



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, September 12, 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. 20220214

St. Pete Beach v. Sundaze Realty LLC

Address: 520 69th Ave 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.

B. Case No. 20220536

St. Pete Beach v. Ronald Ball and Lenne B Ball

Address: 513 55th Ave St. Pete Beach 33706

Sec. 8.2. Permitted principal uses and structures.

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

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

C. Case No. 20220522

St. Pete Beach v. Sharlene Morris

Address: 447 80th Ave St. Pete Beach FL 33706

Sec. 9.2- Permitted principal uses and structures.

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

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

D. 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.

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

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. 20220214
St. Pete Beach v. Sundaze Realty LLC
Address: 520 69th Ave St. Pete Beach FL 33706

Date: September 12, 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.

This property was in violation for advertising less than a month minimum stay in the Upham Beach Village District.

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

07/09/2022

SUNDAZE REALTY LLC
7103 BLIND PASS RD
ST PETE BEACH FL 33706-2094 ,

[Occupant]
520 69TH AVE
ST PETE BEACH FL 33706

RE: Case Number 20220214
Violation Address: 520 69TH AVE
Parcel ID#: 363115783360030270

Dear Property Owner:

Your property is in violation of the following Section code(s) for advertising short term rentals of less than 30 days in the UBV District.

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.

These violation(s) must be corrected **no later than 07/15/2022**. 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

CE20220214

- **Respondent(s): Sundaze Reality LLC**
- **Violation(s) description: The property was being advertised as transient occupancy in the UBV zoning district, in violation of section 36.4 of the Land Development Code of the City of St. Pete Beach**

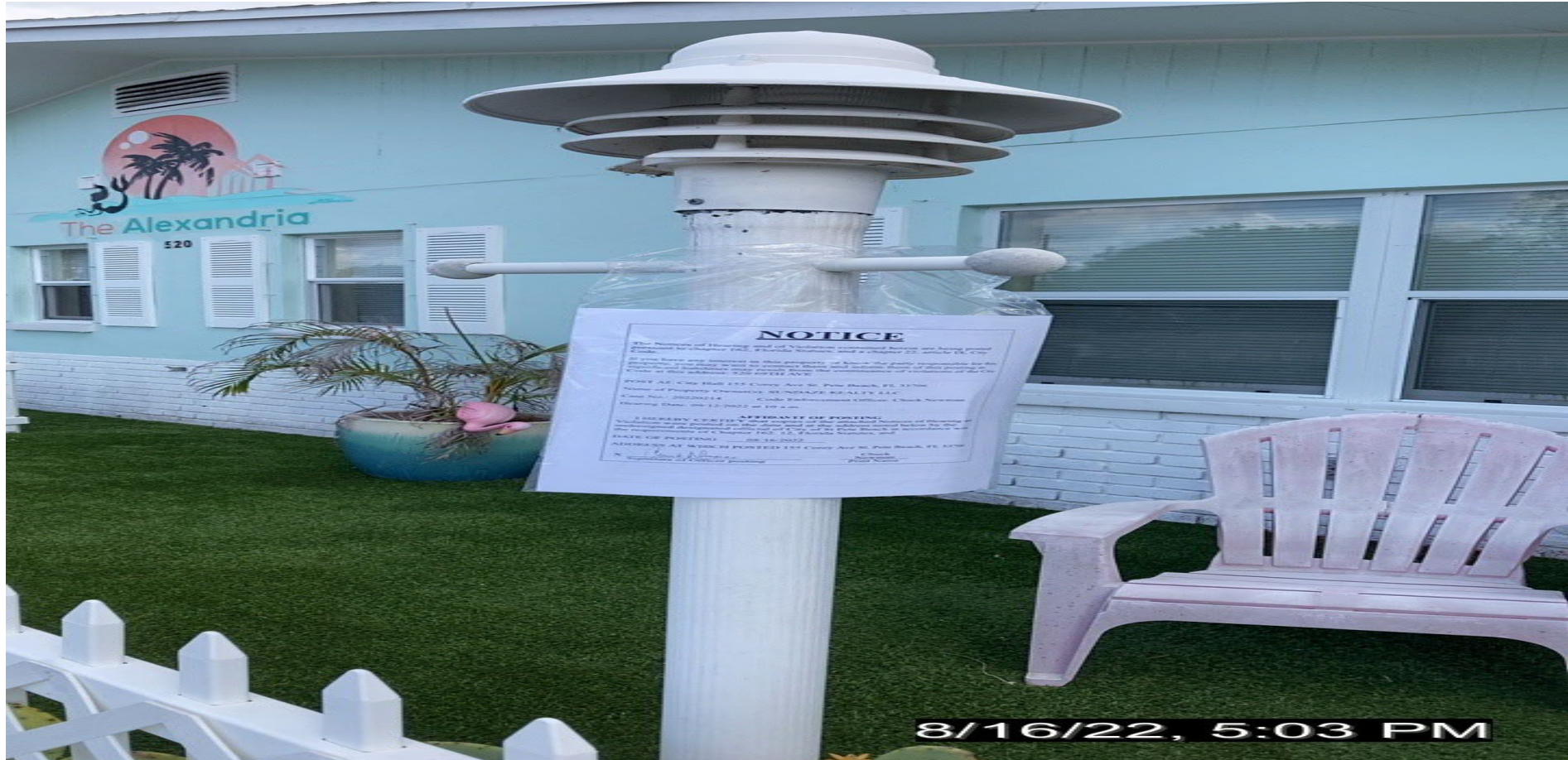
CE20220214

Case Summary

- Initial inspection: 04/05/2022**
- Notice of Violation dated: 07/09/2022**
- Notice of Hearing dated and posted on the property: 08/16/2022**

CE20220214

Notices Posted



520 69th Ave

CE20220214

Online ad

The screenshot shows a web browser window displaying a Vrbo listing for 'Beautiful Beach Apartment' in St. Pete Beach, Florida. The listing is for property #712030. A calendar for July and August 2022 is shown, with the 6th of July and the 17th of August selected. A red circle highlights a notification box that says '7 night minimum stay'. Another red circle highlights the file name '520 69th Ave- vrbo 7-6-22.jpg' in the browser's address bar. The listing details include a price of \$100 avg/night, a 5-star rating from 11 reviews, and a 'Check availability' button. The host is Jennifer Bickey. A vertical banner on the right side of the listing promotes 'Bradenton Anna Maria Island Longboat Key' with the text 'IT'S TIME TO Unleash YOUR INNER TRAVELER'.

520 69th Ave- vrbo 7-6-22.jpg

Beautiful Beach Apartment - St. Pete Beach

United States of America / Florida / St. Pete Beach

Beautiful Beach Apartment

Save Clear dates

July 2022 August 2022

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

3 4 5 6 7 8 9 7 8 9 10 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

7 night minimum stay

\$100 avg/night

★ 5 (11 Reviews) · Exceptional!

Add dates for total pricing

Check In Aug 17 Check Out

Guests

Check availability

Free cancellation up to 30 days before check-in

Jennifer Bickey Contact host

Property # 712030 Report this property

IT'S TIME TO Unleash YOUR INNER TRAVELER

Bradenton Anna Maria Island Longboat Key FLORIDA'S WEST COAST

LEARN MORE

+14 photos

Type here to search

9:21 AM 7/6/2022

12:53 PM 7/21/2022

520 69th Ave

CE20220214

Online ad

vrbo.com/712030

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

vrbo

Get the app | 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

United States of America / Florida / St. Pete Beach

Beautiful Beach Apartment



July 2022

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

August 2022

Su	Mo	Tu	We	Th	Fr	Sa
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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

Clear dates

Check In | Check Out

Guests

Check availability

Free cancellation up to 30 days before check-in

Jennifer Bickey
Contact host

Property # 712030
Report this property

+15 photos

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

About this rental

it's a good day

ENTER TO WIN a Vrbo stay in Fort Myers!

fort MYERS ISLAND BEACHES & NEIGHBORHOODS

ENTER NOW >

*Terms apply

2:31 PM 7/12/2022

520 69th Ave

CE20220214

Online ad

Beautiful Beach Apartment - St. Pete Beach, Florida, United States of America

United States of America / Florida / St. Pete Beach

Beautiful Beach Apartment

\$100 avg/night
★ 5 (11 Reviews) · Exceptional!

Add dates for total pricing

Check in: Check Out:

Guests:

Check availability

Free cancellation up to 30 days before check-in

Jennifer Bickey
Contact host

Property # 712030
[Report this property](#)

About this rental

7 night minimum stay

WHERE Rollercoasters Soar
Visit Central Florida
FIND DEALS

520 69th Ave

CE20220214

Online ad

The screenshot displays a Vrbo listing for a property in St. Pete Beach, Florida. The main image shows a patio area with a table, chairs, and a large umbrella. A calendar overlay is visible, showing the availability for July and August 2022. The calendar indicates a 7-night minimum stay requirement, which is highlighted with a red circle. The listing details include a price of \$70/night, 5 reviews, and a 'Check availability' button. The property is identified as Property # 712030, hosted by Jennifer Bickey. The listing is for a 'Beautiful Beach Apartment' in St. Pete Beach, Florida, United States of America.

United States of America / Florida / St. Pete Beach

Beautiful Beach Apartment

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

Check-in Check-out Guests Search

July 2022 August 2022

7 night minimum stay

\$70 avg/night
★ 5 (11 Reviews) · Exceptional!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 30 days before check-in

Jennifer Bickey
Contact host

Property # 712030
Report this property

Florida's Sweetest Spot

Visit Central Florida
LEARN MORE

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

About this rental

520 69th Ave

CE20220214

Review

Additional information about rental rates

Cleaning Fee	\$125
Pet Fee	\$175

12 Reviews

★ 5 · Exceptional!

Great beach trip 😊

5/5 ★★★★★ Stayed Aug 2022

Marty C.

Perfect one bedroom apartment. Really roomy for 2 people and nice comfy bed. Short walk to beach and all the beach toys you need to take with you. Can't wait to come back. Thanks Jen you were great and so helpful!!!

Published Aug 16, 2022

★ (12 reviews) · Exceptional!

ⓘ Add dates for total pricing

Check In	Check Out
Guests	

Check availability

🕒 Free cancellation up to 30 days before check-in



Jennifer Bickey
[Contact host](#)

Property # 712030

[Report this property](#)

520 69th Ave

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: 520 69TH AVE

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

Name of Property Owner(s): SUNDAZE REALTY LLC

Case No.: 20220214 Code Enforcement Officer: Chuck Newman

Hearing Date: 09/12/2022 at 10 a.m.

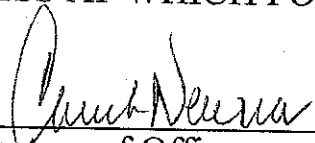
AFFIDAVIT OF POSTING

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 08/16/2022

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: 20220214

vs.

SUNDAZE REALTY 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 **09/12/2022** 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 **520 69TH 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,

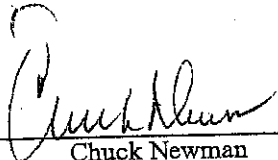
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 YOURS  ACCORDINGLY,

DATED 08/16/2022



Chuck Newman
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. 20220536
St. Pete Beach v. Ronald Ball and Lenne B Ball
Address: 513 55th Ave St.Pete Beach 33706

Date: September 12, 2022

Prepared By: Patrick Hawk, Code Enforcement Officer

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

Summary of Issue: **Sec. 8.2. Permitted principal uses and structures.**
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-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 rent on a short-term basis which is prohibited in the RU-1 zoning district.

Funding: N/A

Requested Motion: NA

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

07/26/2022

BALL, RONALD W BALL, LENNE B
511 55TH AVE
ST PETE BEACH FL 33706-2312 ,

RE: Case Number 20220536
Violation Address: 513 55TH AVE
Parcel ID#: 063216114480000070

Dear Property Owner:

Your property is being advertised for rent on a short-term basis which is prohibited in the RU-1 zoning district.

Sec. 8.2. - Permitted principal uses and structures.

