 2 beds · 1 bath

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Check yourself in with the lockbox.

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



\$117 night · ★ 4.74 · 31 reviews

Select dates

Minimum stay: 3 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
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May 2022						June 2022					
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'Barefoot Bungalow' Sunny Studio-Gulf Sun Villa 1B

★ 4.84 · 19 reviews · Superhost · St. Pete Beach, Florida, United States

Share Save



Entire villa hosted by Gulf Sun Villas

2 guests · Studio · 1 bed · 1 bath

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 great stays for their guests.

Select dates

Minimum stay: 3 nights

\$97 night

★ 4.84 · 19 reviews

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

May 2022

June 2022

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

★ 4.71 · [7 reviews](#) · Superhost · [St. Pete Beach, Florida, United States](#)

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Entire vacation home hosted by Gulf Sun Villas

3 guests · 1 bedroom · 2 beds · 1 bath

 **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 great stays for their guests.

Select dates

Minimum stay: 3 nights

\$119 night

★ 4.71 · [7 reviews](#)

CHECK-IN
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CHECKOUT
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May 2022

June 2022

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Modern Beach Chic 'Seascape' -Gulf Sun Villas 3

★ 4.87 · 55 reviews · Superhost · Saint Pete Beach, Florida, United States

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Entire rental unit hosted by Gulf Sun Villas

4 guests · 1 bedroom · 2 beds · 1 bath

 **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 great stays for their guests.

Select dates

Minimum stay: 4 nights

\$116 night

★ 4.87 · 55 reviews

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5/30/2022



Page 46 of 52

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

★ 4.83 · 48 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

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 great stays for their guests.

Select dates

Minimum stay: 4 nights

\$126 night

★ 4.83 · 48 reviews

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May 2022

June 2022

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5/30/2022

Page 47 of 52



Entire villa hosted by Gulf Sun Villas

2 guests · Studio · 1 bed · 1 bath

 **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 great stays for their guests.

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

aircover

Every booking includes free protection from Host cancellations.



\$106 night

★ 4.84 · 19 reviews

Select dates

Minimum stay: 3 nights

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May 2022							June 2022						
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5/14/2022

Page 52 of 52