



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, July 11, 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. 20220399

City of St. Pete Beach v. Prince Holdings LLC Inc.

Address: 7701 Coquina Way St Pete Beach FL 33706

Sec. 10.2. - Permitted principal uses and structures subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RLM-1 Residential District are as follows:
(a) Residential dwellings—Detached single-family only. Such dwellings shall not be used for transient occupancy.

The property is being advertised for 14 days.

B. Case No. 20220430

City of St. Pete Beach v. Juan Martin Bulgeroni, Iara Martha Bussey

Address: 105 13th 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:

- (a) All uses permitted in the underlying zoning district; and
- (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times

in any 12-month period on any parcel.

C. Case No. 20220266

City of St. Pete Beach v. Sybal Jane Barrido

Address: 109 5th 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:

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- 5. Old Cases
- 6. Repeat Violation
- 7. Lien Reductions
- 8. Next Meeting:
- 9. Adjournment

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

For meetings that require materials to be submitted, the deadline to submit materials to the City is a minimum of 24 business hours in advance of the meeting. Materials including electronic media are to be submitted to cityclerk@stpetebeach.org. The Clerk's Office will then scan the agenda packet with the new documents and repost on the website for transparency purposes.

All agenda material is available for review at City Hall.

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

Agenda Report

Issue Considered: **Case No. 20220399**
 City of St. Pete Beach v. Prince Holdings LLC Inc.
 Address: 7701 Coquina Way St Pete Beach FL
 33706

Date: July 11, 2022

Prepared By: Jeremy Cottrell, Enforcement / Assurance Officer

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

Summary of Issue: Sec. 10.2. - Permitted principal uses and structures
 subject to the provisions or restrictions contained in
 this section and elsewhere in this Code, permitted uses
 and structures in the RLM-1 Residential District are as
 follows: (a)Residential dwellings—Detached single-
 family only. Such dwellings shall not be used for
 transient occupancy.

The property is being advertised for 14 days.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Notice of Violation
 2. Evidence
 3. Affidavit of Posting
 4. Notice of Hearing



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

AMENDED NOTICE OF VIOLATION

6/14/2022

Prince Holdings LLC INC
431 Pine Dale Dr
Guntersville AL 35976-8361

[Occupant]
7701 COQUINA WAY
ST PETE BEACH FL 33706

RE: Case Number 20220399
Violation Address: 7701 COQUINA WAY
Parcel ID#: 363115615240770010

Dear Property Owner:

Property advertisements need to reflect a minimum stay of 30 nights.

Sec. 10.2. - Permitted principal uses and structures

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RLM-1 Residential District are as follows:

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

These violation(s) must be corrected **6/21/2022**. 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

CE20220399

- **Respondent(s): Prince Holdings LLC INC**
- **Violation address: 7701 Coquina Way**
- **Violation(s) description: The property was being advertised as transient occupancy in the RLM-1 zoning district, in violation of section 10.2(a) of the Land Development Code of the City of St. Pete Beach**

CE20220399

Case Summary

- Initial inspection: 06/04/2022**
- Notice of Violation dated: 06/14/2022**
- Notices Posted on Property: 06/22/2022**

CE20220399

Airbnb Advertisement

St. Pete Beach Getaway - Houses x +

https://www.airbnb.com/rooms/38323446?source_impression_id=p3_1654369231_hp%2FzKTfWzYqzyo...