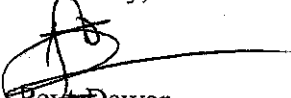
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-1 Residential District are as follows:

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

These violation(s) must be corrected **no later than 07/31/2022**. 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,


Peter Dewar
Code Enforcement Manager

CE20220536

- Respondent(s): Ronald and Lenne Ball**
- Violation address: 513 55th Ave**
- Violation(s) description: The property is being advertised as transient occupancy in the RU-1 zoning district, in violation of section 8.2 of the Land Development Code of the City of St. Pete Beach**

CE20220536

Case Summary

- Initial inspection: 07/26/2022**
- Notice of Violation dated: 07/26/2022**
- Notices of Hearing dated and posted on the property: 08/10/2022**

CE20220536

Notices posted



513 55th Ave

CE20220536

Online ad

St. Pete Beach, Florida, United States of America Sep 6 Sep 13 Guests Search

Florida / St. Pete Beach / Brightwater

SUNSET OCEAN-VILLA: "Bikes, Boats, Game Room, King Be



November 2022 December 2022 Clear dates

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

1 night minimum stay
The closest checkout date is December 6

Close

\$606 /night

Your dates are not available.

Check In Dec 5 Check Out

Guests

Book now

Free cancellation until Aug 23, 2022

WL O'Laro Waite
Contact host

Property # 2874020
Report this property

Book Your Hotel Deal

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

Know before you go
Check Covid restrictions [here](#)

About this rental

12:29 PM 8/10/2022

513 55th Ave

CE20220536

Online ad

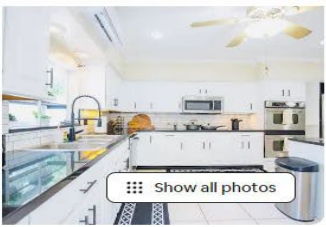
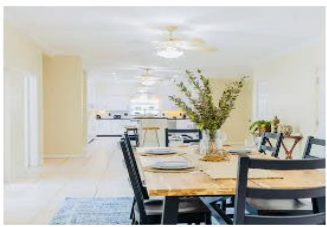
airbnb.com/rooms/655069886462427555?source_impression_id=p3_1660683375_QZUpYPBgNZIRYzCN&check_in=2022-08-17&guests=1&adults=1&check_out=2022-08-18#availability-calendar

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

OCEAN-VILLA: Bikes, Boat Rentals "30+ Day Bonus"

★ 4.50 · 6 reviews · St. Pete Beach, Florida, United States

Share Save



Show all photos

Entire villa hosted by Waite

15 guests · 3 bedrooms · 10 beds · 4.5 baths

Self check-in
Check yourself in with the keypad.

Great communication
100% of recent guests rated Waite 5-star in communication.

1 night
Aug 17, 2022 - Aug 18, 2022

\$715 \$490 night ★ 4.50 · 6 reviews

CHECK-IN 8/17/2022 CHECKOUT 8/18/2022

August 2022 September 2022

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aircover

5:01 PM 8/16/2022

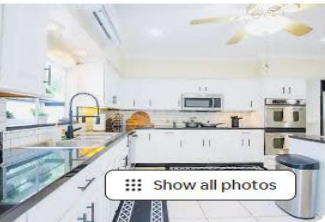
513 55th Ave

CE20220536

Online ad

airbnb.com/rooms/655069886462427555?source_impression_id=p3_1660683375_QZUpYPBgNZiRyZCN&check_in=2022-08-17&guests=1&adults=1&check_out=2022-08-18#availability-calendar

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



Show all photos

Entire villa hosted by Waite
15 guests · 3 bedrooms · 10 beds · 4.5 baths

Self check-in
Check yourself in with the keypad.

Great communication
100% of recent guests rated Waite 5-star in communication.

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

Relax in the pool under the palm trees, catch some fish off the dock, go for a bike ride and enjoy the beautiful sunsets from our many outdoor spaces. Enjoy a selection of boats to use and rent. This villa offers many different

1 night
Aug 17, 2022 - Aug 18, 2022

\$715 \$490 night ★ 4.50 · 6 reviews

CHECK-IN 8/17/2022 CHECKOUT 8/18/2022

August 2022 September 2022

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

3:24 PM 8/18/2022

513 55th Ave

CE20220536

Reviews

airbnb.com/rooms/655069886462427555/reviews?adults=8&children=0&infants=0&location=St.%20Pete%20Beach%2C%20Florida%2C%20United%20States&check_in=2023-05-14&check_out=2023-05-21&federated_search_id=311543f2-be...

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

Photos Amenities Reviews Location

Cleanliness Comm Check-

The ho bike rid game n Show n

very go recom

When

St Pete Beach

10:57 AM 7/26/2022

★ 4.75 · 4 reviews

Cleanliness 5.0
Accuracy 4.8
Communication 5.0
Location 5.0
Check-in 4.8
Value 4.5

Search reviews

Cristian
July 2022 · Group trip

The house is absolutely beautiful, located perfectly, morning bike rides to the beach, afternoons of fishing and pool, family game nights, and so much more memories were made. 10 out of 10 !

Aracely
July 2022

a very beautiful view and very great communication highly recommend when traveling

Damaris
July 2022

very good house and place to have fun with family and very recommended ;)..

Lolita
July 2022 · Group trip

Our stay at this property was Amazing! The cleanliness and attention to details for all of our needs were above par! We truly loved the fact that we could dock our boat at the private dock of this home made it really convenient for us. The beds were very comfortable. The kitchen is well stocked with all of items we needed and more! The entertainment room was fun to hang out, play games with our fam and have that quality time. The view from the master bedroom is everything! This home can truly accommodate a large group of people comfortably. Our host was simply AMAZING, he

513 55th Ave

CE20220536

Reviews

https://www.airbnb.com/rooms/655069886462427555/reviews?source_impression_id=p3_1661350319_6yOId6n64IO9qhWc

LDC Heartland InfoCentral Parkmobile Report... 2019 FDOT Design... Buy Customized Ou... Tax Parcel Viewer 2009 Edition with R... FDOT Ped Manual FDOT TEM Marking... Parking Laws in Flor... Heartland InfoCentral Leading Pedestrian...

Photos Amenities Features \$654/night Check availability

★ 4.63 · 8 reviews

Cleanliness 4.6
Accuracy 4.5
Communication 5.0
Location 4.9
Check-in 4.9
Value 4.4

Search reviews

April
August 2022
Will definitely be back. This place was amazing and extremely accommodating. We didn't want to leave. Boat rental on site and easy.

Christopher
August 2022
Waite was amazing with his communication making our trip memorable and we will be re - booking again soon!
Controlled the controllable's and we were very appreciate of sol

Caren
August 2022
This beautiful home was perfect for our group of 11! The enormous kitchen was a wonderful place to catch up with each other while the teenagers played pool and ping pong in the game room. All of the rooms are very spacious and each of the 4 families having their own bathroom was nice, there was a guest bathroom downstairs as well. Great location close to many shops and restaurants and the view of the water and sunsets were great! Prompt and clear communication throughout the booking and stay. We'd stay there again for sure!

Sloane
August 2022
The house was not as clean or as nice as portrayed in the photos. Online the pool looked blue & clean, the rooms looked neat, and the place looked clean overall. Inside the place was muggy in the game room, there were a TON of bugs (which I understand some bc of FL), the vents in the bathroom didn't work, there was mold on the ceiling in the bathrooms and major dust on the ceiling fans. Also the bathrooms looked exquisite online and that was not the case when inside the home. It just wasn't what we were expecting. It was also a lot further away from the public beach than we were expecting but that is not their fault.
He did a wonderful job communicating with us & I appreciated that.

Where you'll be

10:13 AM
8/24/2022

513 55th Ave

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: 513 55TH AVE

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

Name of Property Owner(s): BALL, RONALD W BALL, LENNE B

Case No.: 20220536 Code Enforcement Manager: Peyt Dewar

Hearing Date: 09/12/2022 at 10 a.m.

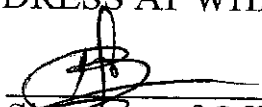
AFFIDAVIT OF POSTING

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 08/10/2022

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

X


Signature of Officer posting

Peyt Dewar
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220536

vs.

BALL, RONALD W BALL, LENNE B
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 **09/12/2022** 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 **513 55TH 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 08/10/2022


Peyt Dewar
Code Enforcement Manager
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. 20220522
St. Pete Beach v. Sharlene Morris
Address: 447 80th Ave St. Pete Beach FL 33706

Date: September 12, 2022

Prepared By: Patrick Hawk, Code Enforcement Officer

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

Summary of Issue: **Sec. 9.2- Permitted principal uses and structures.**
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

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

The property can only be advertised and rented for a minimum of a month.

Funding: N/A

Requested Motion: N/A

Attachments:

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



The Sunset Capital of Florida

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

NOTICE OF VIOLATION

07/18/2022

SHARLENE MORRIS
201 4TH ST S Unit 622
ST PETERSBURG, FLORIDA 33701

[Occupant]
447 80TH AVE
ST PETE BEACH FL 33706

RE: Case Number 20220522
Violation Address: 447 80TH AVE
Parcel ID#: 363115781920880020

Dear Property Owner:

Property can only be advertised and rented for a minimum of 30 days.

Sec. 9.2. - Permitted principal uses and structures.

Sec. 9.2. - Permitted principal uses and structures.

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

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

These violation(s) must be corrected **07/25/2022**. 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

CE20220522

- Respondent(s): Sharlene Morris**
- Violation address: 447 80th Ave**
- Violation(s) description: The property is being advertised as transient occupancy in the RU-2 zoning district, in violation of section 9.2 of the Land Development Code of the City of St. Pete Beach**

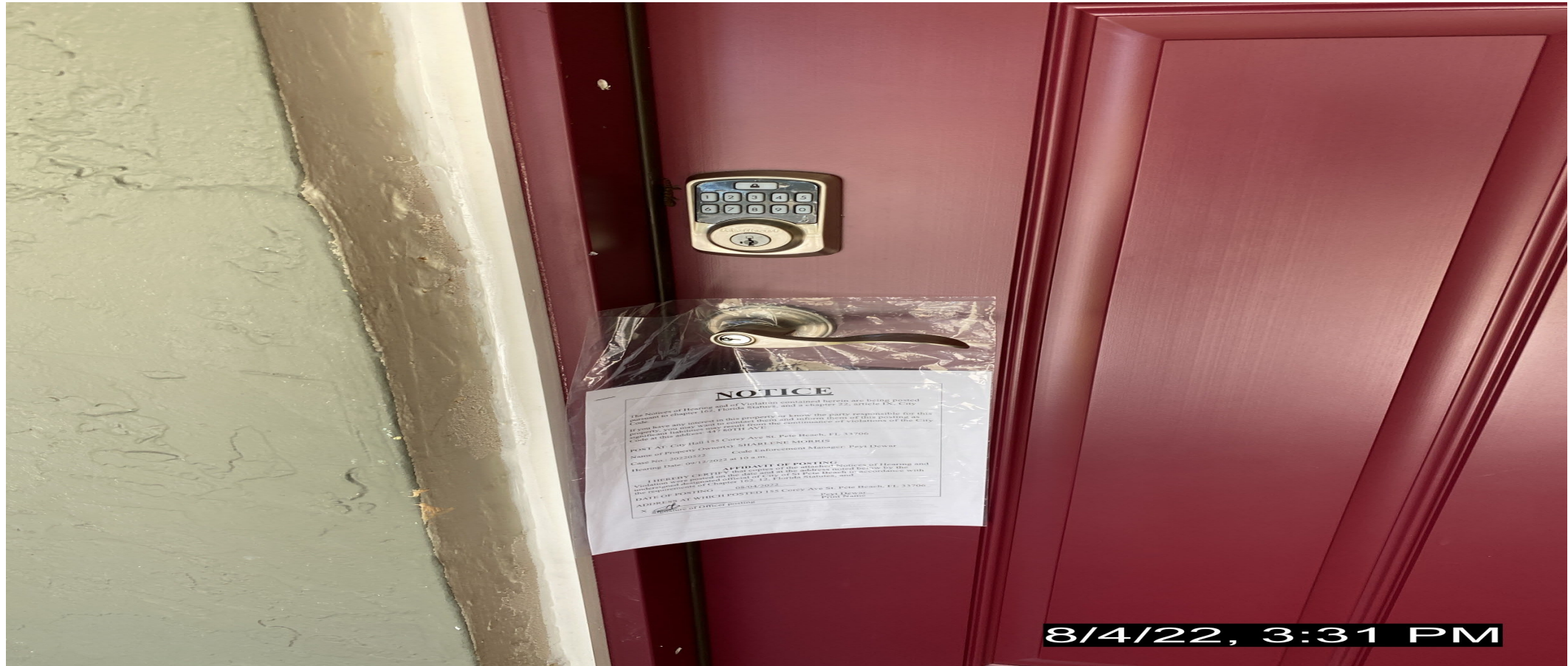
CE20220522

Case Summary

- Initial inspection: 07/17/2022**
- Notice of Violation dated: 07/18/2022**
- Notices of Hearing dated and posted on the property: 08/04/2022**

CE20220522

Notices posted



447 80th Ave

CE20220522

Online ad



Entire home hosted by Sharlene

4 guests · 2 bedrooms · 2 beds · 1 bath

aircover

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

[Learn more](#)

Welcome to House 447! New to Airbnb so temporarily offering 10% off. Located in the 1950s, it is less than a mile from St Pete Beach in a beautiful neighborhood. It has brand new appliances (including washer/dryer), all new furni



\$87 night

Select dates
Minimum stay: 7 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
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447 80th Ave

CE20220522

Online ad

Comfy Private Home .75 miles from the beach!

