



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, August 8, 2022
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

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

A. Case No. 20220292

City of St. Pete Beach v. Beachfront Paradise Island, LLC.

Address: 3675 Gulf Blvd 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.

B. Case No. 20220266

City of St. Pete Beach v. Sybil 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: (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.

4. New Cases
5. Old Cases

6. Repeat Violation

A. Case No. 20220516

City of St. Pete Beach v. Stephen Gay

Address: 3606 Gulf Blvd, 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

A. Case No. 20220091

City of St. Pete Beach v. Lo, Betty

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.

B. Case No. 20220215

City of St. Pete Beach v. Copestake, Joseph and Teichert, Jacqueline Kay

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..

8. Next Meeting:

A. September 12, 2022

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.

AMENDEDED AGENDA POSTED 7/29/2022 TO AMEND ITEM 6A CASE NUMBER

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

Agenda Report

Issue Considered: **Case No. 20220292**
 City of St. Pete Beach v. Beachfront Paradise
 Island, LLC.
 Address: 3675 Gulf Blvd St. Pete Beach FL
 33706

Date: August 8, 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. 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.

Continued from June 13, 2022 to August 8, 2022 to
determine if the property is qualified to be a
grandfathered short-term rental.

Funding: N/A

Requested Motion: N/A

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



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

NOTICE OF VIOLATION

05/03/2022

BEACHFRONT PARADISE ISLAND LLC
4128 GRANDCHAMP CIR
PALM HARBOR, FL 34685

CRICKET ALTERNATIVE ASSETS
LLC
3675 GULF BLVD
ST PETE BEACH FL 33706

RE: Case Number 20220292
Violation Address: 3675 GULF BLVD
Parcel ID#: 073216218520090080

Dear Property Owner:

Your property is in violation of the following Section code(s).

Sec. 12.2. - Permitted principal uses and structures

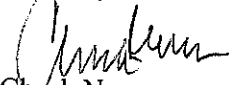
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RM Residential District are as follows:

- (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.
(Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2004-18, § 6, 8-24-04)

These violation(s) must be corrected **no later than 05/08/2022**. 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

CE20220292

- Respondent(s): Beachfront Paradise Island LLC**
- Violation address: 3675 Gulf Blvd.**
- Violation(s) description: The property was being advertised as transient occupancy in the RM zoning district, in violation of section 12.2(a) of the Land Development Code of the City of St. Pete Beach**

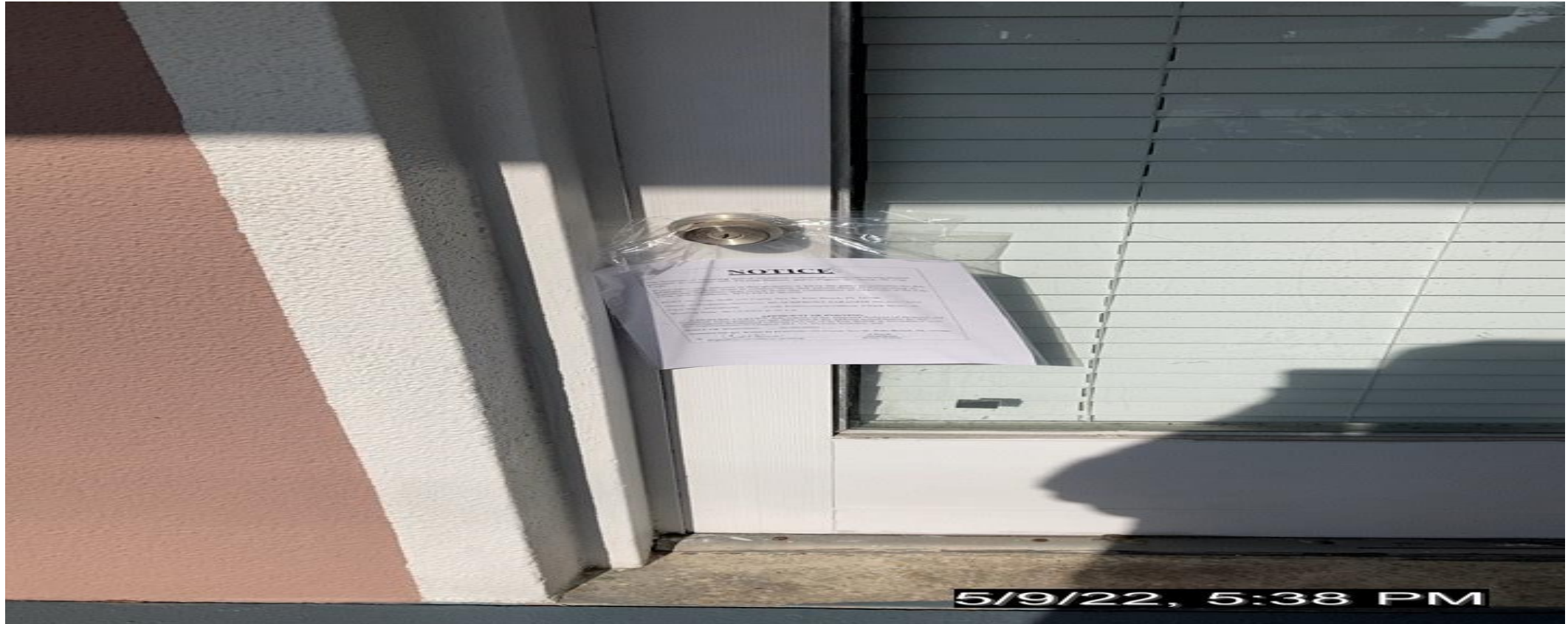
CE20220292

Case Summary

- Initial inspection: 04/07/2022**
- Notice of Violation dated: 05/03/2022**
- Notices of Hearing dated and posted on the property: 05/09/2022**

CE20220292

Notices posted



3675 Gulf Blvd.

CE20220292

VRBO #2730017 dated 05/09

Intranet | St. Pet... x | mc DIVISION 2 - DE... x | Log On x | Pinellas County x | IDEAL LOCATIO... x | Directly across... x | AMAZING LOCA... x | RAVE REVIEWS... x | IDEAL LOCATIO... x | New Listing PER... x | AMAZING LOCA... x | +

vrbo.com/2730017

SPB Bookmarks Pinellas County Pro... Login To iWorQ ww... ms | Code of Ordinanc... sunbiz lookup - Go...