SPB Bookmarks Pinellas County Pro... Search for Corporat... CivicPlus Platform -... Intranet | St. Pete B... St. Pete Beach, FL |... OpsMan Passport Portal

St. Pete Beach Getaway

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

Share Save



Entire home hosted by Jonathan

3 guests · 1 bedroom · 1 bed · 1 bath

aircover

Select dates

Minimum stay: 14 nights

\$70 night

2 reviews

CHECK-IN
MM/DD/YYYY

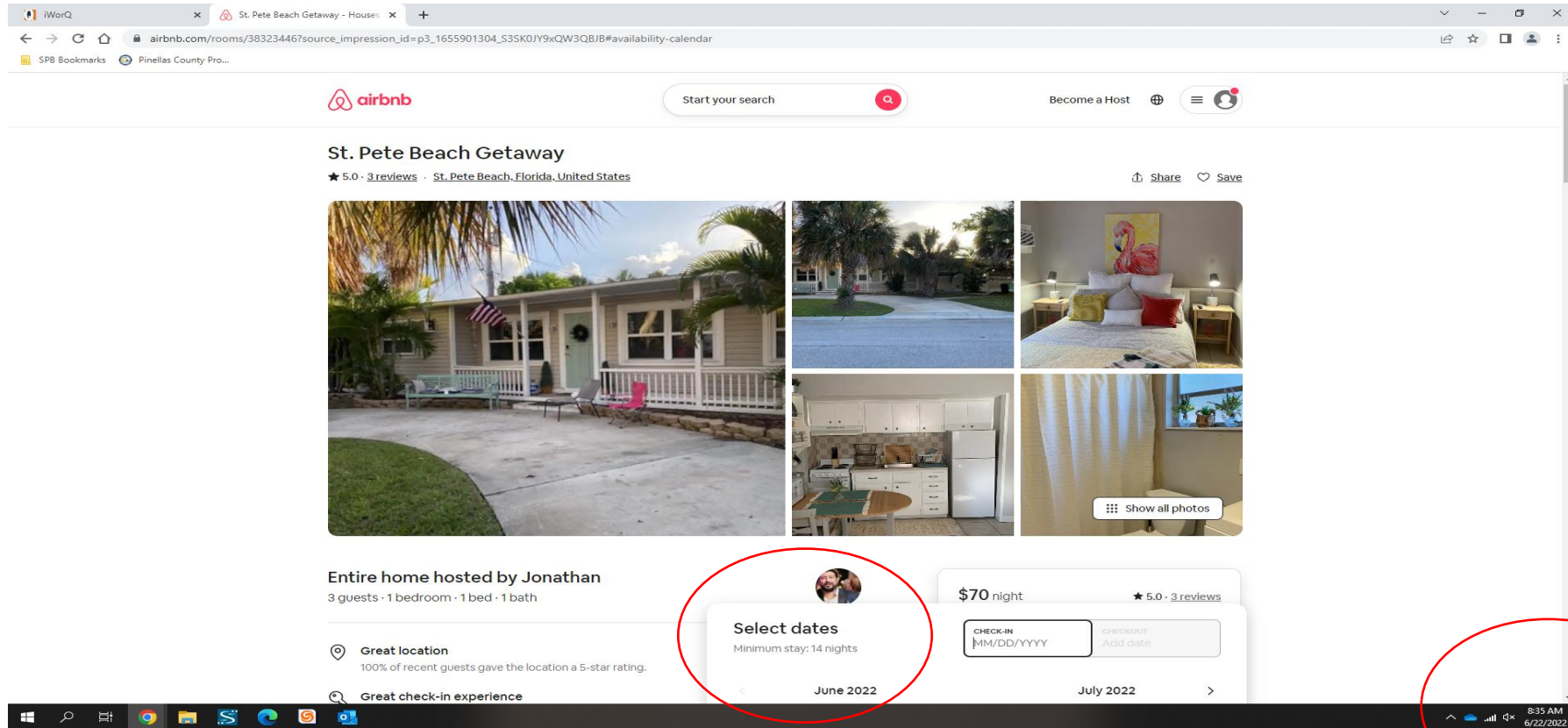
CHECKOUT
Add date

3:01 PM
6/4/2022

7701 Coquina Way

CE20220399

Airbnb Advertisement



7701 Coquina Way

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statutes, and a chapter 22, article IX, 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: 7701 COQUINA WAY

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706

Name of Property Owner(s): PRINCE, BRENDAN O'HARA

Case No.: 20220399 Code Enforcement Officer: Jeremy Cottrell

Hearing Date: 07/11/2022 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. 12, Florida Statutes, and

DATE OF POSTING 06/22/2022

ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X *Jeremy Cottrell*
Signature of Officer posting

Jeremy Cottrell
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
PRINCE, BRENDAN O'HARA
Respondent(s)

Case Number: 20220399

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 **07/11/2022** 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 **7701 COQUINA WAY** 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 06/22/2022



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.