Save

Clear dates

\$107 /night
New listing discount ⓘ

ⓘ Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Sharlene Morris
Contact host

Property # 2900728
Report this property

July 2022 August 2022

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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24	25	26	27	28	29	30	28	29	30	31			
31													

10 night minimum stay

Close

+13 photos

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

Type here to search

11:37 AM 7/17/2022

447 80th Ave

CE20220522

Online ad

vrbo.com/2900728

SPB Bookmarks 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

Get the app 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

United States of America / Florida / St. Pete Beach

Comfy Private Home .75 miles from the beach!

August 2022 September 2022

Clear dates

Su	Mo	Tu	We	Th	Fr	Sa
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21	22	23	24	25	26	27
28	29	30	31			

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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

10 night minimum stay

Close

+14 photos

Check in Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Sharlene Morris
Contact host

Property # 2900728
Report this property

it's a good day

fort MYERS
ISLANDS, BEACHES & NEIGHBORHOODS
LET'S GO >

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

Know before you go
Check Covid restrictions [here](#)

10:04 AM 8/22/2022

447 80th Ave

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: 447 80TH AVE

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

Name of Property Owner(s): SHARLENE MORRIS

Case No.: 20220522 Code Enforcement Manager: Peyt Dewar

Hearing Date: 09/12/2022 at 10 a.m.

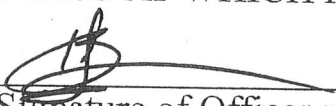
AFFIDAVIT OF POSTING

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 08/04/2022

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

X



Signature of Officer posting

Peyt Dewar

Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
SHARLENE MORRIS
Respondent(s)

Case Number: 20220522

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 **09/12/2022** 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 **447 80TH 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,

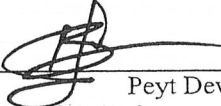
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 08/04/2022


Peyt Dewar
Code Enforcement Manager
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. 20220292**
 City of St. Pete Beach v. Beachfront Paradise
 Island, LLC.
 Address: 3675 Gulf Blvd St. Pete Beach FL
 33706

Date: September 12, 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.

Property is in violation for Short-term rental less than
30 days and more than the three times in any 12-month
period allowed.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Beachfront Paradise Island LLC Order
 2. Notice of Violation
 3. Evidence
 4. Affidavit of Notice
 5. Notice of Hearing

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220292

ADDRESS: 3675 Gulf Blvd.

**BEACHFRONT PARADISE
ISLAND, LLC,**

Respondent(s).

_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This case came before the Special Magistrate on August 8, 2022. The Special Magistrate, having heard the City's *ore tenus* motion for continuance, and the Respondent failing to appear, issues the following order:

IT IS ADJUDGED that the City's unopposed *ore tenus* Motion for Continuance of the August 8, 2022, hearing is hereby **GRANTED**. This matter is continued until the September 12, 2022, Code Enforcement Special Magistrate Hearing, beginning at 10:00am.

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

Erica F. Augello

Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via US Mail to the Respondent at 4128 Grandchamp Circle, Palm Harbor, FL 34685 on August 12, 2022.



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

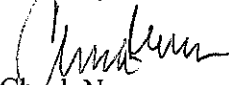
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RM Residential District are as follows:

- (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: 08/16/2022**

CE20220292

NOTICES POSTED 08/24/2022



3675 Gulf Blvd

CE20220292

Online ad

vrbo.com/2730017

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

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
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June 2022

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18	19	20	21	22	23	24
25	26	27	28	29	30	

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

it's a good day

fort MYERS ISLANDS, BEACHES & NEIGHBORHOODS LET'S GO >

May 9th CE SM P...pptx

2:00 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

Online ad

Intranet | St. Pete Beach, FL | DIVISION 2 - DEFINITIONS | Log On | Pinellas County Property | RAVE REVIEWS; Directly across the st from beach | IDEAL LOCATION 1 directly | New Listing PERFECT LOC | AMAZING LOCATION 1 dir | Update

vrbo.com/2721111

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

RAVE REVIEWS; Directly across the st from beach ! 🏖️



May 2022 June 2022 Clear dates

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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

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 SM P...pptx

Show all

3:22 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

Online ad

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

Su	Mo	Tu	We	Th	Fr	Sa
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22	23	24	25	26	27	28
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26	27	28	29	30		

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

Online ad

Browser tabs: Intranet | St. Pete Beach, FL | mc DIVISION 2 - DEFINITION | Log On | Pinellas County Property | IDEAL LOCATION | directly | New Listing PERFECT LOC | AMAZING LOCATION | directly | Directly across the street from the Beach

Address: 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

Su	Mo	Tu	We	Th	Fr	Sa
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22	23	24	25	26	27	28
29	30	31				

June 2022

Su	Mo	Tu	We	Th	Fr	Sa
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3 night minimum stay

\$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

Become a Vrbo host and earn extra money. See how

May 9th CE SM P...pptx

3:43 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

Online ad

Browser tabs: Intranet | St. Pet... | mc DIVISION 2 - DI... | Log On | Pinellas County | IDEAL LOCATION | Directly across... | AMAZING LOC... | RAVE REVIEWS... | IDEAL LOCATI... | New Listing PER... | AMAZING LOC... | +

Address bar: vrbo.com/2730017

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

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

Online ad

vrbo.com/2730006

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

ross the street from the beach

Share Save

May 2022 June 2022

Clear dates

3 night minimum stay

Close

\$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

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)

Show all

3:08 PM 5/9/20

3675 Gulf Blvd.

CE20220292

Online ad

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

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

Select dates
Minimum stay: 3 nights

\$206 night ★ 4.56 · 48 reviews

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

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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3675 Gulf Blvd, St....html

3675 Gulf Blvd, St....html Canceled

3675 GULF BLVD....html Removed

3675 GULF BLVD....html Removed

Show all

3675 Gulf Blvd.

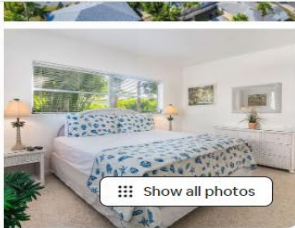
CE20220292

Online ad

Intranet | St. Pete Beach, FL | mc DIVISION 2 - DEFINITIONS | Land | Log On | Pinellas County Property Appraisals | AMAZING LOCATION | Directly across the street from the beach

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
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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 having a spot was a game-changer. It made it easy to come and go as we were 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**

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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[Clear dates](#) [Close](#)

May 9th CE SM P...pptx

Show all

4:23 PM 5/9/2022

3675 Gulf Blvd.

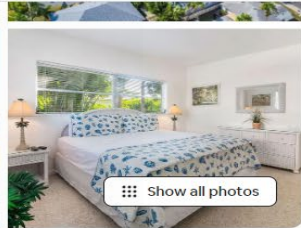
CE20220292

Online ad

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

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

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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

Show all

4:23 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

Online ad

airbnb.com/rooms/43602401?source_impression_id=p3_1652117143_nyCK1Jfqt8XjIO%2B&check_in=2022-05-30&guests=1&adults=1#availability-calendar

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

Select dates
Minimum stay: 3 nights

CHECK-IN
5/30/2022

CHECKOUT
Add date

\$179 night

★ 4.64 · 47 reviews

Self check-in
Check yourself in with the keypad.

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

Great check-in experience
95% of recent guests gave the check-in process a 5-star rating.

Why pay beach front prices when the beach is directly across the street? Located 2 blocks north of the historic Don CeSar Hotel and directly across the street from the beach. This 2 bdrm condo is 1 of 6 in the bldg with resale. It has a large open concept kitchen/den with a large table that seats 12. Fully stocked to cook. Granite counters and vanity in the bathroom. 6' x 6' tub with 2 large mirrors and is well lit. Tub/shower and toilet...

[Show more >](#)

Where you'll sleep

May 2022

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June 2022

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Clear dates Close

May 9th CE SM P...pptx

Show all

4:10 PM
5/9/2022

3675 Gulf Blvd.

CE20220292

Online ad

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

airbnb.com/rooms/43615594?source_impression_id=p3_1651584718_lgm%284bm1SvbxMSSm&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 shopping. Clean and quiet. Having parking made all the difference. Definitely a game-changer. It made it easy to come and go as we please and enjoy the beach area and the downtown. You won't be disappointed." ...

[Show more >](#)

\$185 night ★ 4.57 · 49 reviews

Select dates
Minimum stay: 3 nights

CHECK-IN 5/8/2022 CHECKOUT Add date

May 2022 June 2022

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29	30	31					26	27	28	29	30		

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

May 9th CE SM P...pptx

4:29 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

Online ad

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

airbnb.com/rooms/45968557?source_impression_id=p3_1652117062_gY/PIMztZjxEVJ5F&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



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

Show all photos

May 9th CE SM P...pptx

3:57 PM 5/9/2022

3675 Gulf Blvd.

CE20220292

Reviews

Reviews from Ad #43615594

★ 4.56 · 48 reviews

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



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

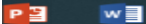
Perfect spot for a quick getaway.



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 from Ad #43615594

Intranet | St. Pete Beach, FL | DIVISION 2 - DEFINITION | Log On | CivicClerk - Session logged | Pinellas County Property | May 9th CE SM Presentat | Directly across the street | RAIVE REVIEWS; Directly a | Update

airbnb.com/rooms/43615594?source_impression_id=p3_1651744838_JpPZf%2Fwdzpl4LBe

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

Photos Amenities Reviews Location

\$202 night
★ 4.56 · 48 reviews [Check availability](#)

★ 4.56 · 48 reviews

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

Julie
April 2022
Our host had great communication, as was very quick to respond and take care of any issues. The location is great in the fact that it is so close to the beach. The beds were...
[Show more >](#)

Edith
March 2022
Great location!! Clean, easy in and out nice little place.

Katy
February 2022
Location was great. Super easy to walk to beach. There was a mishap when we first arrived and the place had not been cleaned. After traveling it was a little frustrating, we ended u...
[Show more >](#)

Berni
February 2022
Great little spot! Accommodated 6 ladies getting ready for my wedding! Everything was explained so there were no questions about anything! Loved that!! I think next time I will...
[Show more >](#)

Sandra
February 2022
We had a great stay and highly recommend this rental! Great communication from owner.