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 / Don Cesar

IDEAL LOCATION ! directly across st from the beach



May 2022 June 2022 Clear dates

Su	Mo	Tu	We	Th	Fr	Sa
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3 night minimum stay

\$141 avg/night

Add dates for total pricing

Check In: May 31 Check Out: Guests

Check availability

Free cancellation up to 60 days before check-in

Sameh Shaker Contact host

Property # 2730017 Report this property

+12 photos

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

May 9th CE SM P...pptx

Show all

2:00 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

VRBO #2721111 dated 05/09

Intranet | St. Pete Beach, FL | mc DIVISION 2 - DEFINITION | Log On | Pinellas County Property | RAVE REVIEWS: Directly across the st from beach | IDEAL LOCATION | New Listing PERFECT LOCATION | AMAZING LOCATION | Update

vrbo.com/2721111

SPB Bookmarks | Pinellas County Pro... | Login To iWorQ ww... | mc | Code of Ordinanc... | sunbiz lookup - Go...

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 / Don Cesar

RAVE REVIEWS; Directly across the st from beach ! 🏖️



May 2022 June 2022 Clear dates

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3 night minimum stay Close

\$171 avg/night

Add dates for total pricing

Check in May 16 Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Sameh Shaker Contact host

Property # 2721111 Report this property

Become a Vrbo host and earn extra money. See how

May 9th CE 5M P...pptx

3:22 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

VRBO #2726271 dated 05/09

vrbo.com/2726271

SPB Bookmarks Pinellas County Pro... Login To iWorQ ww... | Code of Ordinanc... sunbiz lookup - Go...

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 / Don Cesar

New Listing PERFECT LOCATION !



May 2022 June 2022 Clear dates

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3 night minimum stay

Close

\$171 avg/night

Add dates for total pricing

Check In May 31 Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Sameh Shaker Contact host

Property # 2726271 Report this property

+10 photos

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

May 9th CE SM P...pptx

Show all

3:39 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

VRBO #2726476 dated 05/09

Intranet | St. Pete Beach, FL | mc DIVISION 2 - DEFINITIONS | Log On | Pinellas County Property A | IDEAL LOCATION | directly | New Listing PERFECT LOC | AMAZING LOCATION | directly | Directly across the street f | + -

vrbo.com/2726476

SPB Bookmarks | Pinellas County Pro... | Login To iWorQ ww... | mc | Code of Ordinanc... | sunbiz lookup - Go...

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 / Don Cesar
Directly across the street from the Beach



May 2022 June 2022 Clear dates

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3 night minimum stay

Close

\$151 avg/night

Add dates for total pricing

Check in May 17 Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Sameh Shaker Contact host

Property # 2726476 Report this property

+12 photos

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

May 9th CE SM P...pptx

Show all

3:43 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

VRBO #2730017 dated 05/09

Intranet | St. Pet... | mc DIVISION 2 - DE... | Log On | Pinellas County | IDEAL LOCATION | Directly across t... | AMAZING LOC... | RAVE REVIEWS... | IDEAL LOCATIO... | New Listing PE... | AMAZING LOC... | +

vrbo.com/2730017

SPB Bookmarks | Pinellas County Pro... | Login To iWorQ ww... | ms | Code of Ordinanc... | sunbiz lookup - Go...

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 / Don Cesar

IDEAL LOCATION ! directly across st from the beach



May 2022 June 2022 Clear dates

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3 night minimum stay

Close

\$141 avg/night

Add dates for total pricing

Check In May 31 Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Sameh Shaker Contact host

Property # 2730017 Report this property

+12 photos

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

May 9th CE SM P....pptx

Show all

2:00 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

VRBO #2760006 dated 05/09

vrbo.com/2730006

Loss the street from the beach

Share Save

\$145 avg/night
★ 4 (1 Review)

Add dates for total pricing

Check In May 16 Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Sameh Shaker
Contact host

Property # 2730006
Report this property

Become a Vrbo host
and earn extra money.
See how

May 2022 June 2022

Clear dates

3 night minimum stay

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

About this rental

Condo 1 bedroom 1 bathroom Spaces
2 beds · Sleeps 4 1 full bath Kitchen

Condo, 1 Bedrooms, 1 Baths, (Sleeps 4)

...pptx

Show all

3:08 P
5/9/20

3675 Gulf Blvd.

CE20220292

AIRBNB #43615594 listing

trinet | St. Pete Beach, FL x | mc DIVISION 12 - RM RESIDE x | Pinellas County Property A x | Log On x | Item 4.B. - Fields x | CivicPlus Platform x | RAVE REVIEWS; Directly ac x | 3675 Gulf Blvd, St Pete Be x | + -

airbnb.com/rooms/43615594?source_impression_id=p3_1651584718_lgm%2B4bm1SvbxMSSm&check_in=2022-05-08&guests=1&adults=1#availability-calendar

18 Bookmarks Pinellas County Pro... Login To iWorQ ww... mc | Code of Ordinanc... sunbiz lookup - Go...



Entire condo hosted by Cricket Beachfront Paradise
7 guests · 2 bedrooms · 3 beds · 1 bath

\$206 night ★ 4.56 · 48 reviews

Select dates
Minimum stay: 3 nights

Self check-in
Check yourself in with the keypad.