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

Agenda Report

Issue Considered: **Case No. 20220430**
 City of St. Pete Beach v. Juan Martin Bulgeroni,
 Iara Martha Bussey
 Address: 105 13th Ave St Pete Beach FL 33706

Date: July 11, 2022

Prepared By: Jordan Hoft, Code Enforcement Office

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

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

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

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

The property has exceeded three short-term rentals in a twelve-month period.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Notice of Violation
 2. Evidence
 3. Affidavit of Posting
 4. Notice of Hearing



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

NOTICE OF VIOLATION

JUNE 16TH, 2022

BULGHERONI, JUAN MARTIN BUSSEY, IARA MARTHA
571 39TH AVE
ST PETE BEACH, FL 33706-2605

[Occupant]
105 13TH AVE
ST PETE BEACH FL 33706

RE: Case Number 20220430
Violation Address: 105 13TH AVE
Parcel ID#: 183216954540040540

Dear Property Owner:

your property has been found in violation of the following section code(s): for advertising short term rental on airbnb listing #45639535.

Sec. 20.03 Permitted principal uses and structures

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

These violation(s) must be corrected **June 23rd, 2022**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Jordan Hoft
Code Enforcement Officer

<https://www.airbnb.com/rooms/45639535>

105 13th ave PAG district

Sec 20.03

Browser tabs: iWorQ, New Tab, St. Pete Beach, FL | Municode Lit..., Pass a Grille Cottage - Cottages |

Browser address bar: [airbnb.com/rooms/45639535?source_impression_id=p3_1655387846_7a4smFJZNlw6zAo2&check_in=2022-08-01&guests=1&adults=1#availability-calendar](https://www.airbnb.com/rooms/45639535?source_impression_id=p3_1655387846_7a4smFJZNlw6zAo2&check_in=2022-08-01&guests=1&adults=1#availability-calendar)

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



Show all photos

Entire cottage hosted by lara
4 guests · 2 bedrooms · 3 beds · 1 bath

Self check-in
Check yourself in with the keypad.

lara 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.

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

Select dates
Minimum stay: 7 nights

CHECK-IN: 8/1/2022 × CHECKOUT: Add date

August 2022							September 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	

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

Historic Key West-style Bungalow only a block away from the most stunning and least touristy of all the St. Petersburg Beaches. Revel in the small town feel of a hidden peninsula within easy strolling distance of shops, restaurants and bars.

While we host primarily monthly and season rentals, while enjoying the space from time to time ourselves and with family, we welcome the rare short term quest(s) *as

Taskbar: Windows, Search, File Explorer, Chrome, Edge, Outlook, Word, PowerPoint, OneDrive, Teams, Zoom, 10:00 AM 6/16/2022

St. Pete Beach, FL | Municode Lib

Pass a Grille Cottage - Cottages

airbnb.com/rooms/4563953?source_impression_id=p3_1655387846_7a4smFJZNlw6zAo2&check_in=2022-08-01&guests=1&adults=1

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

Photos

Amenities

Reviews

Location

\$359 night

★ 5.0 · 14 reviews

Check availability

★ 5.0 · 14 reviews

Cleanliness

5.0

Communication

5.0

Check-in

5.0

Accuracy

4.9

Location

5.0

Value

5.0

Rebecca

June 2022

Lovely cottage, perfect location.

Show more >

Shane

April 2022

We have a family of four, including 8 and 11 year olds, and stayed for a week in early April. The home is very nicely updated, charming and well laid out. Lara was very responsiv...