Esther
February 2022
Great location. We walked to restaurants and stores every day. Used the free island hopper ride to go to the pier. Beach is right across the road and very easy to access. Unit is clean...
[Show more >](#)

May 9th CE SM P...pptx

Show all

6:01 AM
5/5/2022

3675 Gulf Blvd.

CE20220292

Reviews from Ad #43601590

airbnb.com/rooms/43601590/reviews?source_impression_id=p3_1659027049_tB4WSly%2Bw9zICsqy

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

Photos Amenities Reviews Location \$166/night Check availability

★ 4.63 · 27 reviews

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

Search reviews

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

12:53 PM 7/28/2022

3675 Gulf Blvd.

CE20220292

Host Review Page



Become a Host





☆ 301 reviews

✓ Identity verified

Cricket Beachfront Paradise confirmed

✓ Identity

✓ Email address

✓ Phone number

Hi, I'm Cricket Beachfront Paradise

Joined in 2019

Cricket Beachfront Paradise's listings



★ New

Entire home/apt · Condominium

Sonrisa Unit-3/ Lovely Condo , 2 Bedroo...

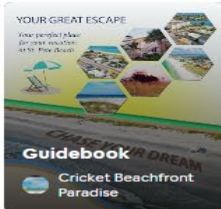


★ 4.63 (27)

Entire home/apt · Condominium

AMAZING LOCATION ! direct across ST, ...

Cricket Beachfront Paradise's guidebooks



YOUR GREAT ESCAPE

YOUR PERFECT PLACE FOR YOUR VACATION WITH THE BEACH

Cricket Beachfront Paradise



Cricket Beachfront Paradise's guidebook

Cricket Beachfront Paradise

★ 301 reviews

From guests (298)

From hosts (3)

July 2022

Great place to stay and is right across the road from the beach! The notes and



2:06 PM
8/2/2022

Two Listings:

1. St. Pete Beach
2. Belleair Beach

3675 Gulf Blvd.

Page 63 of 165

CE20220292

Reviews from Host Review Page

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

June 2022

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



Neal, Naperville, IL
Joined in 2016

May 2022

Location is excellent, you can walk to the beach across the street but also a quick drive to Ft. DeSoto or Treasure Island. Hotel Zamora next door has a rooftop bar to watch the sunset at night. Quick drive to Publix/Walgreens for provisions. Plenty of restaurants to pick from within a 10 minute drive. The condo itself is well appointed, and is very clean. Reliable warm water with good pressure for an after beach shower. Fairly quiet neighborhood, so we slept well. Assigned parking spot is reassuring when coming back from a day out. Outdoor shower available to rinse off any sand from your day out. Will definitely recommend to friends and family, and looking forward to our next trip to St. Pete! [read less](#)



Alexander, Middleburg, VA
Joined in 2014

May 2022

Perfect location! This beautiful little condo is in between St.Pete beach and pass-a-grille beach. There are tons of restaurants, bars, outdoor water sports opportunities, and miles of beach. These are the most beautiful beaches in Florida! Also, not too far of a drive to St.Petersburg and Tampa! Condo is perfectly comfortable for a couple or a small family! [read less](#)



Markus, Orlando, FL
Joined in 2015

May 2022

a very nice little condo experience walking distance to a perfect beach. there were few chairs and umbrellas to borrow, and easy access to shopping and restaurants... we recommend Crabby Bill's for seafood and Cafe Soleil for breakfast. we had a short trip but wished it could be longer because we had such a great stay! [read less](#)



Adam
Joined in 2022

June 2022

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](#)



Chelsea, East Melbourne, Australia
Joined in 2018

3675 Gulf Blvd.

CE20220292

Review Summary

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

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: 09/12/2022 at 10 a.m.

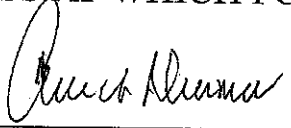
AFFIDAVIT OF POSTING

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 08/24/2022

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 **09/12/2022** 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;

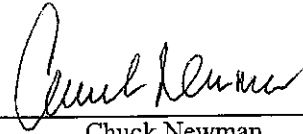
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 08/24/2022



Chuck Newman
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: September 12, 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.

The Respondent requested to appear in front of Special
Magistrate.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Notice of Repeat Violation
 2. Notice of Hearing
 3. Affidavit of Posting
 4. Gay Order April 11, 2022
 5. Gay Order August 8, 2022

6. Evidence



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

NOTICE OF REPEAT VIOLATION

07/14/2022

GAY, STEPHEN
1500 NANCE AVE
TAMPA FL 33606-3132

RE: Case Number 20220516
Violation: Sec. 12.2 - permitted principal uses and structures
Violation Address: 3606 GULF BLVD
Parcel ID#: 073216218520040030

Dear Property Owner:

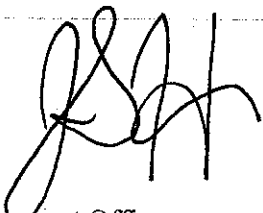
Your property has been found in repeat violation of the following section code(s): for advertising short term rental of less than 30 days within the RM zoning district

Your property was found in violation by the Special Magistrate on 4/11/2022, for the same violation (Sec. 12.2). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on 08/08/2022.

If you require further information, please contact Code Enforcement at (727) 363-9211 or (727) 363-9209 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,


Jordan Hoft
Code Enforcement Officer

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220516

vs.
GAY, STEPHEN
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 09/12/2022 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 **3606 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.

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: 3606 GULF BLVD

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

Name of Property Owner(s): GAY, STEPHEN

Case No.: 20220516 Code Enforcement Manager: Peyt Dewar

Hearing Date: 09/12/2022 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 08/24/2022

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

X



Signature of Officer posting

Peyt Dewar
Print Name

**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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220516

ADDRESS: 3606 Gulf Blvd.

STEPHEN GAY,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER
AND ORDER IMPOSING FINES

This case came before the Special Magistrate on August 8, 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 Supervisor Peyt Dewar.
2. Respondent failed to appear.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified of the following repeat violation of the City's Land Development Code.

Section 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.**

5. The City presented evidence establishing the property had been advertised for rental 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.
6. The City also presented evidence that the Respondent had been previously found in violation of Section 12.2 of the City's Code on April 11, 2022, for the address located at 3606 Gulf Blvd., St. Pete Beach, FL 33706.
7. Respondent removed or cause to be removed the advertising for the property located at 3606 Gulf Blvd. on or about July 27, 2022.

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

8. Respondent and the subject property were in violation of the cited provision from May 12, 2022, to July 27, 2022, and are assessed a fine of \$500 per day for each day the Respondent was not in compliance, plus all reasonable administrative costs of the City related to the investigation and prosecution of this case.
9. Pursuant to Section 22-279 (a) of the City's Code of Ordinances, 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 advertising for rental or renting the property for a term less than thirty (30) days until December 2022.
11. It is the Respondent's responsibility to notify the City that the property is in compliance, if applicable.
12. 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 August 12, 2022.

Erica F. Augello

Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent by regular U.S. Postal Service mail to the Respondent at 1500 Nance Ave., Tampa, FL 33606 on August 12, 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.

3606

NOTICE

The Notice of Hearing and of Violation contained herein is being posted pursuant to Chapter 183, Florida Statute, and a chapter 22, article 25, City Code.

If you have any interest in this property or know the person responsible for this property, you are hereby notified to appear at the hearing and show cause why the violation should not be enforced. Failure to appear at the hearing may result in the enforcement of the City Code at this address 3606/0612 8612.

POST 421 City Hall 1101 County Ave St. Paul Beach, FL 33706

Name of Property Owner(s): GARY STEVENSON

Case No.: 1832001-1A Code Enforcement Officer: Andrea Hall

Hearing Date: 07/19/2022 at 10:00 a.m.

AFFIDAVIT OF POSTING

I, JEREMY CARTER, the owner of the attached Notice of Hearing and Violation, have posted on the site, and at the address noted below, the Notice of Hearing and Violation, in accordance with the requirements of Chapter 183, Florida Statute, and

the requirements of Chapter 22, Florida Statute, and

Chapter 183, Florida Statute.

WITNESSED BY MYSELF, JEREMY CARTER, at St. Paul Beach, FL 33706

07/19/2022

Signature of Person Posting: [Signature]

Print Name: JEREMY CARTER

Address: 3606/0612 8612

7/19/22, 12:03 PM

NOTICE

The Notices of Hearing and of Violation contained herein are pursuant to Chapter 162, Florida Statutes, and a local Code.

If you have any interest in this property or other property, you may want to contact them and inform them of any liabilities may result from the county and Code at this address: 3606 GOLF BLVD

POST AT: C/O Hall, 155 Corey Ave St. Pete Beach

Name of Property Owner(s): GAY, STEPHEN

Case No.: 2022-0516 Code Enforcement

Hearing Date: 08/12/2022 at 10 a.m.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that copies of the above notice and Motion were posted on the date and at the address above and that I am a duly sworn and designated official of the County of Pinellas, Florida, and the requirements of Chapter 162, Florida Statutes.

DATE OF POSTING: 08/24/2022

ADDRESS AT WHICH POSTED: 155 Corey Ave St. Pete Beach

Signature of City official

8/24/22, 3:47 PM

DIVISION 12 - RM RESIDENTIAL DISTRICT

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, 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.

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



CASE 2022 0516

On Jul 25, 2022, at 6:43 PM, Stephen Gay
<stephenggay@gmail.com> wrote:

Hi Jordan:

Just checking on this email that I sent to you nine days ago. Can you get me a response please.

Stephen Gay

813-380-4343

On Jul 16, 2022, at 1:53 PM, Stephen Gay <stephenggay@gmail.com> wrote:

Jordan:

I received in the mail today a notice of repeat violation that says we are advertising short term rental of less than 30 days within the RM zoning district.

I just looked on Airbnb and VRBO and don't see that anywhere, can you please let me know where you were seeing it. I don't believe we have any other sites.

Thanks for your help in clearing this up.

07/14/2022

GAY, STEPHEN
1500 NANCY
TAMPA FL

RE: Case Number
Violation
Violation
Parcel ID

Dear Property Owner

Your property

Stephen Gay

813-380-4343

The city of St. Pete Beach uses SeeClickFix for residents to submit issues to the city. To report an issue, please [click here](#).

All government correspondence is subject to the public records laws.

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Peyt Dewar

From: Brandon Dean Tecklenburg <Brandon@techtravel.com>
Sent: Friday, August 5, 2022 5:40 PM
To: Stephen Gay
Cc: Peyt Dewar; Tech Travel; Melinda Pletcher; Michelle Gonzalez; Alex Rey; City Attorney
Subject: Re: Notice of Repeat Violation 3606 Gulf Blvd

CAUTION: This message has originated from **Outside of the Organization**. **Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

The owner Stephen Gay has not received a response to his last email.

The magistrate hearing is scheduled for this Monday.

Mr. Gay is not able to attend the hearing. I am out of town this Monday.

The owner or myself do not advertise his property on beachhouse.com Also the pictures we sent to the city show in the upper left corner that the property is inactive on the site. After we sent in the evidence we have not been told if that is sufficient to remove the case.

[Beachhouse.com](https://beachhouse.com) scrapes data from other well known rental websites and puts listings on their sites to attract advertisers to their website. Scraping has been going on for the past 25 years and there are 100s of rental websites that scrape off of VRBO and Airbnb.

For city purpose, our properties are only on VRBO, Airbnb, techtravel, Zillow, apartments.com, realtor.com, hotpads, trulia, Facebook marketplace, Instagram, Nextdoor, and LinkedIn. Those are the big website players the past couple years and those are the sites we market our properties on daily. Those are the sites that in my professional opinion that should be monitored if the city wants to accurately enforce their rental restrictions or we are all going to be having many magistrate hearings in the future on all these "Kmart" defunct websites that scrape, instead of the "Amazon and Walmart" websites where all the bookings originate from.

My phone line is always open to take a call to discuss this matter.

Please let us know by 930am Monday morning that this case is expunged or we can move it to the following month when we will all be in town.