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

Great check-in experience
90% of recent guests gave the check-in process a 5-star rating.

May 2022 June 2022

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www.airbnb.com/rooms/43615594/photos?source_impression_id=p3_1651584718_lgm%2B4bm1SvbxMSSm&check_in=2022-05-08&guests=1&adults=1#availability-calendar

3675 Gulf Blvd, St....html ^ 3675 Gulf Blvd, St....html Canceled 3675 GULF BLVD....html Removed 3675 GULF BLVD....html Removed

Show all x

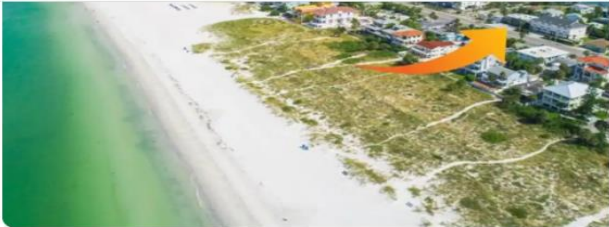
3675 Gulf Blvd.

CE20220292

AIRBNB #43601590 dated 05/09

airbnb.com/rooms/43601590?source_impression_id=p3_1652117218_M9VeC4EUQmsbkncS&check_in=2022-05-29&guests=1&adults=1#availability-calendar

SPB Bookmarks Pinellas County Pro... Login To iWorQ ww... mc | Code of Ordinanc... sunbiz lookup - Go...



Show all photos

Entire condo hosted by Cricket Beachfront Paradise
4 guests · 1 bedroom · 2 beds · 1 bath

Self check-in
Check yourself in with the keypad.

Great location
93% 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.

ACTUAL REVIEW SUBMITTED "Best location I could ask for. Just the beach and very close to the Don Cesar hotel and all that Pas Beach have to offer.Clean and quiet. Having parking made all the park anywhere in St. Pete Beach on weekends or holidays so hav spot was a game-changer. It made it easy to come and go as we of the beach area and the downtown. You won't be disappointed"

[show more >](#)

Select dates
Minimum stay: 3 nights

\$146 night ★ 4.62 · 26 reviews

CHECK-IN 5/29/2022 CHECKOUT Add date

May 2022 June 2022

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

May 9th CE SM P...pptx

4:23 PM 5/9/2022

3675 Gulf Blvd.

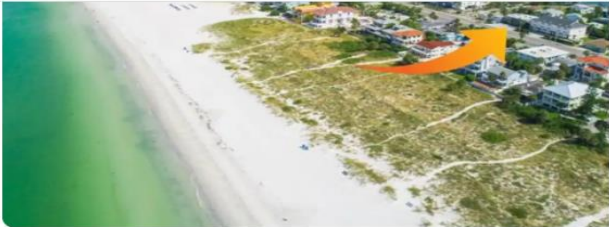
CE20220292

AIRBNB #43601590 dated 05/09

Intranet | St. Pete Beach, FL | ms DIVISION 2 - DEFINITIONS | Land | Log On | Pinellas County Property Appraisals | AMAZING LOCATION ! direct ac | Directly across the street from th | +

airbnb.com/rooms/43601590?source_impression_id=p3_1652117218_M9VeC4EUQmsbkncS&check_in=2022-05-29&guests=1&adults=1#availability-calendar

SPB Bookmarks | Pinellas County Pro... | Login To iWorQ ww... | ms | Code of Ordinanc... | sunbiz lookup - Go...



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[Show more >](#)

Select dates
Minimum stay: 3 nights

May 2022

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June 2022

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\$146 night ★ 4.62 · 26 reviews

CHECK-IN 5/29/2022 X CHECKOUT Add date

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

May 9th CE SM P...pptx

4:23 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

AIRBNB #43602401 dated 05/09

The screenshot shows an Airbnb listing page for a condo. The listing title is "Entire condo hosted by Cricket Beachfront Paradise" (circled in red), with details "7 guests · 2 bedrooms · 4 beds · 1 bath". The price is "\$179 night" and it has a 4.64 star rating from 47 reviews. A "Select dates" calendar (also circled in red) is open, showing May 2022 and June 2022. The calendar indicates a minimum stay of 3 nights. The check-in date is set to 5/30/2022. The listing features include "Self check-in", "Great location" (95% of recent guests gave the location a 5-star rating), and "Great check-in experience" (95% of recent guests gave the check-in process a 5-star rating). The description mentions the condo is directly across the beach, located 2 blocks north of the historic Don CeSar Hotel, and has a large open concept kitchen/den with a large table, granite counters, and a well-lit bathroom with 2 large mirrors.

Entire condo hosted by Cricket Beachfront Paradise
7 guests · 2 bedrooms · 4 beds · 1 bath

Select dates
Minimum stay: 3 nights

May 2022

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June 2022

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Where you'll sleep

3675 Gulf Blvd.

CE20220292

AIRBNB #43615594 dated 05/09

Intranet | St. Pete Beach, FL | mc DIVISION 2 - DEFINITIONS | Log On | RAVE REVIEWS: Directly across th | +

airbnb.com/rooms/43615594?source_impression_id=p3_1651584718_lgm%2B4bm1SvbxMSSm&check_in=2022-05-08&guests=1&adults=1#availability-calendar

SPB Bookmarks | Pinellas County Pro... | Login To iWorQ ww... | mc | Code of Ordinanc... | sunbiz lookup - Go...