Show more >

Angela

February 2022

This beach cottage couldn't have been more perfect for our family five! Not a single detail was overlooked. It was one of the most pleasant stays we've had in any rental. We will...

Show more >

Beth

April 2022

We had a wonderful stay at Lara's house with our 4 year old. The location is fantastic and the house was nicely updated and comfortable. It is a very short walk to the beach and the hous...

Show more >

Jon

April 2022

The house was great, it has everything you need to enjoy a stay in Pass-a-Grille. The house was clean, the kitchen has all appliances for your stay, the wifi is powerful, and I would high...

Show more >

Eric

November 2021

This was a great house. Close to the beach and everything was top notch. The house is super clean and well supplied. I highly recommend this house. Lara was great!

Show all 14 reviews

10:00 AM

6/16/2022

Page 16 of 36

Out of compliance 06/24/2022

Browser tabs: iWorQ, Pass a Grille Cottage - Cottages, New Tab

Browser address bar: airbnb.com/rooms/45639535?source_impression_id=p3_1656080207_jlMyKk8k%2Bb2TeUZ9&check_in=2022-08-01&guests=1&adults=1#availability-calendar

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



Entire cottage hosted by lara

4 guests · 2 bedrooms · 3 beds · 1 bath

Self check-in
Check yourself in with the keypad.

lara 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.

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

Select dates
Minimum stay: 7 nights

CHECK-IN: 8/1/2022

CHECKOUT: Add date

Price: \$387 night

Rating: ★ 5.0 · 15 reviews

Calendar view showing July 2022 and August 2022. The date 1st of August is selected.

Historic Key West-style Bungalow only a block away from the most stunning and least crowded of all the St. Petersburg beaches. Revel in the small town feel of a bldg...

Taskbar: Windows, Search, File Explorer, Chrome, Edge, Outlook, Teams, OneDrive, Task View, System Tray (10:17 AM, 6/24/2022)

Ad is now compliant 06/26/2022

Pass a Grille Cottage - Cottages

airbnb.com/rooms/45639535?source_impression_id=p3_1656282335_J5%2FqcFDfJrtOMV9F&check_in=2022-08-01&guests=1&adults=1#availability-calendar

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



Show all photos

Entire cottage hosted by lara

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lara is a Superhost

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Great location

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

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Learn more

Historic Key West-style Bungalow only a block away from the most stunning and least touristy of all the St. Petersburg Beaches. Revel in the small town feel of a hidden peninsula within easy strolling distance of shops, restaurants and bars.

While we host primarily monthly and season rentals, while enjoying the space from time to time ourselves and with family, we welcome the rare short term guest(s), *as...

Select dates

Minimum stay: 30 nights

CHECK-IN

8/1/2022

CHECKOUT

Add date

July 2022

August 2022

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

Clear dates

Close

6:25 PM

6/26/2022

NOTICE

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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: 105 13TH AVE

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706

Name of Property Owner(s): BULGHERONI, JUAN MARTIN BUSSEY,
IARA MARTHA

Case No.: 20220430 Code Enforcement Officer: Jordan Hoft

Hearing Date: 07/11/2022 at 10 a.m.

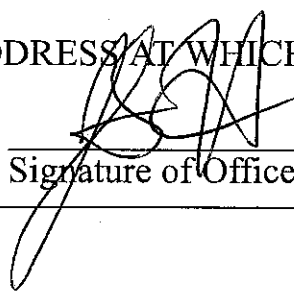
AFFIDAVIT OF POSTING

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. 12, Florida Statutes, and

DATE OF POSTING 06/24/2022

ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X


Signature of Officer posting

Jordan Hoft
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220430

vs.
BULGHERONI, JUAN MARTIN BUSSEY, IARA MARTHA
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.

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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 **105 13TH 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 06/24/2022

JSH

Jordan Hoft
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.

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

Agenda Report

Issue Considered: Case No. 20220266
City of St. Pete Beach v. Sybal Jane Barrido
Address: 109 5th Ave St Pete Beach FL 33706

Date: July 11, 2022

Prepared By: Jordan Hoft, Code Enforcement Office

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

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

Property has exceeded three short-term rentals within a twelve-month period.