The "unit does not exist" attachments are still below from last weeks correspondence.

Thank you,

Brandon
727.592.2286

Sent from my iPhone

On Jul 27, 2022, at 5:17 PM, Stephen Gay <stephengay@gmail.com> wrote:

Hi Peyt:

It is not being advertised by me or anyone associated me on beachhouse.com I am not sure how the city of St. Petersburg Beach feels like it is my job to police every website on the Internet looking for incorrect information.

Any assistance would be appreciated.

Stephen Gay
813-380-4343

On Jul 27, 2022, at 4:11 PM, Peyt Dewar <pdewar@stpetebeach.org> wrote:

It can be found on the beachhouse.com website.

Get [Outlook for iOS](#)

From: Brandon Dean Tecklenburg <Brandon@techtravel.com>
Sent: Wednesday, July 27, 2022 3:28 PM
To: Tech Travel <vivtechtravel@gmail.com>
Cc: Peyt Dewar <pdewar@stpetebeach.org>; Stephen Gay <stephenggay@gmail.com>; Melinda Pletcher <mpletcher@hotmail.com>; Michelle Gonzalez <mgonzalez@stpetebeach.org>
Subject: Re: Notice of Repeat Violation 3606 Gulf Blvd

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Hello,
It's on beachhouse.com, beachhouse.com copies rental listings. They are known to copy VRBO. It's an old listing. Please see attached snapshots, when you go thru the booking process on beachhouse.com the third and fourth images attached will say "unit does not exist". You cannot book on this website.
There are hundreds, if not thousands of copycat websites without of date listings, there are out of date or defunct websites and web pages all over the internet.
All my bookings come from techtravel, VRBO, and Airbnb.

I have not even received an inquiry or request for 3606 Gulf Blvd since this winter.

I spoke to Matthew, city attorney in late winter or early spring when he advised me the city goes by a 12 month period and not an actual year date. What was in question was a review in December and a review in January. If you go by just the review in January of 2022 then the reviews show less than three short term rentals in the year 2022. With the December 2021 and the January 2022 reviews it made them more than 3 short term reviews within a 12 month period.

I'm free to discuss via telephone on this matter, 727.265.6269 or by email.

Thank you,

Brandon

07/14/2022

GAY, STEPHEN
1500 NANCE AV
TAMPA FL 33606

RE: Case Number
Violation: Se
Violation Ad
Parcel ID#: 0

Dear Property Ow

Your property has

Stephien Gay

813-380-4343

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From: Brandon Dean Tecklenburg <Brandon@techtravel.com>
Sent: Monday, July 25, 2022 7:21 PM
To: Stephen Gay <stephenggay@gmail.com>
Cc: Jordan Hoft <jhoft@stpetebeach.org>; Vivian Hearld <vivian@techtravel.com>;
Melinda Pletcher <mpletcher@hotmail.com>
Subject: Re: Notice of Repeat Violation 3606 Gulf Blvd

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Hello, I have been out of the country the past week and a half. Just read all the emails.

My company, we have been at a 30 day minimum since I directly spoke with the city attorney(45 minute phone call) this past spring, we have not had a past, current or for that matter any future rentals for 3606 Gulf Blvd, since the beginning of the year.

Hopefully we can get a response back that will shed some light on what the violation is for.....

Brandon

Sent from my iPhone

On Jul 25, 2022, at 6:43 PM, Stephen Gay <stephenggay@gmail.com>
wrote:

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Hopefully we can get a response back that will shed some light on what the violation is for.....

Brandon

Sent from my iPhone

The property is currently being advertised online for 5 days, and it was ordered by the Special Magistrate that short-term rentals are not allowed until December 2022. Evidence of our findings will be presented at the Special Magistrate hearing on August 8th.

Peyt Dewar

Enforcement Manager

Transportation and Enforcement Department

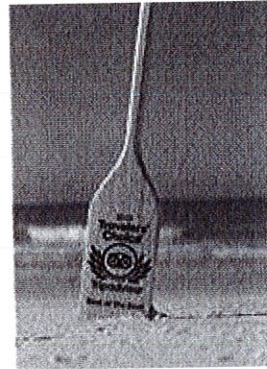
Office 727-363-9211

Cell (727)-224-4085

www.stpetebeach.org

155 Corey Avenue.

St. Pete Beach, FL. 33706



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Peyt Dewar

From: Brandon Dean Tecklenburg <Brandon@techtravel.com>
Sent: Wednesday, July 27, 2022 3:28 PM
To: Tech Travel
Cc: Peyt Dewar; Stephen Gay; Melinda Pletcher; Michelle Gonzalez
Subject: Re: Notice of Repeat Violation 3606 Gulf Blvd

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I'm free to discuss via telephone on this matter, 727.265.6269 or by email.

Thank you,

Brandon

2:53 ↗

◀ Messages

S From Steven Gay 3606 Owner >



Buy Sell Rent

All Locations > North America > U

St Pete Beach - Beach House Va



**St. Pete Beach at it's fine
the essential**



Peyt Dewar

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Sent: Wednesday, July 27, 2022 5:17 PM
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It can be found on the beachhouse.com. website.

Get Outlook for iOS

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Hello,

It's on beachhouse.com, beachhouse.com copies rental listings. They are known to copy VRBO. It's an old listing. Please see attached snapshots, when you go thru the booking process on beachhouse.com the third and fourth images attached will say "unit does not exist". You cannot book on this website. There are hundreds, if not thousands of copycat websites without of date listings, there are out of date or defunct websites and web pages all over the internet. All my bookings come from techtravel, VRBO, and Airbnb.

I have not even received an inquiry or request for 3606 Gulf Blvd since this winter.

I spoke to Matthew, city attorney in late winter or early spring when he advised me the city goes by a 12 month period and not an actual year date. What was in question was a review in December and a review in January. If you go by just the review in January of 2022 then the reviews show less than three short term rentals in the year 2022. With the December 2021 and the January 2022 reviews it made them more than 3 short term reviews within a 12 month period.

I'm free to discuss via telephone on this matter, 727.265.6269 or by email.

Thank you,

Brandon

2:53 ↗

◀ Messages

 From Steven Gay 3606 Owner



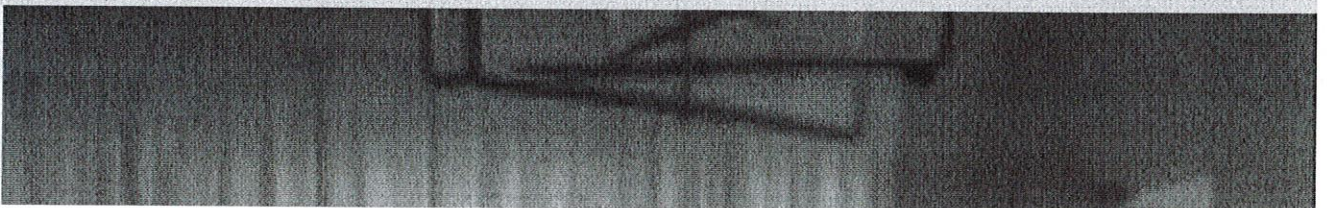
Buy Sell Re

All Locations > North America >

St Pete Beach - Beach House



St. Pete Beach at it's fi
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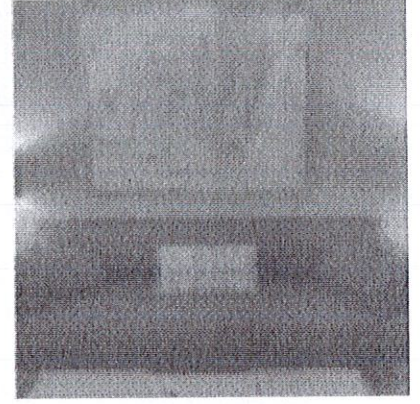


2:53 ↖

◀ Messages



Buy Sell Rent



Tap or Swipe to see n

House For Rent, Daily, Wee

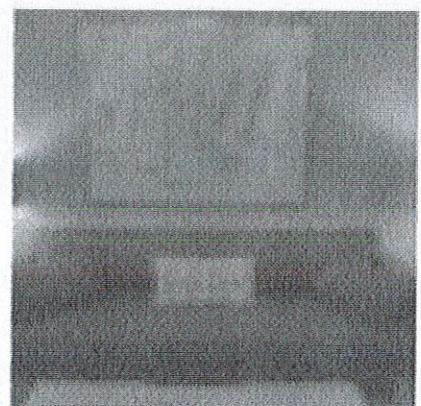
2606 Cliff Drive

2:53 ↗

◀ Messages



Buy Sell Rent



Tap or Swipe to see more

House For Rent, Daily, Weekly

2000 Gulf Blvd

2:54 ↗

◀ Messages



Buy Sell Rent

◀ Go Back

Listing # 524230

Unit does not exist

Why is this unit not av

We recommen

2:54 ↗

◀ Messages



Buy Sell Rent

◀ Go Back

Listing # 52423

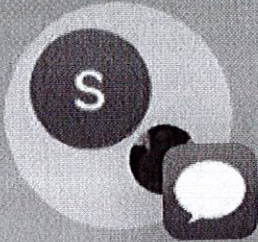
Unit does not exist

Why is this unit not

We recomm

2:54 ↗

◀ Messages



Steven Gay 3606 Own
To you & Brandon Wor
iMessage

◀ Go Back

Listing # 52423

Unit does not exist

Why is this unit not

We recommend

On Jul 27, 2022, at 2:17 PM, Tech Travel <vivtechtravel@gmail.com> wrote:

Good Afternoon,

Where are you seeing this property advertised for anything under 30 days? What Website?

Thank you,

Vivian Hearld

REALTOR®
Chief Operating Officer

Office: 727-592-2286, ext. 102
Email: vivtechtravel@gmail.com

Tech Travel LLC
4219 Gulf Blvd
St Pete Beach, FL 33706
www.techtravel.com



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On Wed, Jul 27, 2022 at 2:03 PM Peyt Dewar <pdewar@stpetebeach.org> wrote:

Gentlemen,

The property is currently being advertised online for 5 days, and it was ordered by the Special Magistrate that short-term rentals are not allowed until December 2022. Evidence of our findings will be presented at the Special Magistrate hearing on August 8th.

Peyt Dewar

Enforcement Manager

Transportation and Enforcement Department

Office 727-363-9211

Cell (727)-224-4085

www.stpetebeach.org

155 Corey Avenue,

St. Pete Beach, FL. 33706



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



Peyt Dewar

Enforcement Manager

Transportation and Enforcement Department

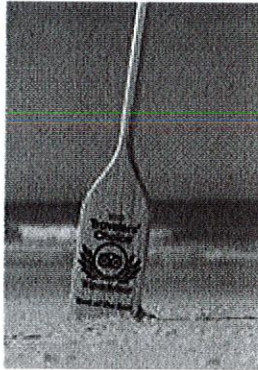
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From: Brandon Dean Tecklenburg <Brandon@techtravel.com>

Sent: Monday, July 25, 2022 7:21 PM

To: Stephen Gay <stephenggay@gmail.com>

Cc: Jordan Hoft <jhoft@stpetebeach.org>; Vivian Hearld <vivian@techtravel.com>; Melinda Pletcher <mpletcher@hotmail.com>

Subject: Re: Notice of Repeat Violation 3606 Gulf Blvd

CAUTION: This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Hello, I have been out of the country the past week and a half. Just read all the emails.

My company, we have been at a 30 day minimum since I directly spoke with the city attorney(45 minute phone call) this past spring, we have not had a past, current or for that matter any future rentals for 3606 Gulf Blvd, since the beginning of the year.

Hopefully we can get a response back that will shed some light on what the violation is for.....

Brandon

Sent from my iPhone

On Jul 25, 2022, at 6:43 PM, Stephen Gay <stephenggay@gmail.com> wrote:

Hi Jordan:

Just checking on this email that I sent to you nine days ago. Can you get me a response please.