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ACTUAL REVIEW ! "Best location I could ask for. Just across the street from the Don Cesar hotel and all that Pass-A-Grille and offer. Clean and quiet. Having parking made all the difference. D in St. Pete Beach on weekends or holidays so having a dedicated game-changer. It made it easy to come and go as we please and beach area and the downtown. You won't be disappointed."

[Show more >](#)

Select dates
Minimum stay: 3 nights

May 2022

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June 2022

Su	Mo	Tu	We	Th	Fr	Sa
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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](#)

\$185 night ★ 4.57 · 49 reviews

CHECK-IN 5/8/2022 **CHECKOUT** Add date

May 9th CE SM P...pptx

4:29 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

AIRBNB #45968557 dated 05/09

Intranet | St. Pete Beach, FL | mc DIVISION 2 - DEFINITIONS | Log On | Pinellas County Property | IDEAL LOCATION ! directly | New Listing PERFECT LOC | AMAZING LOCATION ! dir | Directly across the street | Update

airbnb.com/rooms/45968557?source_impression_id=p3_1652117062_gYIPIMztZjxV5F&check_in=2022-05-18&guests=1&adults=1&availability-calendar

SPB Bookmarks | Pinellas County Pro... | Login To iWorQ ww... | mc | Code of Ordinanc... | sunbiz lookup - Go...

airbnb Start your search Become a Host

IDEAL LOCATION ! directly across st from the beach

★ 4.83 · 29 reviews · St. Pete Beach, Florida, United States

Share Save



Show all photos

Entire condo hosted by Cricket Beachfront Paradise

4 guests · 1 bedroom · 2 beds · 1 bath

Select dates
Minimum stay: 2 nights

Self check-in
Check yourself in with the keypad.

\$156 night ★ 4.83 · 29 reviews

CHECK-IN 5/18/2022 CHECKOUT Add date

May 9th CE SM P...pptx

3:57 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

Reviews

★ 4.56 · 48 reviews

Cleanliness		4.5
Accuracy		4.6
Communication		4.9
Location		5.0
Check-in		5.0
Value		4.6

Q Search reviews



Renee
February 2022

Awesome place! It was clean, neat and comfortable. The place was decorated well and was cozy. Everything you need was there. There were beach chairs you could use as well.

The location and beach access was wonderful. Cross the street and walk past a few houses and there's the beach. The rooftop bar next door at Hotel Zamora was a great time too.

I highly recommend this place.



Susie
January 2022

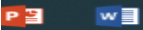
Perfect spot for a quick getaway.



Josiah
January 2022

Location is hard to beat and we had everything we needed! For Italian pastries and coffee, we highly recommended La Casa Del Pane, just down the road! Incredible.

e you'll be



3675 Gulf Blvd.

CE20220292

Reviews

The screenshot shows an Airbnb user profile page for user 244275835. The browser's address bar shows the URL `airbnb.com/users/show/244275835`. The page features the Airbnb logo and a navigation bar with links like "Become a Host". Below the header, there are three reviews from June 2022:

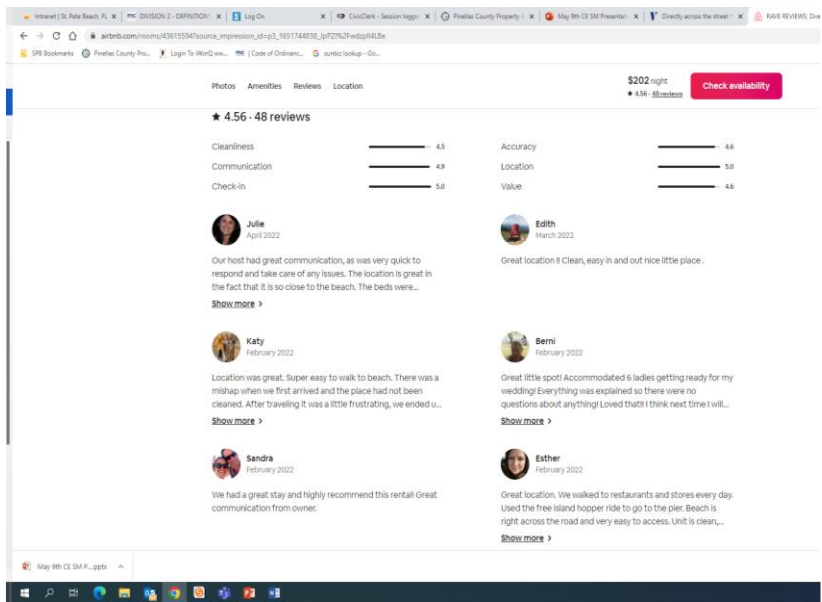
- Review 1:** "Our stay was awesome and I would fully recommend it for anyone looking for an affordable place to stay, close to the beach. The location was great and we were near everything we needed. It was an easy... [read more](#)" by **Brandon, Pueblo, CO** (Joined in 2016).
- Review 2:** "Great location right across from the beach! Awesome communication from start to finish. Would recommend to any small group looking for a quick and easy getaway to St. Petes beach" by **Ricky, Cleveland, OH** (Joined in 2015).
- Review 3:** "Centrally placed in at Pete beach. It is across the street from the beach on a busy road. Pictures are very nice . Not the fanciest a little dated but over all not bad if you just need a place to leave your stuff and sleep. Keyless entry is a plus [read less](#)" by **Chelsea, East Melbourne, Australia** (Joined in 2018).

Below the reviews is a button labeled "Show more reviews" and a link to "Report this profile". The Windows taskbar at the bottom shows the time as 2:19 PM on 7/28/2022.