Funding: N/A

Requested Motion: N/A

Attachments:

1. Notice of Violation
2. Evidence
3. Guest Permit History
4. Affidavit of Posting
5. Notice of Hearing



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

NOTICE OF VIOLATION

May 27th, 2022

BARRIDO, SYBIL JANE
109 5TH AVE
ST PETE BEACH FL, 33706-4309

[Occupant]
109 5TH AVE
ST PETE BEACH FL 33706

RE: Case Number 20220266
Violation Address: 109 5TH AVE
Parcel ID#: 193216228420000071

Dear Property Owner:

Your property has been found in violation of the following section code(s): for more than three short term rentals of less than 30 days occurring within a 12 month period.

Sec. 20.03 Permitted principal uses and structures

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

These violation(s) must be corrected **June 1st, 2022**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Jordan Hoft
Code Enforcement Officer

Cozy Pass-a-Grille Cottage - Pass...

Cozy beach Pass-a-Grille Cottage

vrbo.com/610944?arrival=2022-05-25&departure=2022-05-31

AppsSPB BookmarksSt. Pete Beach, FL |...Pinellas County Pro...SeelickfixSunbiziWorQCivicPlus PlatformConnectSuite e-Cer...

vrbo

Trip Boards

Log in

Sign up

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Feedback

USD (\$)

EN

List your Property

Where

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

Check-in

May 25

Check-out

May 31

Guests

Search

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

Cozy Pass-a-Grille Cottage

Share

Save



May 2022

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	31				

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

7 night minimum stay

Close

\$165 /night

4.3 (19 Reviews) - Excellent!

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

Check in

Check Out

Guests

Request to book

Contact host

Property # 610944

Report this property

Visit Arlington, TX

Learn More

About

Rooms & beds

Map

Rates & availability

Reviews

Policies

Amenities

Host

About this rental

9:05 AM

5/25/2022

Airbnb.com/rooms/19178

Cozy Pass-a-Grille Cottage - Pass-a-Grille

Cozy beach Pass-a-Grille Cottage - Pass-a-Grille

airbnb.com/rooms/19178?source_impression_id=p3_1653483819_kY5o9hiR%2BDQcgz2H#availability-calendar

AppsSPB BookmarksSt. Pete Beach, FL...Pinellas County Pro...SeedclickfixSunbiziWorQCivicPlus PlatformConnectSuite e-Cer...



Show all photos

Entire home hosted by Sybil Jane

6 guests · 2 bedrooms · 3 beds · 1 bath



\$179 night

★ 4.86 · 52 reviews

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

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

 **Great communication**
100% of recent guests rated Sybil Jane 5-star in communication.



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

[Learn more](#)

This classic Pass-a-Grille cottage is located steps from the Gulf of Mexico and from Boca Ciega bay. The Cozy Cottage is a short walk to the local fishing dock, shops on 8th Avenue, and the famous Hurricane restaurant. Just a short drive to the world famous Don Cesar for food, drink, and a spa day at the beautiful resort.

The space...
[Show more](#)

Select dates

Minimum stay: 7 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
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		



[Clear dates](#)

Close



9:05 AM
5/25/2022

Reviews from Airbnb and vrbo ads indicate 3 short term rentals happening within the month of April 2022

Browser tabs: iWorQ, Cozy beach Pass-a-Grille Cottage, Cozy Pass-a-Grille Cottage - Pass

Address bar: airbnb.com/rooms/19178/reviews?source_impression_id=p3_1654792265_WiDfhjXD0vuyeRmb&scroll_to_review=606448171577360633

Bookmarks: SPB Bookmarks, iWorQ, Pinellas County Pro..., St. Pete Beach, FL |..., Search for Corporat..., zoning maps, Short Term Rental R..., OpsMan, Passport Portal

Background page: Photos, Amenities, Reviews, Location, \$193 night, Check availability

★ 4.84 · 53 reviews

Cleanliness 4.8

Accuracy 4.9

Communication 4.9

Location 5.0

Check-in 4.9

Value 4.7

Search reviews

Marc
April 2022

Perfect for a relaxing getaway. Close to the beach, shopping and restaurant.