Stephen Gay

813-380-4343

On Jul 16, 2022, at 1:53 PM, Stephen Gay <stephenggay@gmail.com> wrote:

Jordan:

I received in the mail today a notice of repeat violation that says we are advertising short term rental of less than 30 days within the RM zoning district.

I just looked on Airbnb and VRBO and don't see that anywhere, can you please let me know where you were seeing it. I don't believe we have any other sites.

Thanks for your help in clearing this up.

07/14/2022

GAY, STEPHEN
1500 NANCE AVE
TAMPA FL 33606-313

RE: Case Number 2021
Violation: Sec. 12.
Violation Address:
Parcel ID#: 07321

Dear Property Owner:

Your property has been

Stephen Gay

813-380-4343

The city of St. Pete Beach uses SeeClickFix for residents to submit issues to the city. To report an issue, please [click here](#).

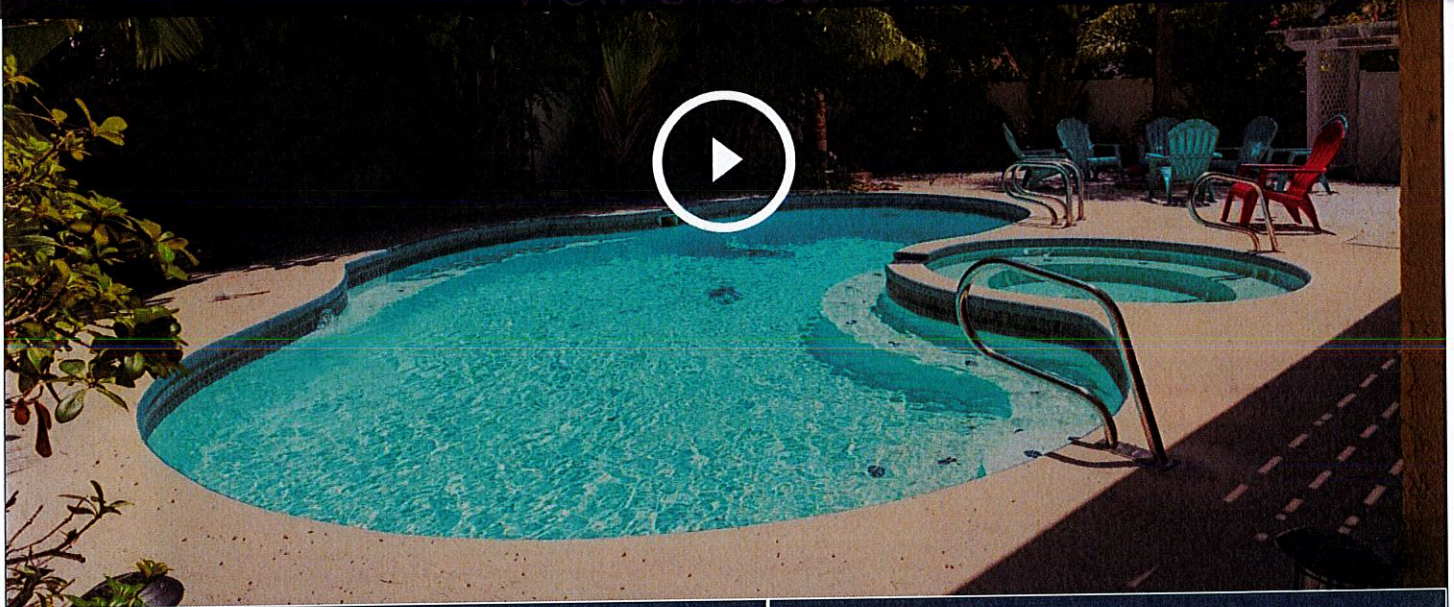
All government correspondence is subject to the public records laws.



727-592-2286



View Slideshow



Slideshow

Map

Availability and Booking

January 2022



Sun Mon Tue Wed Thu Fri Sat

9 10 11 12 13 14 15

16 17 18 19 20 21 22

23 24 25 26 27 28 29

30 31

Unavailable

Selected

Select your departure date

Minimum Stay: 7 nights

⊗ Clear Dates

Arrival Date: Wed Jan 12 2022

Departure Date:

Nights:



Chat now



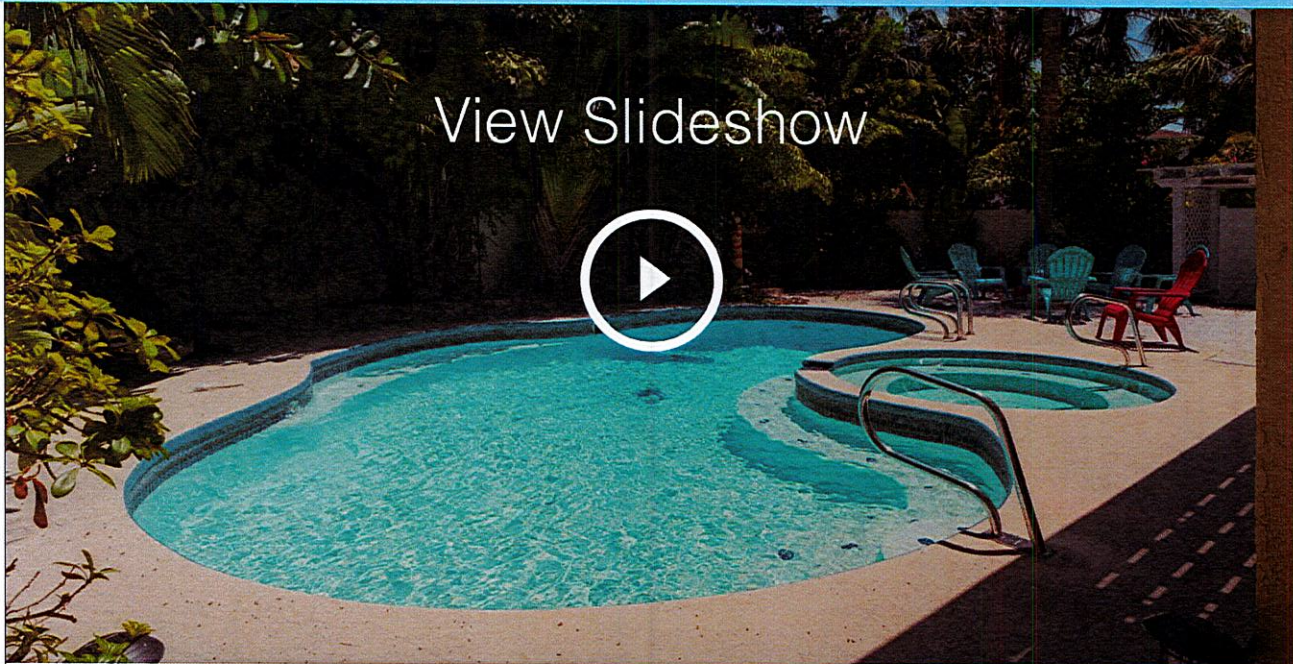


727-592-2286



- LIST WITH US
- VENUES
- FREE ACTIVITIES
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- ABOUT US
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- REAL ESTATE
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- CONTACT US

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Slideshow

Map

March 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		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		

Unavailable

Selected

Select your departure date

Minimum Stay: 7 nights

⊗ Clear Dates

Arrival Date: Sat Mar 05 2022

Departure

Chat now





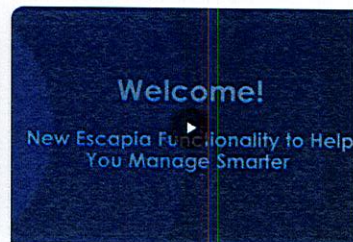
1-minute intro: What's new in Escapia

See how all-new features — some available only from Escapia — can help you drive more vacation rental revenue.



TechTravel.com grows revenue 53% in one year

Hear how Escapia helped TechTravel.com do triple the work in half the time and grow revenue 53% in one year.



New Escapia features help you manage smarter

Hear about our latest software release features and get a sneak peek at what's coming next.

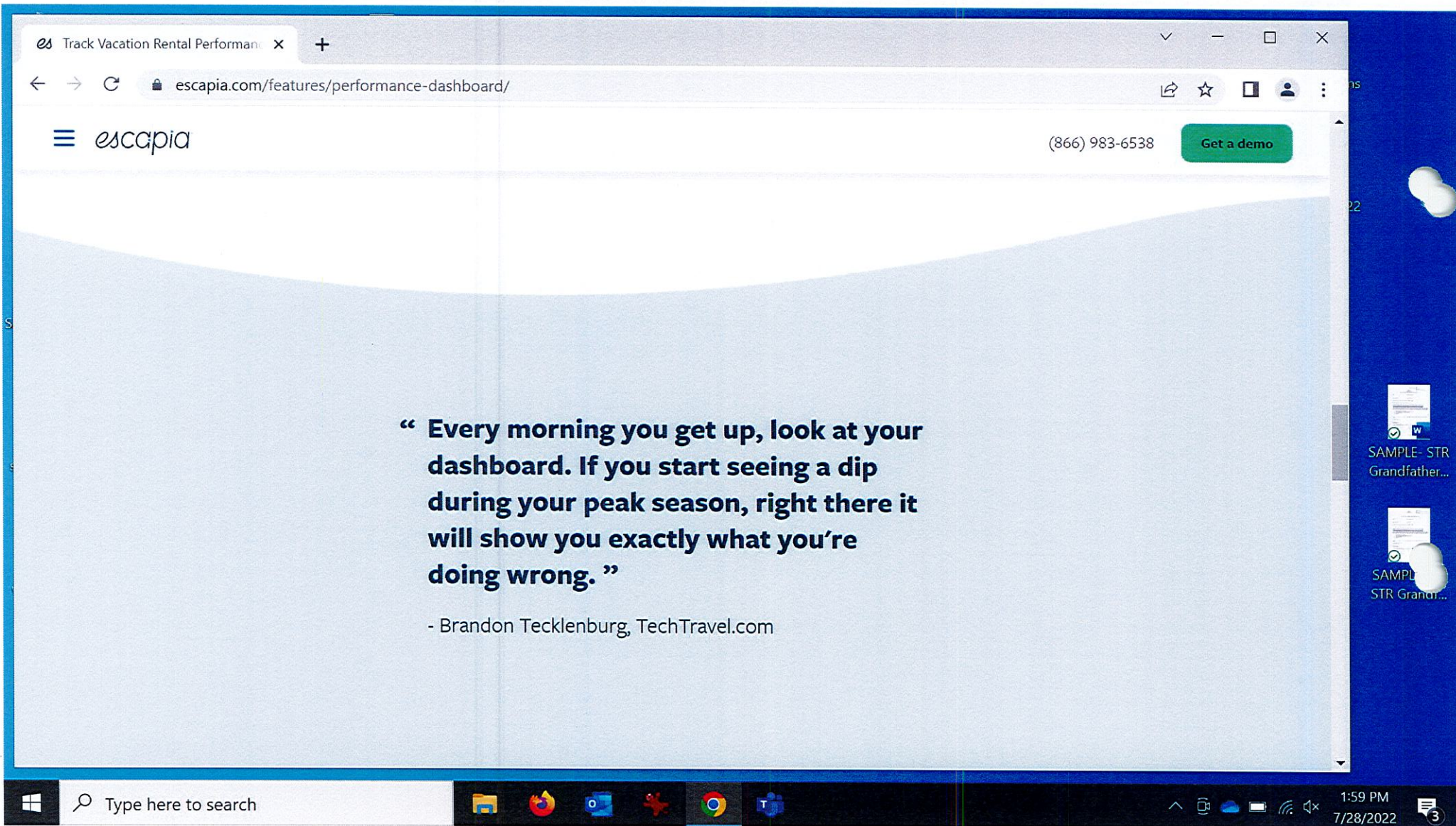


Type here to search



2:00 PM
7/28/2022





**Don't take our
word for it**

**"At the end of the day, I keep coming back
saying Escapia is the best out there. And
they are pushing out things that are new
faster than any of these other companies."**

- Brandon Tecklenburg, TechTravel.com



Type here to search



1:55 PM

7/28/2022



Learn more about our partners

Smart customers “I’d say there’s no
competition with Escapia
right now.”