3675 Gulf Blvd.

CE20220292

Reviews



3675 Gulf Blvd.

CE20220292

Reviews

The screenshot shows an Airbnb listing for a room at 3675 Gulf Blvd. The main listing area is partially obscured by a modal window displaying reviews. The modal window shows a rating of 4.63 from 27 reviews. The background listing shows a price of \$166 per night and a 'Check availability' button. The browser's address bar shows the URL: airbnb.com/rooms/43601590/reviews?source_impression_id=p3_1659027049_tB4WSly%2Bw9ziCsqy. The browser's taskbar at the bottom shows various open applications and the system clock indicating 12:53 PM on 7/28/2022.

★ 4.63 · 27 reviews

Category	Rating
Cleanliness	4.8
Accuracy	4.7
Communication	4.9
Location	4.9
Check-in	5.0
Value	4.6

Steve
May 2022

The apt itself and location could not be better. When we had a problem with the AC we were moved to another unit no questions asked. It made for the perfect vacation and catch with old friends. Will go again - 5 stars

Stephanie
April 2022

What a great condo in a great location! Very friendly host!

Bill
April 2022

Great location for those wanting to use the beach. A quick 3-4 minute walk across the street and down the beach path & you'll be putting your chairs down and soaking up the sun. This unit was quiet & clean and had all the amenities you need for the week. TV was easy to use (that is not always the case in some rentals). Shower worked very well and the place was comfortable.

Stacey
March 2022

The condo is very nice, clean, recently renovated, roomy, excellent in many ways. We cooked most of our meals there and found the kitchen to be very pleasant — it's nice and open, and when we told Dick that we'd be eating in a lot, he made sure we had everything we needed. The neighbors were occasionally noisy etc, but that's a fact of life in that type of cluster. The beach is across busy, unattractive Gulf Blvd., but once you get there, it's wonderful. What I really missed was having a balcony or covered patio — a private place to sit

[Show all 27 reviews](#)

3675 Gulf Blvd.

CE20220292

Reviews

The screenshot shows an Airbnb user profile for 'Mercy, Clermont, FL', who joined in 2010. The profile has a circular profile picture showing a couple. Below the name, there is a review from July 2022. The review text is as follows: 'We're rated this property 4.5 stars - location is excellent for the price as is the ease of access. The property manager Sam was very responsive and smoothed over a few items which were not ready at check-in. The bathroom is updated more than the rest of the apartment, but we felt that the property age/condition factors into the price paid. Lack of dishwasher took us off-guard but we didn't cook much so impact was minimal. Powerful blender! Lots of ice. Lengthy and wall mounted notes from owner detract from the stay, but I guess if you've been burned by poor renters before you develop interesting ways to try to avoid similar future situations. In all, we were happy with the stay at the price paid over the July 4th holiday weekend. Beach is private, 1 block away, covered in white sand and has very little waves. Walk to the Don for lunch at the pool-bar! And enjoy the beautiful sunset over the gulf with a short walk home afterward. [read less](#)'. Below this review, there are two more reviews from July 2022. The first is from 'Mike', who joined in 2015, and says: 'Great location! My family of four walked across the street everyday directly to the beach! Cricket has great communication skills and checked in to make sure we were comfortable. This house is... [read more](#)'. The second is from 'Lindsey, Warren, OH', who joined in 2019, and says: 'Great location and affordable rental for small parties visiting St. Pete Beach'. Below these, there is a review from June 2022 by 'Neal, Naperville, IL', who joined in 2016, which also says: 'Great location and affordable rental for small parties visiting St. Pete Beach'. The Airbnb interface includes the logo, navigation links like 'Become a Host', and a browser's address bar showing 'airbnb.com/users/show/244275835'. The Windows taskbar at the bottom shows various application icons and the system clock indicating 1:20 PM on 7/28/2022.

airbnb.com/users/show/244275835

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

airbnb

Become a Host

Mercy, Clermont, FL
Joined in 2010

July 2022

We're rated this property 4.5 stars - location is excellent for the price as is the ease of access. The property manager Sam was very responsive and smoothed over a few items which were not ready at check-in. The bathroom is updated more than the rest of the apartment, but we felt that the property age/condition factors into the price paid. Lack of dishwasher took us off-guard but we didn't cook much so impact was minimal. Powerful blender! Lots of ice. Lengthy and wall mounted notes from owner detract from the stay, but I guess if you've been burned by poor renters before you develop interesting ways to try to avoid similar future situations. In all, we were happy with the stay at the price paid over the July 4th holiday weekend. Beach is private, 1 block away, covered in white sand and has very little waves. Walk to the Don for lunch at the pool-bar! And enjoy the beautiful sunset over the gulf with a short walk home afterward. [read less](#)

Mike
Joined in 2015

July 2022

Great location! My family of four walked across the street everyday directly to the beach! Cricket has great communication skills and checked in to make sure we were comfortable. This house is... [read more](#)

Lindsey, Warren, OH
Joined in 2019

June 2022

Great location and affordable rental for small parties visiting St. Pete Beach

Neal, Naperville, IL
Joined in 2016

1:20 PM
7/28/2022

3675 Gulf Blvd.

CE20220292

Review Summary

- **2 Reviews in January**
- **5 Reviews in February**
- **2 Review in March**
- **3 Review in April**
- **1 Review in May**
- **1 Review in June**
- **2 Review in July**

3675 Gulf Blvd

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: 3675 GULF BLVD

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

Name of Property Owner(s): BEACHFRONT PARADISE ISLAND LLC

Case No.: 20220292 Code Enforcement Officer: Chuck Newman

Hearing Date: 06/13/2022 at 10 a.m.

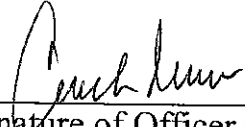
AFFIDAVIT OF POSTING

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 05/09/2022

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

X.


Signature of Officer posting

Chuck
Newman
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220292

vs.
BEACHFRONT PARADISE ISLAND 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 **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 **3675 GULF BLVD** 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.