Charming old Florida cottage that has been updated. This has everything you need.

Sybil, our host responded quickly and gave us detailed arrival and departure instructions.

Thanks!

Pat
July 2021

I love staying at the little blue cottage. It is just the right size and conveniently located near the beach, shops, and

Great location, just one block from the beach. 20 minutes to fort DeSoto. Stayed there with our three kids and didn't feel

Taskbar: Windows, Search, Edge, Outlook, Chrome, File Explorer, Word

System tray: 12:33 PM, 6/9/2022

06/17/2022 Airbnb ad compliant but VRBO listing is not

Cozy beach Pass-a-Grille Cottage

Cozy Pass-a-Grille Cottage - Pas...

airbnb.com/rooms/19178?source_impression_id=p3_1655472513_F0%2FNIh3%2Fs4eUgu0z&guests=1&adults=1&check_in=2022-09-01#availability-calendar

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



Show all photos

Entire home hosted by Sybil Jane

6 guests · 2 bedrooms · 3 beds · 1 bath



\$175 night

★ 4.84 · 53 reviews

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

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

 **Great communication**
100% of recent guests rated Sybil Jane 5-star in communication.



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

[Learn more](#)

Select dates

Minimum stay: 30 nights

CHECK-IN

9/1/2022

X

CHECKOUT

Add date

<

August 2022

September 2022

>

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

Clear dates

Close

This classic Pass-a-Grille cottage is located steps from the Gulf of Mexico and from Boca Ciega bay. The Cozy Cottage is a short walk to the local fishing dock, shops on 8th

9:31 AM
6/17/2022



9:31 AM
6/17/2022

Page 29 of 36

06/19/2022

Cozy beach Pass-a-Grille Cottag... x Cozy Pass-a-Grille Cottage - Pas... x

vrbo.com/610944

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

Vrbo

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EN

List your Property

Where

St. Pete Beach, Florida, United States of America

Check-in

Check-out

Guests

Search

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

Cozy Pass-a-Grille Cottage



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

+

June 2022

July 2022

Clear dates

Su Mo Tu We Th Fr Sa

1 2 3 4

5 6 7 8 9 10 11

12 13 14 15 16 17 18

19 20 21 22 23 24 25

26 27 28 29 30

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

7 night minimum stay

×

Close

\$165 avg/night

★ 4.3 (20 Reviews) - Excellent!

Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 610944

Report this property

About this rental

M 122

2:02 PM 6/19/2022

06/24/2022

vrbo.com/610944?arrival=2022-06-24&departure=2022-06-30

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

About

Rooms & beds

Map

Rates & availability

Reviews

Policies

Amenities

Host

Published Apr 20, 2022

Cozy Cottage

5/5 ★★★★★ Stayed Jan 2022

Richard B.

The property and communications with the owner exceeded our expectations.

Published Mar 16, 2022

Lovely cottage

5/5 ★★★★★ Stayed Apr 2021

Kathy S. Lead, South Dakota

Sweet little cottage, close to the beach, clean and comfortable. When possible we will stay again.

Published Jun 13, 2021

1-5 of 20

Policies

Cancellation policy

Your booking will not qualify for a refund based on your trip dates.

Free cancellation deadlines are in the property's timezone. Learn more about cancellation policies.

If you have upcoming trips, you can manage or cancel your booking in your traveler account.