- Vivian Hearld, TechTravel.com

Ready to get



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2:02 PM
7/28/2022



hand is a hassle. But the percentage-based fee most vacation rental distribution providers charge can be a perpetual hit to your financials. With our integrated, global listing distribution, you can help more travelers find your properties in more places online for one flat fee — or no fee at all.

Free distribution to 30+ online channels

Connect directly to more than 30 popular online distribution channels — including Vrbo, Expedia, and Stayz — with zero booking fees.

- Promote listings across a wide network of global and specialty channels
- Pick and choose the channels that work for your business
- Turn channels on and off with a single click



“ I’m seeing websites I’ve never even heard of that we’re getting bookings from because we are part of the network. ”

- Brandon Tecklenburg, TechTravel.com





BeachHouse.com

Contact: (888) 933-5253

BeachHouse.com has been serving property managers since 2001. They are currently helping over 125 Escapia property managers generate more direct bookings with 6,300 listings. Our Google search engine ranking is in the top 10 for many beach cities. BeachHouse has a very affluent and targeted demographic that is ready to book your beach properties today. By servicing both real estate and vacation rental markets in beach locations across the globe, we facilitate the full life cycle of beach property ownership. Vacationers, homeowners, rental owners, sellers, and their agents all benefit from the use of their site.

Business partners

Payments
Home automation and locks
Marketing, pricing, and growth
Property care and operations
Insurance and guest screening
Website providers
Communications and guest services

Channel distribution partners

Direct connections
Channel managers

SAMPLE- STR
Grandfather...

SAMPLE
STR Grandf...

Advertising Rental Rates for



No Monthly Fees - No Referral Commission Fees

Multi-Ad Packages & Spotlight Ads - Call 888-933-5253 for Pricing

Advertising Rental Rates for



[CLICK HERE](#)

Basic Ad

\$149

per year

BUY NOW

10 Photos

Interactive Map

Booking Calendar
(use ours)

Featured Ads

Priority Sort
Placement

Deluxe Ad

\$265

per year

BUY NOW

50 Photos

Interactive Map

Booking Calendar
(use ours or yours)

Featured Ads

Priority Sort
Placement

External Website
Link

Virtual Tour/Video
Link

Promote Your
Specials

Social Media
Promotion

Featured Ad

\$195

per year

BUY NOW

20 Photos

Interactive Map

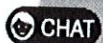
Booking Calendar
(use ours or yours)

Featured Ads

Priority Sort
Placement

Why Advertise on BeachHouse?

Online since 2003, we have a very strong search engine presence, especially on Bing where we rank **in the Top 10** for these and many similar key phrases. Click on these links to see:



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california beach house rentals

beach houses for rent in florida

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navarre beach beach house vacation rentals

texas beach house vacation rentals

beach houses for rent in orange beach alabama

north myrtle beach house vacation rentals

Are you a Property Manager?

If you manage several properties, the best rates for you will be a Multi-ad package.

[Learn More](#)

Do you own a beach related business?

We offer Banner Advertising options, top and side banners, for beach property related businesses, such as Mortgage Lenders, Movers, Interior Decorators, Lawn Maintenance, Dock Repair, etc.

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What do I get with my Membership?



Direct Contact with your Customers

Each listing includes a request information form and your phone number. All email leads are sent directly to you by email and are also available on your account page. We do not strip out important email or phone number information. We allow you to communicate directly with YOUR customers. You also decide when and how to accept rental payments.



Display up to 30 photos on each listing!

Easily upload up to 30 large photos on each listing with captions. Manage the display of your photos with easy drag and drop.

Free Virtual Tour/Video Link!





Virtual tours can make your listings realistic panoramic views with a more life-like setting. Easily add a link to your online virtual tour video on YouTube!



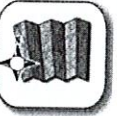
Be Featured in our Agent Spotlight!

"Agent Spotlight " is a great marketing tool that dramatically increases your visibility in your local market. Your spotlight ad displays beside all of your listings, as well as at the State, County, Lake, Golf Course, or City level.



More Traffic Directed to Your Website!

Get more exposure and generate traffic to your website! Add a personal or company website link to your listing. Click thru statistics are on your account page. Available only on the Deluxe level ad.



Google, MapQuest, and Bing Maps

Location, Location, Location!

Each listing will display with an interactive Google map, a property location marker, and links to MapQuest and Bing Maps.



Friendly Customer Service!

Our Account Managers will provide you with the friendly customer service that you would expect from a Texan. If you didn't know that about Texans, we are considered to be some of the friendliest folks in the US. Our staff is available to help you with any questions or assistance, M-F, 8 am - 5 pm, CST. Give us a call at 888-933-5253 and you will get a real person on the phone, not a recording or several phone prompts to the right "department". Email support is provided on the weekends.

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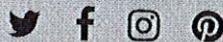
LAKEHOUSE
Vacations

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Real Estate Advertising Rates



These are One-Time Fees, Not Monthly
No Commission Fees

All PAID ads are FEATURED.
They sort to the top of search results.

Single Ad and 3-Ad Package					
Term: 6 months					
	# of ads	# of pics		Price	Purchase
Single Ad	1	10		\$69	Buy Now
Single Deluxe Ad	1	30		\$89	Buy Now
3 Ad pkg	3	10		\$129	Buy Now
3 Deluxe Ad pkg	3	30		\$189	Buy Now
Annual Memberships / Multi-Ad Packages					
Term: 1 year					
Member Level	# of ads	# of pics	Agent Spotlight Ad	Price	Purchase
Bronze	10	10		\$299	Buy Now
Bronze Plus	10	30	Yes (1)	\$399	Buy Now
Silver	20	10		\$499	Buy Now
Silver Plus	20	30	Yes (1)	\$599	Buy Now
Gold	40	30	Yes (2)	\$749	Buy Now
Platinum	100	30	Yes (2)	\$999	Buy Now

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BeachHouse has great ranking on **Google**

Click on these links to see:

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Buyer Leads are sent to our paying members with
Agent Spotlight Ads

Even if you do not have any current listings, you can purchase the **Bronze Plus** package and participate in our **Buyer Lead program**. Represent your area and be featured as a local expert.

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Replaceable Ads

Purchase an Annual Membership of 10 or more ads. Ads can be changed to a "Sold" status or "Disabled" and then submit a new property ad. The "Sold" and "Disabled" ads move to your **Inactive Ads** page and are not counted as one of your **Active Ads**.



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Direct contact between Buyers and Sellers. Each listing displays a request information form, contact advertiser link, and telephone number. All email leads are sent directly to your email address and are available to be viewed in your account online.



Display up to 30 photos on each listing!

Easily upload up to 30 large photos on each listing with captions. Manage the display of your photos with easy drag and drop.



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More Traffic Directed to Your Website!

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Google, MapQuest, and Bing Maps

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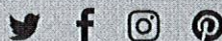
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Lake House Vacation Rentals



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3606 Gulf Blvd.
St. Pete Beach, Florida 33706
Ocean View: Yes
Ad # 524230

Nightly Rates: \$299 - 632
3 2.0 Sleeps 6
Minimum Stay: 5 nights
Pool: No Sq Ft: 0
 Pet Friendly: No

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Make a Reservation

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11:53 AM
7/27/2022





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CHAT



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House For Rent, Daily, Weekly

3606 Gulf Blvd.

St. Pete Beach, Florida 33706

Ocean View: Yes

Ad # 524230

Nightly Rates: \$299 - 632

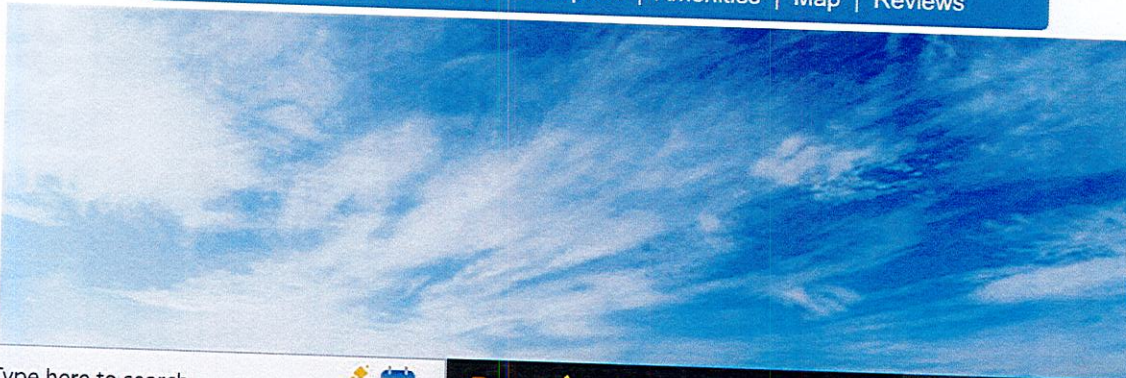
3 Beds 2.0 Baths Sleeps 6

Minimum Stay: 5 nights

Pool: No Sq Ft: 0

Pet Friendly: No

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Check Prices

Type here to search



1:50 PM
7/25/2022

St. Pete Beach Vacation Rental B x

https://www.beachhouse.com/st-pete-beach-beach-vacation-rental-p524230.html

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All Locations > North America > USA > Florida > St Pete Beach - Beach House Vacation Rentals

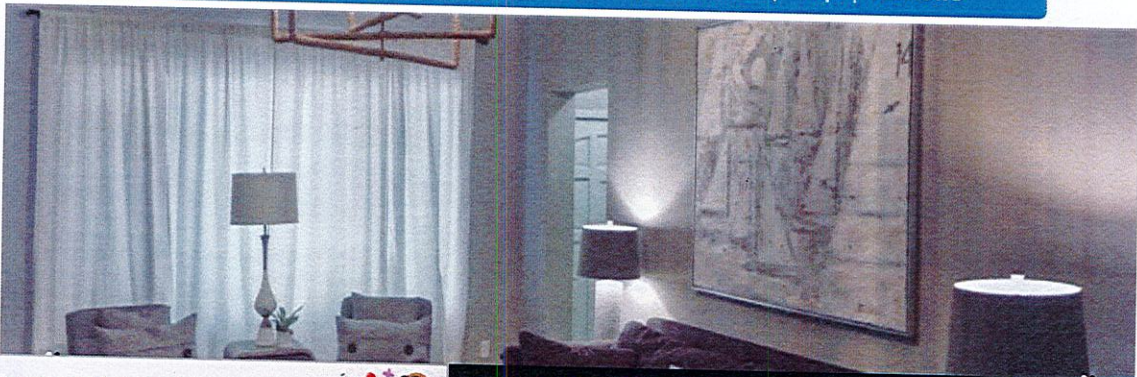
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3606 Gulf Blvd.
St. Pete Beach, Florida 33706
Ocean View: Yes
Ad # 524230

Nightly Rates: \$299 - 632
3 Beds 2.0 Baths Sleeps 6
Minimum Stay: 5 nights
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Availability Calendar | Rates | Description | Amenities | Map | Reviews



CHAT

Check the Calendar

Get a Price Quote

Ask a Question

Make a Reservation

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Availability Calendar | Rates | Description | Amenities | Map | Reviews



CHAT

Check the Calendar

Get a Price Quote

Ask a Question

Make a Reservation

Notify Me About...

New Ads

Featured Ads Check Prices

St. Pete Beach Vacation Rental B x +
https://www.beachhouse.com/st-pete-beach-beach-vacation-rental-p524230.html

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Southern VACATION RENTALS Your sweet Southern experience
Book your stay in a Gulf Shores Beach House today!