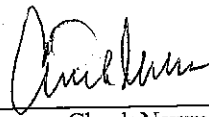
Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. Please be prepared to present evidence at the Special 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 05/09/2022

CITY OF ST. PETE BEACH



Chuck Newman
Code Enforcement Officer

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. 20220266**
 City of St. Pete Beach v. Sybil Jane Barrido
 Address: 109 5th Ave St. Pete Beach FL 33706

Date: August 8, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

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

Continued from July 11, 2022 to August 8, 2022 to determine if the property is qualified to be a grandfathered short-term rental.

Funding: N/A

Requested Motion: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220266

ADDRESS: 109 5th Ave.

SYBAL JANE BARRIDO,

Respondent(s).

_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This case came before the Special Magistrate on July 11, 2022. The Special Magistrate, having heard the Respondent's *ore tenus* motion for continuance, and the City having no objection, issues the following order:

IT IS ADJUDGED that the Respondent's unopposed *ore tenus* Motion for Continuance of the July 11, 2022, hearing is hereby **GRANTED**. This matter is continued until the August 8, 2022, Code Enforcement Special Magistrate Hearing, beginning at 10:00am.

DONE AND ORDERED in Clearwater, Pinellas County, Florida on this 12th day of July 2022.

Erica F. Augello

Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to the Respondent's Counsel, Bryan Craig Dion, Esq., Johnson Pope Bokor Ruppel & Burns, LLP, at bryand@jpfirm.com on July 12, 2022.



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

CE20220266

- Respondent(s): Barrido, Sybil Jane**
- Violation address: 109 5th Ave.**
- Violation(s) description: in violation of Section 20.03 of the Land Development Code of the City of St. Pete Beach.**

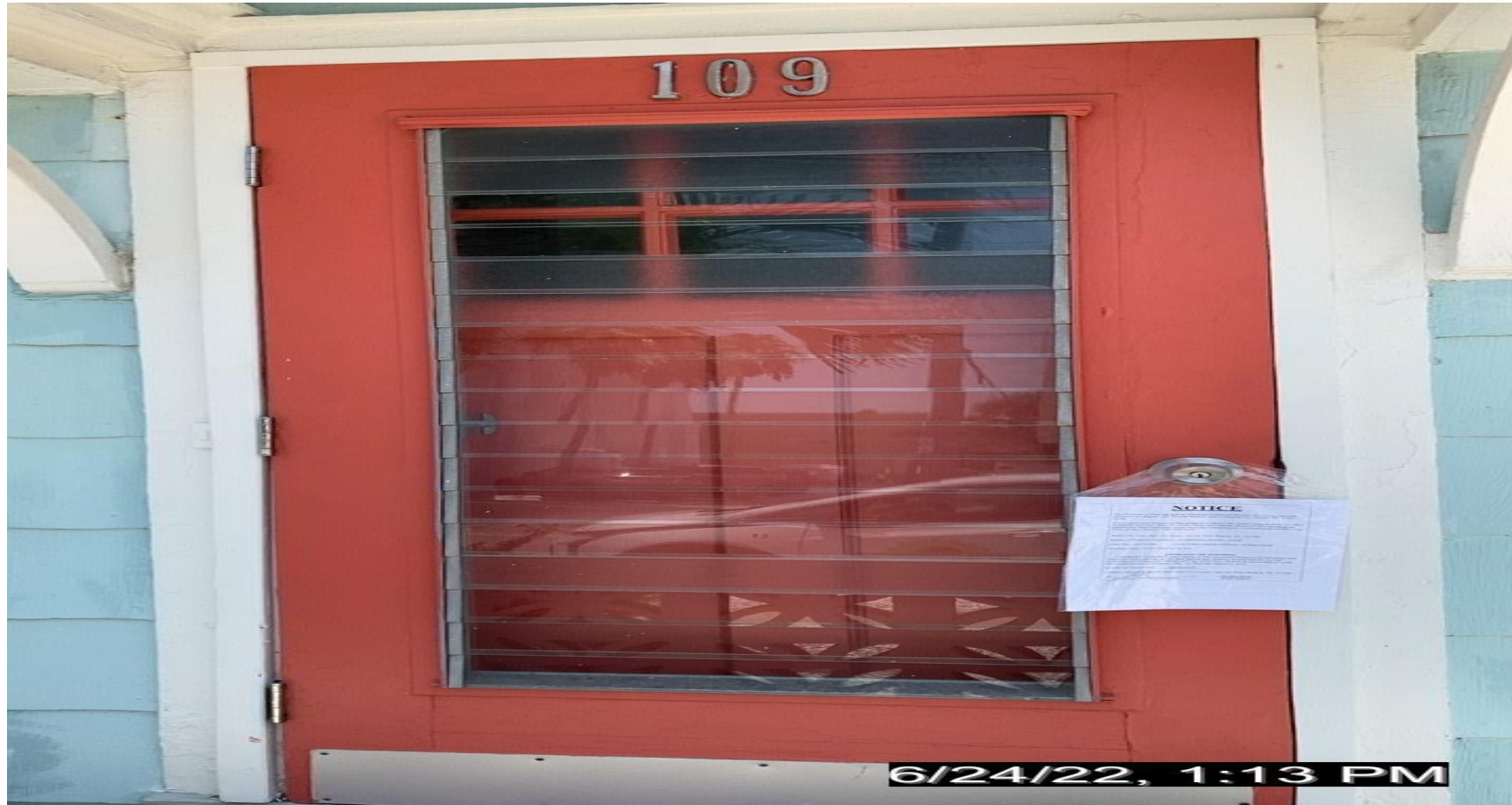
CE20220266

Case Summary

- Initial inspection: 04/21/2022**
- Notice of Violation dated: 05/27/2022**
- Notice of Hearing dated and posted on the property: 06/24/2022**