View upcoming trip

Clear dates

August 2022

September 2022

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

7 night minimum stay

Close

Check in

Check Out

Guests

Request to book

Contact host

Property # 610944

Report this property

10:21 AM 6/24/2022

Page 31 of 36

06/26/2022 VRBO listing is now compliant

Intranet | St. Pete Beach, FL x Cozy Pass-a-Grille Cottage - Pass x +

vrbo.com/610944

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

Vrbo

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

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

Check-in Check-out Guests Search

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

Cozy Pass-a-Grille Cottage



June 2022 July 2022

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

1 2 3 4 1 2

5 6 7 8 9 10 11 3 4 5 6 7 8 9

12 13 14 15 16 17 18 10 11 12 13 14 15 16

19 20 21 22 23 24 25 17 18 19 20 21 22 23

26 27 28 29 30 24 25 26 27 28 29 30

31

30 night minimum stay

Clear dates

Check in Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 610944

Report this property

+14 photos

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

About this rental

IT'S TIME TO
Unleash
YOUR INNER
TRAVELER

Bradenton
Anna Maria Island
Longboat Key
FLORIDA'S WEST COAST

LEARN MORE

5:50 PM 6/26/2022

5:50 PM 6/26/2022



Permits >



Notifications



Jordan Hoft

SP

St. Pete Beach, FL

History

- 17 **06/24/2022 at 10:09 AM - Permit Vehicle Updated - Permit Holder**
Vehicle "FL BD76CE" was updated to "FL IDP244".
- 16 **06/23/2022 at 11:51 AM - Permit Vehicle Updated - Permit Holder**
Vehicle "FL DEGK10" was updated to "FL BD76CE".
- 15 **06/20/2022 at 09:38 AM - Permit Vehicle Updated - Permit Holder**
Vehicle "FL NKRU27" was updated to "FL DEGK10".
- 14 **06/17/2022 at 08:20 AM - Permit Vehicle Updated - Permit Holder**
Vehicle "FL Y77YVL" was updated to "FL NKRU27".
- 13 **06/12/2022 at 09:05 AM - Permit Vehicle Updated - Permit Holder**
Vehicle "AR 406ZKZ" was updated to "FL Y77YVL".
- 12 **05/21/2022 at 04:21 PM - Permit Vehicle Updated - Permit Holder**
Vehicle "AZ CFK6656" was updated to "AR 406ZKZ".
- 11 **05/12/2022 at 02:11 PM - Permit Vehicle Updated - Permit Holder**
Vehicle "NY DSJ6027" was updated to "AZ CFK6656".
- 10 **04/26/2022 at 07:05 PM - Permit Vehicle Updated - Permit Holder**
Vehicle "CT AS07567" was updated to "NY DSJ6027".
- 9 **04/16/2022 at 04:24 PM - Permit Vehicle Updated - Permit Holder**
Vehicle "NY EWBF15" was updated to "CT AS07567".
- 8 **04/12/2022 at 06:41 PM - Permit Vehicle Updated - Permit Holder**
Vehicle "SC TVQ312" was updated to "NY EWBF15".
- 7 **04/06/2022 at 04:07 PM - Permit Vehicle Updated - Permit Holder**
Vehicle "MN DNW8272" was updated to "SC TVQ312".
- 6 **04/06/2022 at 04:04 PM - Permit Linked - Permit Holder**
Permit was linked to sjanebarrido@icloud.com.
- 5 **04/06/2022 at 03:41 PM - Permit Email Sent - System**
An email was sent to the permit holder. Subject: Your receipt - order UZQV2NRT.
- 4 **04/06/2022 at 03:41 PM - Permit Email Sent - System**

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statutes, and a chapter 22, article IX, 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: 109 5TH AVE

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706

Name of Property Owner(s): BARRIDO, SYBIL JANE

Case No.: 20220266 Code Enforcement Officer: Jordan Hoft

Hearing Date: 07/11/2022 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. 12, Florida Statutes, and

DATE OF POSTING 06/24/2022

ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X JSH
Signature of Officer posting

Jordan Hoft
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
BARRIDO, SYBIL JANE
Respondent(s)

Case Number: 20220266

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 **07/11/2022** 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 **109 5TH 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 06/24/2022

JSH

Jordan Hoft
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.