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Availability Calendar | Rates | Description | Amenities | Map | Reviews

CHAT

Check the Calendar

Get a Price Quote

Ask a Question

Make a Reservation

Notify Me About.. New Ads

Featured Ads Check Prices

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12:48 PM 7/22/2022



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Check the Calendar



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Ask a Question



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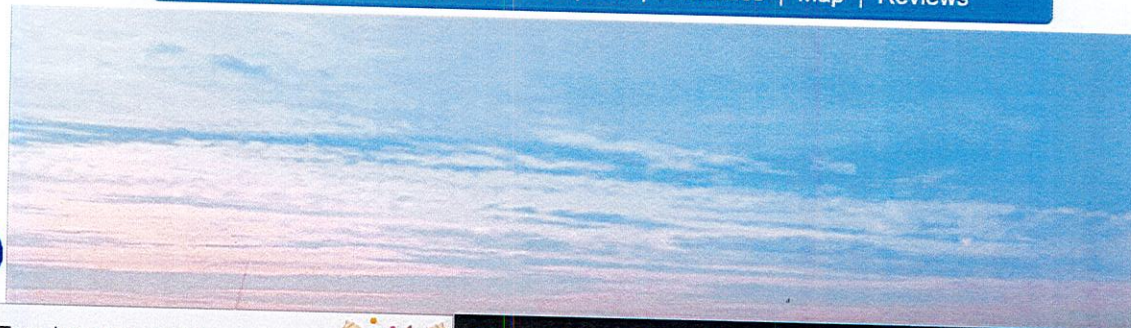
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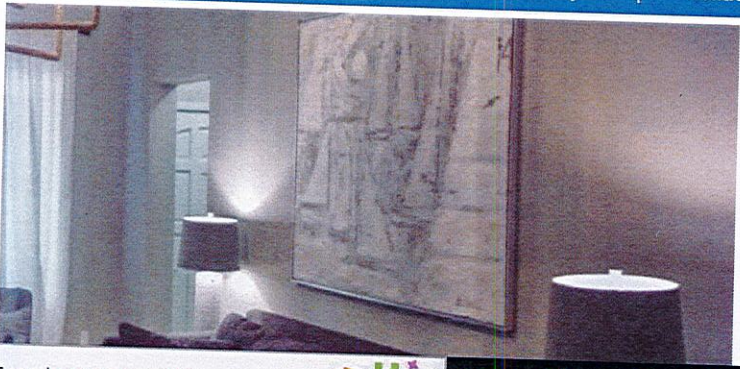
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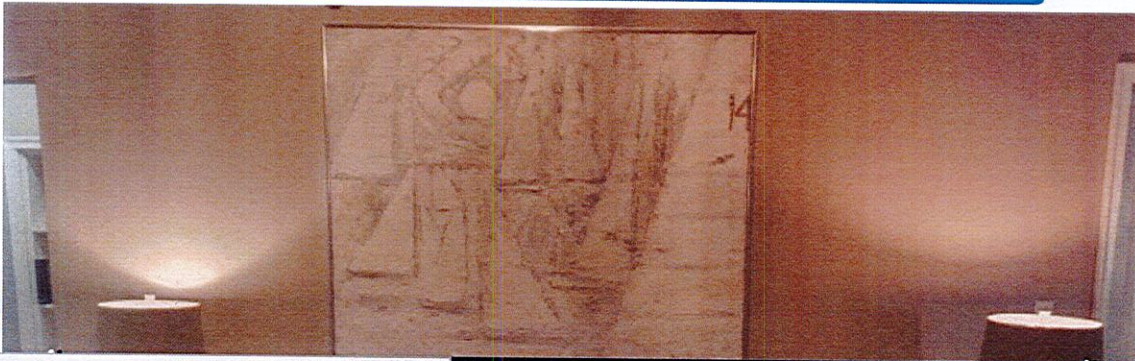
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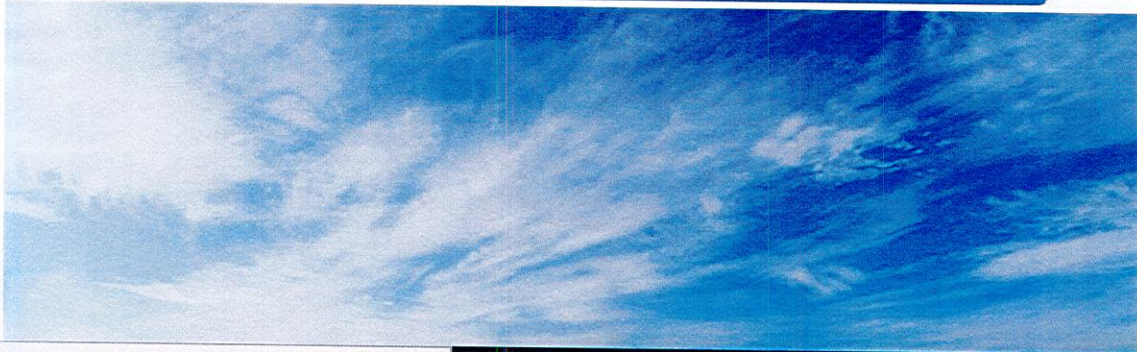
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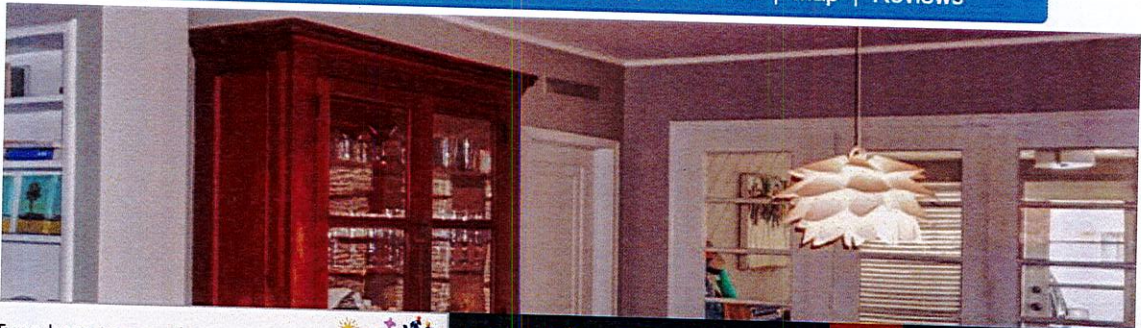
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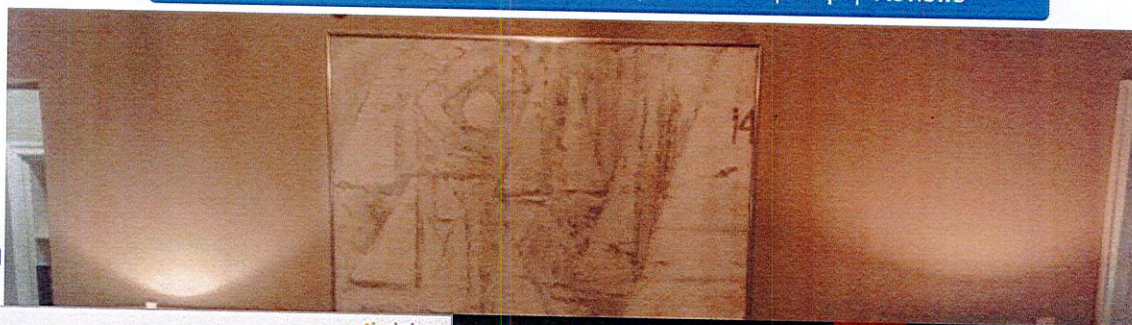
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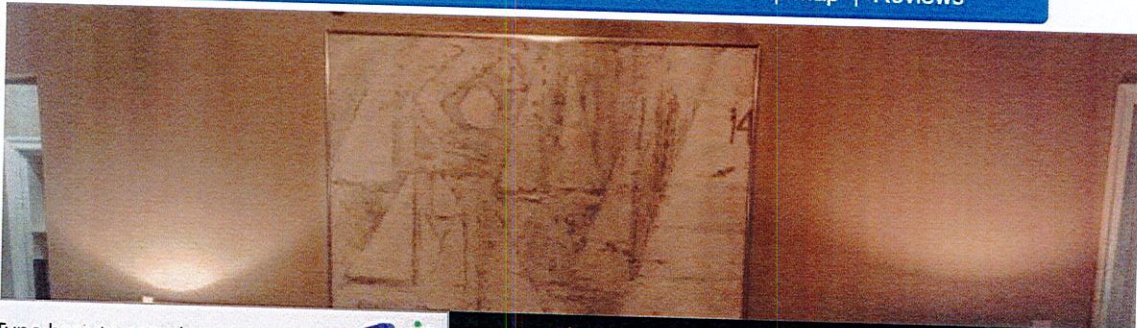
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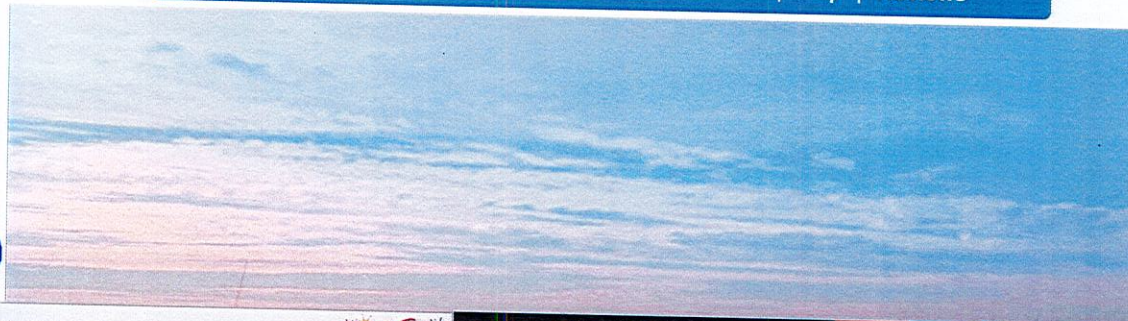
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St. Pete Beach, Florida 33706

Ocean View: Yes

Ad # 524230

Nightly Rates: \$299 - 632

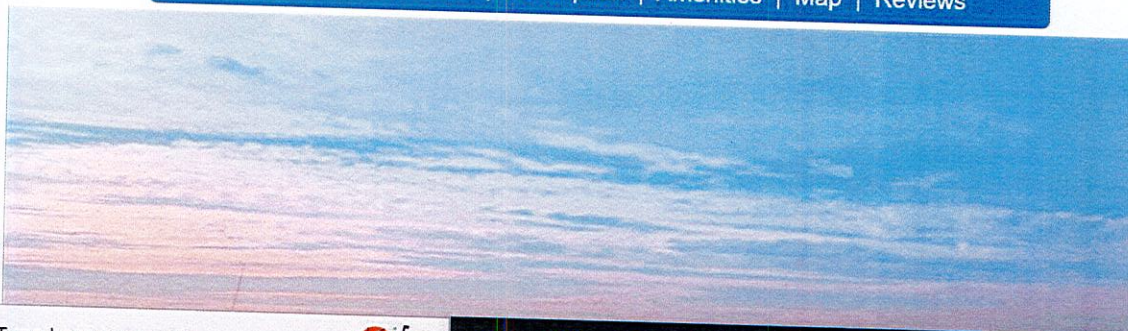
3 Beds 2.0 Baths Sleeps 6

Minimum Stay: 5 nights

Pool: No Sq Ft: 0

Pet Friendly: No

Availability Calendar | Rates | Description | Amenities | Map | Reviews



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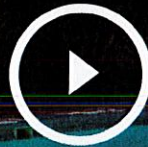
37 x \$500²
\$18,500³



727-592-2286



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Slideshow

Map

Availability and Booking

January 2022



Sun Mon Tue Wed Thu Fri Sat

						8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Unavailable

Selected

Select your departure date

Minimum Stay: 7 nights

⊗ Clear Dates

Arrival Date: Sun Jan 09 2022

Departure Date:

Nights:



Leave a message





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Availability and Booking

January 2022



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
		2	3	4	5	6
	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Unavailable

Selected

Select your departure date**Minimum Stay:** 7 nights**⊗ Clear Dates****Arrival Date:** Tue Jan 11 2022**Departure Date:****Nights:**

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Clear dates

February 2022

March 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					

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		

i 30 night minimum stay

×

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