CE20220266

Notices posted on property



109 5th Ave

CE20220266

VRBO #610944

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

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 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

7 night minimum stay

Clear dates

Check In Check Out

Guests

Request to book

Contact host

Property # 610944

Report this property

Visit Arlington, TX
a world of wonderful

Learn More

ARLINGTON.org

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

About this rental

9:05 AM
5/25/2022

109 5th Ave

CE20220266

2 VRBO reviews in April

The screenshot shows a web browser window with the VRBO website. The address bar shows the URL `vrbo.com/610944?adultsCount=2`. The page has a navigation bar with links: About, Policies, Amenities, Reviews, Rooms & beds, and Map. The 'Reviews' tab is selected. There are two reviews listed, both circled in red:

- Great House**
5/5 ★★★★★ Stayed Apr 2022
Barb F.
Had a wonderful time!! Location was excellent and within walking distance to shops and restaurants. Would definitely stay there again!
Published May 30, 2022
- Great location**
5/5 ★★★★★ Stayed Apr 2022
John O. WEST CORNWALL, CT
Wonderful rental for my wife and I.
Published Apr 27, 2022

On the right side of the page, the listing details are shown:

- Price: \$165 avg/night
- Rating: ★ 4.3 (20 Reviews) · Excellent!
- Buttons: Check In, Check Out
- Guests: 2 guests
- Check availability button
- Free cancellation up to 60 days before check-in
- Contact host button
- Property # 610944

At the bottom right, there is a vertical banner for 'fort MYERS ISLANDS, BEACHES & NEIGHBORHOODS' with the text 'it's a good day' and 'LET'S GO'.

109 5th Ave

CE20220266

Airbnb #19178

The screenshot shows a web browser window displaying an Airbnb listing for a cottage in Pass-a-Grille, Florida. The listing is hosted by Sybil Jane and is priced at \$179 per night. A date selection calendar is overlaid on the listing, showing May and June 2022. The calendar is circled in red. The listing includes features like 'Great location', 'Great check-in experience', and 'Great communication'. The 'aircover' logo is also visible. The bottom of the browser window shows the Windows taskbar with various application icons and the system clock indicating 9:05 AM on 5/23/2022.

Cozy beach Pass-a-Grille Cottage

Entire home hosted by Sybil Jane
6 guests · 2 bedrooms · 3 beds · 1 bath

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.

aircover
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

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		

9:05 AM
5/23/2022

109 5th Ave

CE20220266

1 Airbnb Review in April

The screenshot shows an Airbnb review for a property. The review is by Marc, dated April 2022, with a 4.84 star rating and 53 reviews. The review text is circled in red. The review text is: "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!"

★ 4.84 · 53 reviews

Cleanliness 4.8
Accuracy 4.9
Communication 4.9
Location 5.0
Check-in 4.9
Value 4.7

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...

109 5th Ave

CE20220266

6/17/2022 Airbnb ad compliant

The screenshot shows an Airbnb listing for a property named "Cozy beach Pass-a-Grille Cottage" hosted by Sybil Jane. The listing details include 6 guests, 2 bedrooms, 3 beds, and 1 bath. It features three highlights: "Great location" (100% 5-star rating), "Great check-in experience" (100% 5-star rating), and "Great communication" (100% 5-star rating). A "Select dates" calendar is overlaid on the listing, showing the current date as 9/1/2022. The calendar displays August 2022 and September 2022, with the 1st of September highlighted. The price is listed as \$175 per night, and there are 4.84 reviews. The listing also mentions "aircover" protection. The address "109 5th Ave" is visible at the bottom of the listing. The browser's address bar shows the URL: airbnb.com/rooms/19178?source_impression_id=p3_1655472513_F0%2FNI3%2F4eUgu0z&guests=1&adults=1&check_in=2022-09-01#availability-calendar. The browser's taskbar at the bottom shows the time as 9:31 AM on 6/17/2022.

Cozy beach Pass-a-Grille Cottage

airbnb.com/rooms/19178?source_impression_id=p3_1655472513_F0%2FNI3%2F4eUgu0z&guests=1&adults=1&check_in=2022-09-01#availability-calendar

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

Entire home hosted by Sybil Jane
6 guests · 2 bedrooms · 3 beds · 1 bath

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.

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

Select dates
Minimum stay: 30 nights

9/1/2022

175 night

4.84 · 53 reviews

August 2022

September 2022

1

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

109 5th Ave

CE20220266

6/17/2022 VRBO ad out of compliance

The screenshot shows a Vrbo listing for 'Cozy Pass-a-Grille Cottage' in St. Pete Beach, Florida. The listing features a large photo of the cottage, a calendar overlay for August and September 2022, and a price of \$165/night. The calendar shows a 7-night minimum stay requirement. The listing also includes a 4.3 rating from 20 reviews and a 'Check availability' button. A red circle highlights the bottom right corner of the browser window.

Cozy Pass-a-Grille Cottage

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

\$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

7 night minimum stay

14 photos

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

About this rental

9:29 AM 6/17/2022

109 5th Ave

CE20220266

06/19/2022 VRBO ad out of compliance

The screenshot shows a VRBO listing for 'Cozy Pass-a-Grille Cottage' in St. Pete Beach, Florida. The listing includes a photo of the property, a calendar overlay for June and July 2022, and a sidebar with pricing and booking options. A red circle highlights the date 6/19/2022 in the bottom right corner of the page.

Calendar Overlay:

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						

Property Details:

- Price: \$165 avg/night
- Rating: 4.3 (20 Reviews) - Excellent!
- Check-in: [Field]
- Check-out: [Field]
- Guests: [Field]
- Check availability button
- Free cancellation up to 60 days before check-in
- Contact host button
- Property # 610944
- Report this property button

Bottom Right Corner:

2:02 PM
6/19/2022

109 5th Ave

CE20220266

06/24/2022 VRBO ad out of compliance

The screenshot displays a VRBO listing for 'Cozy Cottage' with a date selection calendar overlay. The calendar shows August and September 2022, with a 7-night minimum stay requirement. The listing details include a 5/5 star rating, published date of Apr 20, 2022, and a price of \$167/night. A red circle highlights the system clock in the bottom right corner showing 10:21 AM on 6/24/2022.

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

Calendar:
August 2022: 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
September 2022: 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

Check-in/Check-out:
Check In:
Check Out:
Guests:

Request to book

Contact host

Property # 610944
[Report this property](#)

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](#)

System Clock: 10:21 AM 6/24/2022

109 5th Ave

CE20220266

06/26/2022 VRBO ad is compliant

The screenshot shows a VRBO listing for 'Cozy Pass-a-Grille Cottage' in St. Pete Beach, Florida. The listing includes a calendar for June and July 2022, a price of \$165/night, and a 4.3-star rating. A red circle highlights the bottom right corner of the browser window.

Listing Details:

- Property:** Cozy Pass-a-Grille Cottage
- Location:** Florida / St. Pete Beach / Pass-a-Grille Historic District
- Price:** \$165 avg/night
- Rating:** 4.3 (20 Reviews) - Excellent!
- Check-in:** Add dates for total pricing
- Check-out:** Add dates for total pricing
- Guests:** Add guests
- Check availability:** Button
- Free cancellation:** up to 60 days before check-in
- Contact host:** Button
- Property #:** 610944
- Report this property:** Button

Calendar:

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

About this rental

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

109 5th Ave

CE20220266

Guest Parking Permit History

Client Portal

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

109 5th Ave

CE20220266

Review Summary

- **3 Reviews in April between both listings**

109 5th Ave



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**
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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.

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

Agenda Report

Issue Considered: **Case No. 20220516**
 City of St. Pete Beach v. Stephen Gay
 Address: 3606 Gulf Blvd, St Pete Beach, FL
 33706

Date: August 8, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: Sec. 12.2. - Permitted principal uses and structures.
 Subject to the provisions or restrictions contained in
 this section and elsewhere in this Code, permitted uses
 and structures in the RM Residential District are as
 follows:
 (a) Residential dwellings—Attached and detached
 single-family, multifamily and two-family. Such
 dwellings may be used for transient occupancy, so long
 as any transient occupancy of less than 30 days does
 not occur more than three times in any 12-month
 period on any parcel.

The property has been found in repeat violation for
advertising short-term rental of less than 30 days
within the Residential Medium zoning district.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Gay Order

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220184

ADDRESS: 3606 Gulf Blvd.

STEPHEN GAY,

Respondent(s).

_____/

AMENDED FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on April 11, 2022, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew McConnell and Code Enforcement Officer Jordan Hoft.
2. Respondent Stephen Gay appeared and represented himself.
3. The Respondent owns the subject property, and legally required notice of this proceeding was served on the Respondent in accordance with applicable law.
4. The Respondent was notified of the following violation of the City's Land Development Code but failed to bring the property into compliance within the period required by the City.

Section 12.2. – Permitted principal uses and structures.

Subject to the provision 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, multi-family 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.**

5. The City presented evidence establishing the property had been rented for a period of less than thirty (30) days more than three times in a 12-month period in violation of the City's Code. The property had been rented short-term two times in December 2021 and two times in January 2022. Further evidence was submitted demonstrating the property was advertised for stays of five days on March 21, 2022.
6. The Respondent testified he was informed of the violation when he returned from travelling and immediately called and changed the advertising.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AS FOLLOWS:

7. Respondent and the subject property were in violation of the cited provision but are now in compliance. Respondent will not be assessed a fine but will be responsible for all reasonable administrative costs of the City related to the investigation and prosecution of this case.
8. Respondent, within ten (10) days of this order, is to provide the City with rental logs for the property from the date of the hearing through December 31, 2022. At the hearing, Respondent agreed to provide these logs.
9. Pursuant to Section 22-279 (a) of the City's Code of Ordinances, the Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this order.
10. Respondent is ordered to immediately cease renting the property for a term less than thirty (30) days until December 2022.
11. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on April 13, 2022.

Erica F. Augello

Erica F. Augello, BCS
Special Magistrate

A copy of this Amended Order was sent by regular U.S. Postal Service mail to the Respondent at 1500 Nance Ave., Tampa, FL 33606, on April 26, 2022.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for the submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

Agenda Report

Issue Considered: **Case No. 20220091**
 City of St. Pete Beach v. Lo, Betty
 Address: 6790 Gulf Winds Dr St. Pete Beach FL
 33706

Date: August 8, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: **Sec. 12.2. - Permitted principal uses and structures.** Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RM Residential District are as follows: (a) Residential dwellings—Attached and detached single-family, multifamily and two-family. Such dwellings may be used for transient occupancy, so long as any transient occupancy of less than 30 days does not occur more than three times in any 12-month period on any parcel.

Respondent is requesting a lien reduction.

Funding: N/A

Requested Motion: N/A

Attachments:

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

Agenda Report

Issue Considered: Case No. 20220215
City of St. Pete Beach v. Copestake, Joseph and
Teichert, Jacqueline Kay
Address: 7210 Coquina Way St. Pete Beach FL 33706

Date: August 8, 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.

Respondents are requesting a lien reduction.

Funding: N/A

Requested Motion: N/A

Attachments: