



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, November 7, 2022
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

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

A. Case No. 20220479

City of St. Pete Beach v. Makhobey Properties LLC

Address: 504 67th Ave #8 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. 20220564

City of St. Pete Beach v. Nguyen, Annie, Truong, Jimmy C

Address: 205 55th Ave St. Pete Beach FL 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. 20220517

City of St. Pete Beach v. Lusby, Tony & Jennifer

Address: 341 S Isle Dr St. Pete Beach FL 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.

D. Case # 20220596

City of St Pete Beach v Dassani, Netha & Gita

102 13th Ave St. Pete Beach, FL 33706

Sec. 20.03 Permitted principal uses and structures

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

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

E. Case #20220597

City of St. Pete Beach v. Zara, Michael A & Liang, Chia-Yi

108 18th Ave St. Pete Beach, FL 33706

Sec. 20.03 Permitted principal uses and structures

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

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

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

(c) Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this division of the Code.

5. Old Cases

A. Case No. 20220048

City of St. Pete Beach v. Sembler Sandra Rev Trust

Address: 107 26th Ave #2, St Pete Beach, FL 33706

Status update

6. Repeat Violation

A. Case #20220583

City of St. Pete Beach v Pineapple House @ PAG LLC

105 21st Ave St. Pete Beach, FL 33706

Sec. 20.03. Permitted principal uses and structures

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

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

B. Case #20220582

City of St Pete Beach v. Ferguson, Robert H Ferguson

100 15th Ave, St Pete Beach, Fl 33706

Sec. 20.03 Permitted principal uses and structures

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

(a) All uses permitted in the underlying zoning district; and (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel. (c) Uses that are in existence, upon date of adoption, shall be permitted as limited

uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this division of the Code.

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. 20220479
City of St. Pete Beach v. Makhobey Properties LLC
Address: 504 67th Ave #8 St. Pete Beach FL 33706

Date: November 7, 2022

Prepared By: Patrick Hawk, Code Enforcement 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.

The property was found in violation for advertising online as transient occupancy (less than one month) and is in violation of Sec. 36.4 Prohibited uses and structures.

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

8/9/2022

MAKHOBAY PROPERTIES LLC
C/O KRISTIN K MAKHOBAY
3605 W HORATIO ST
TAMPA, FL 33609-3915

RE: Case Number 20220479
Violation Address: 504 67TH AVE # 8
Parcel ID#: 363115651690000080

Dear Property Owner:

Your property was found in violation for advertising online as transient occupancy (less than one month) and is in violation of Sec. 36.4 Prohibited uses and structures.

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 **8/17/2022**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Patrick Hawk
Code Enforcement Officer

CE20220479

- Respondent(s): Makhobey Properties LLC**
- Violation address: 504 67th Ave #8**
- Violation(s) description: The property is being advertised as transient occupancy in the Upham Beach Village zoning district, in violation of section 36.4 of the Land Development Code of the City of St. Pete Beach**

CE20220479

Case Summary

- Initial inspection: 06/28/2022**
- Notice of Violation dated: 08/09/2022**
- Notices of Hearing dated and posted on the property: 10/04/2022**

CE20220479

Affidavit of Posting

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: 504 67TH AVE # 8

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706
Name of Property Owner(s): MAKHOBAY PROPERTIES LLC
Case No.: 20220479 Code Enforcement Officer: Patrick Hawk
Hearing Date: 11/07/2022 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 10/04/2022
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Patrick Hawk Signature of Officer posting Patrick Hawk Print Name

10/4/22, 3:44 PM

504 67th Ave #8

CE20220479

Affidavit of Posting



504 67th Ave #8

CE20220479



504 67th Ave #8

CE20220479

Online Ad

Walking distance to beach and dining

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

Check-in: Check-out: Guests: Search

United States of America / Florida / St. Pete Beach

Walking distance to beach and dining!

June 2022

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

July 2022

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

21 night minimum stay

\$135 avg/night

★ 5 (5 Reviews) · Exceptional

Add dates for total pricing

Check In: Check Out:

Guests:

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 2010237

Report this property

it's a good day

ENTER TO WIN a Vrbo stay in Fort Myers!

fort MYERS ISLANDS, BEACHES & NEIGHBORHOODS

ENTER NOW >

*Terms apply

9:55 PM 6/28/2022

504 67th Ave #8

CE20220479 Online Ad

Walking distance to beach and dining | <https://www.vrbo.com/2010237>

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

Walking distance to beach and dining!



Calendar:

July 2022							August 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	
3	4	5	6	7	8	9	7	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													

21 night minimum stay

Property Details:

- \$135 avg/night
- ★ 5 (5 Reviews) · Exceptional!
- Add dates for total pricing
- Check In | Check Out
- Guests
- Check availability
- Free cancellation up to 30 days before check-in
- Contact host
- Property # 2010237
- Report this property

Footer:

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

Windows Taskbar: 8:12 AM 6/29/2022

504 67th Ave #8

CE20220479

Online Ad

VRBO - Search

Walking distance to beach and dining!

United States of America / Florida / St. Pete Beach

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

Check-in: Check-out: Guests: Search

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

United States of America / Florida / St. Pete Beach

Walking distance to beach and dining!

Share Save

August 2022 September 2022

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

1 2 3 4 5 6 1 2 3

7 8 9 10 11 12 13 4 5 6 7 8 9 10

14 15 16 17 18 19 20 11 12 13 14 15 16 17

21 22 23 24 25 26 27 18 19 20 21 22 23 24

28 29 30 31 25 26 27 28 29 30

21 night minimum stay

Close

Clear dates

\$135 avg/night

★ 5 (6 Reviews) · Exceptional!

Add dates for total pricing

Check in Check Out

Guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 2010237

Report this property

IT'S TIME TO Unleash YOUR INNER TRAVELER

Bradenton Anna Maria Island Longboat Key FLORIDA'S WEST COAST

LEARN MORE

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

Know before you go

Check Covid restrictions [here](#)

9:15 AM 8/9/2022

504 67th Ave #8

CE20220479

Reviews

https://www.vrbo.com/2010237

SPB 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...

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

View all 23 amenities

6 Reviews

★ 5 - Exceptional!

Two lovely weeks on St. Pete Beach
5/5 ★★★★★ Stayed Jun 2022
Harry B.
We had a wonderful two weeks within a brief walk to gorgeous Upham Beach (North SP Beach). The 2/2 unit is spacious and well maintained. The owners responded quickly and efficiently to a problem with the a/c -- not uncommon in a Florida summer -- and was quickly resolved. We look forward to staying here again!
Published Jul 13, 2022

Excellent time
5/5 ★★★★★ Stayed Apr 2022
paula s. Lewisburg, Pennsylvania
Everything was awesome. Communication between owners was easy and efficient. Neighbors were friendly. Even had one offer to carry our stuff down to the car when we were checking out! I will definitely look into staying again!
Published May 2, 2022

Spectacular
5/5 ★★★★★ Stayed Mar 2022
Carol M.
We were very pleased with this rental. It's in a great location and we could easily walk to restaurants, bars and ice cream shops! The beach is a 5 minute walk away, and we quickly became quite the beach bums, visiting it every day. The unit was comfortable, clean and had all the necessities. The neighbors were friendly and helpful. All in all, fantastic.
Published Mar 30, 2022

The best!
5/5 ★★★★★ Stayed Feb 2022

\$150 /night
★ 5 (6 Reviews) - Exceptional!
Add dates for total pricing
Check In Check Out
Guests
Check availability
Free cancellation up to 30 days before check-in
Contact host
Property # 2010237
Report this property

3:41 PM 8/5/2022

504 67th Ave #8

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: 504 67TH AVE # 8

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

Name of Property Owner(s): MAKHOBAY PROPERTIES LLC

Case No.: 20220479 Code Enforcement Officer: Patrick Hawk

Hearing Date: 11/07/2022 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 10/04/2022

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

X 
Signature of Officer posting

Patrick Hawk
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220479

vs.

MAKHOBAY PROPERTIES 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 **11/07/2022** 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 **504 67TH AVE # 8** 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 10/04/2022



Patrick Hawk
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. 20220564
City of St. Pete Beach v. Nguyen, Annie, Truong,
Jimmy C
Address: 205 55th Ave St. Pete Beach FL 33706

Date: November 7, 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 as a short term rental for a period of less than 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

AMENDED NOTICE OF VIOLATION

09/20/2022

NGUYEN, ANNIE
TRUONG, JIMMY C
18955 CADDINGTON CIR
HUNTINGTON BEACH, CA 92648-1558

RE: Case Number 20220564
Violation Address: 205 55TH AVE
Parcel ID#: 063216114120040050

Dear Property Owner:

The above mentioned property is being advertised as a short term rental for a period of less than one month and is in violation of the following code.

Sec. 8.2. - Permitted principal uses and structures.

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 09/27/2022**. 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,

Patrick Hawk
Code Enforcement Officer

CE20220564

- Respondent(s): Annie Nguyen and Jimmy C Truong**
- Violation address: 205 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**

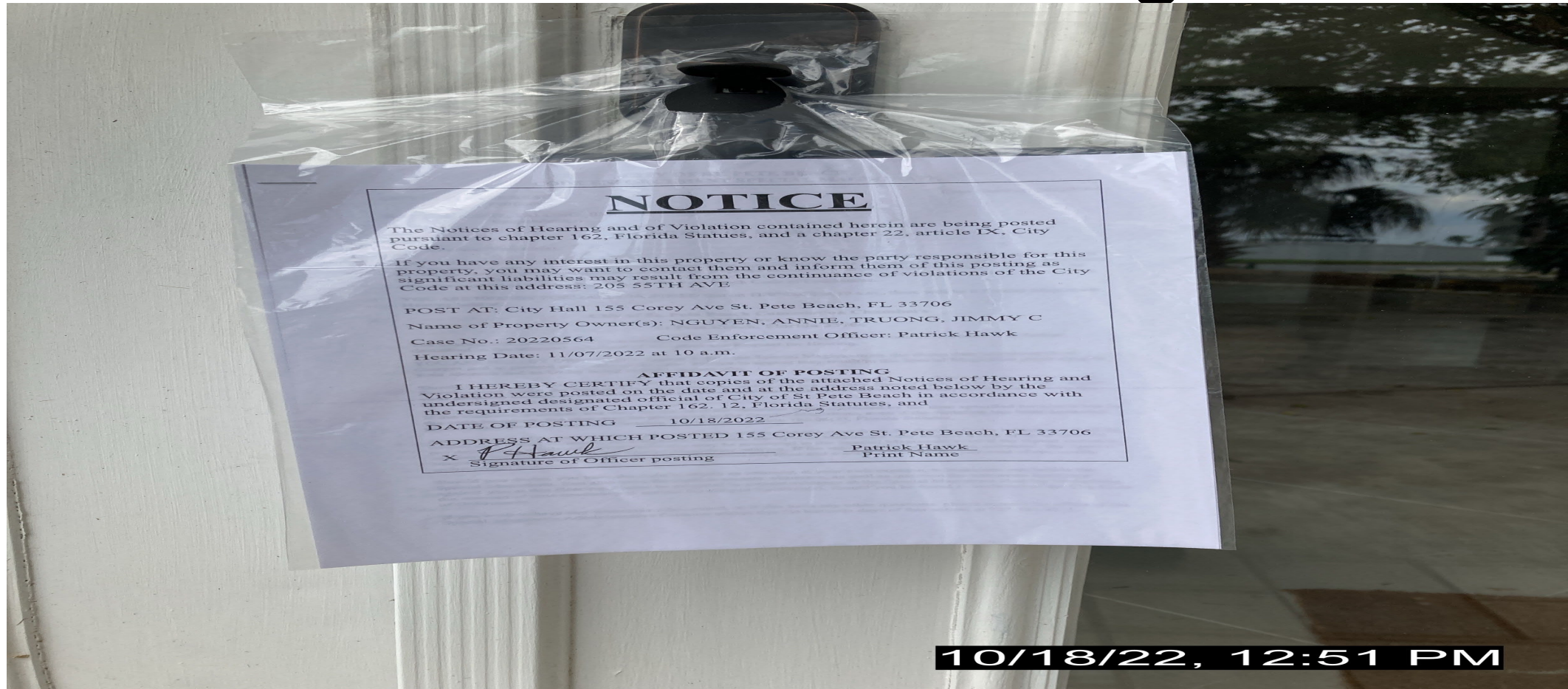
CE20220564

Case Summary

- Initial inspection: 08/30/2022**
- Amended Notice of Violation dated: 9/20/2022**
- Notices of Hearing dated and posted on the property: 10/18/2022**

CE20220564

Affidavit of Posting



205 55th Ave

CE20220564

Affidavit of Posting



205 55th Ave

CE20220564

Google Map View



205 55th Ave

CE20220564

Online Ad – Airbnb Initial Inspection

Come Play* Boat and Beach Life

Entire home hosted by PMI Sarasota
6 guests · 3 bedrooms · 3 beds · 3 baths

\$492 night

Select dates
Minimum stay: 14 nights

CHECK-IN
9/9/2022

CHECKOUT
Add date

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

205 55th Ave

CE20220564

Online Ad – VRBO

Come Play* Boat and Beach Life* Waterfront

Save Clear dates

\$425 avg/night

Add dates for total pricing

Check In Oct 3 Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

PMI Sarasota Contact host

Property # 2982627 Report this property

7 night minimum stay

Close

+40 photos

8:35 PM 9/17/2022

Become a Vrbo host and earn extra money. See how

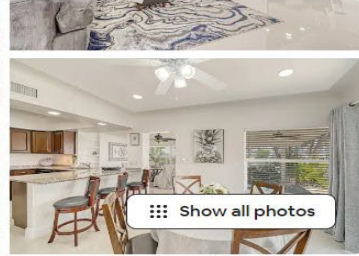
205 55th Ave

CE20220564

Online Ad - Airbnb

Come Play* Boat and Beach Life* x

https://www.airbnb.com/rooms/699907368382509996?source_impression_id=p3_1663769402_sxnnheRJNkKOADUz&check...



Entire home hosted by PMI Sarasota
8 guests · 3 bedrooms · 5 beds · 3 baths

Select dates
Minimum stay: 7 nights

\$200 night

Check-in: 10/6/2022 **Check-out:** Add date

September 2022

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

October 2022

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

Dedicated workspace
A private room with wifi that's well-suited for working.

Highly rated Host
PMI Sarasota has received 5-star ratings from 100% of recent guests.

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

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

10:10 AM
9/21/2022

205 55th Ave

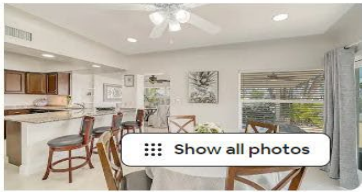
CE20220564

Online Ad – Airbnb Compliant

Come Play* Boat and Beach Life* Waterfront Retreat

St. Pete Beach, Florida, United States

Share Save



Show all photos

Entire home hosted by PMI Sarasota

8 guests · 3 bedrooms · 5 beds · 3 baths

Select dates
Minimum stay: 30 nights

\$250 night

CHECK-IN 10/31/2022 × CHECKOUT Add date

September 2022 October 2022

Dedicated workspace
A private room with wifi that's well-suited for working.

Self check-in
Check yourself in with the keypad.

6:45 PM 9/22/2022

205 55th Ave

CE20220564

Online Ad – VRBO Compliant

The screenshot displays a VRBO listing for "Come Play* Boat and Beach Life* Waterfront Retreat". The page includes a calendar for November and December 2022, a pricing section showing \$425 per night, and a "30 night minimum stay" requirement highlighted with a red circle. The listing also features a "Check availability" button, a "Free cancellation up to 60 days before check-in" policy, and a "Become a Vrbo host" sidebar. The bottom of the page shows the Windows taskbar with the time 6:44 PM on 9/22/2022, also highlighted with a red circle.

Calendar Data:

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

30 night minimum stay

Pricing: \$425 avg/night

Check In: **Check Out:**

Guests:

Check availability

Free cancellation up to 60 days before check-in

PMI Sarasota
Contact host

Property # 2982627
Report this property

Become a Vrbo host
and earn extra money.
[See how](#)

6:44 PM 9/22/2022

205 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: 205 55TH AVE

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

Name of Property Owner(s): NGUYEN, ANNIE, TRUONG, JIMMY C

Case No.: 20220564 Code Enforcement Officer: Patrick Hawk

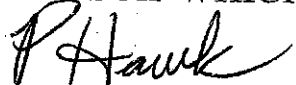
Hearing Date: 11/07/2022 at 10 a.m.

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 10/18/2022

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

X 
Signature of Officer posting

Patrick Hawk
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220564

vs.

NGUYEN, ANNIE, TRUONG, JIMMY C
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 **11/07/2022** 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 **205 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,

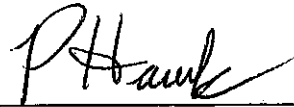
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 10/18/2022



Patrick Hawk
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. 20220517
City of St. Pete Beach v. Lusby, Tony & Jennifer
Address: 341 S Isle Dr St. Pete Beach FL 33706

Date: November 7, 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 in violation of advertising a short term rental for a period of less than a month.

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

09/13/2022

LUSBY, TONY LUSBY, JENNIFER
341 S ISLE DR
ST PETE BEACH FL 33706-2711

RE: Case Number 20220517
Violation Address: 341 S ISLE DR
Parcel ID#: 073216615600030030

Dear Property Owner:

The above mentioned property is in violation of advertising a short term rental for a period of less than a month.

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 09/18/2022**. 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,

Patrick Hawk
Code Enforcement Officer

CE20220517

- Respondent(s): Tony and Jennifer Lusby**
- Violation address: 341 S Isle Dr**
- 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**

CE20220517

Case Summary

- Initial inspection: 06/14/2022**
- Notice of Violation dated: 09/13/2022**
- Notices of Hearing dated and posted on the property: 10/04/2022**

CE20220517

Affidavit of Posting

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: 341 S ISLE DR

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706
Name of Property Owner(s): LUSBY, TONY, LUSBY, JENNIFER
Case No.: 20220517 Code Enforcement Officer: Patrick Hawk
Hearing Date: 11/07/2022 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 10/04/2022
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X *P Hawk* Patrick Hawk
Signature of Officer posting Print Name

10/4/22, 3:54 PM

341 S Isle Dr

CE20220517

Affidavit of Posting



341 S Isle Dr

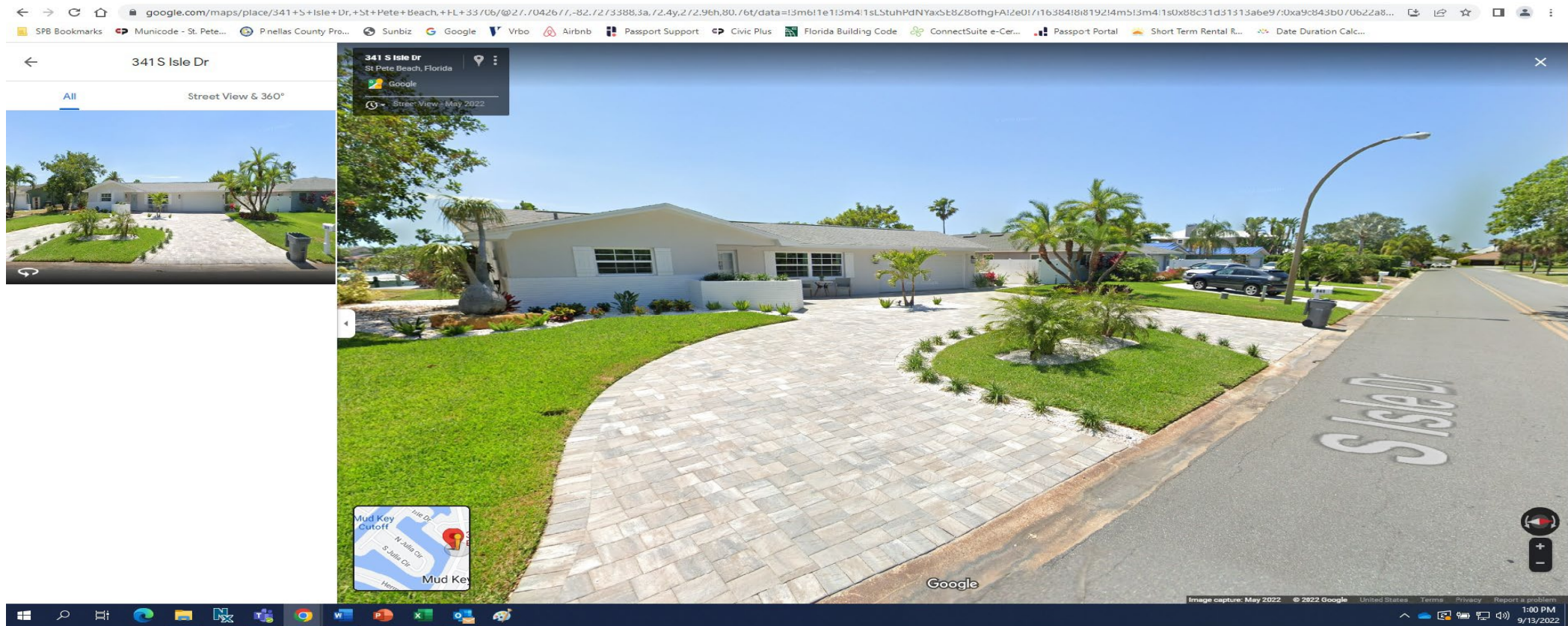
CE20220517



341 S Isle Dr

CE20220517

Google Map



341 S Isle Dr

CE20220517

Online Ad-Initial Inspection

The Coastal Cottage - Cottages f x

https://www.airbnb.com/rooms/608504253347979329?source_impression_id=p3_1655210203_BkKdsc98Hq6luy%2Fr#a...

The Coastal Cottage

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

Share Save



Entire cottage hosted by Jenny And Tony

8 guests · 3 bedrooms · 4 beds · 2 baths

Select dates
Minimum stay: 3 nights

Self check-in
Check yourself in with the lockbox.

\$750 night 2 reviews

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

June 2022 July 2022

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

Type here to search

8:37 AM
6/14/2022

341 S Isle Dr

CE20220517

Online Ad

The Coastal Cottage - Cottages

https://www.airbnb.com/rooms/608504253347979329?source_impression_id=p3_1665495898_uxEcminomRo4NruN#availability-c...



Entire cottage hosted by Jenny And Tony
8 guests · 3 bedrooms · 4 beds · 2 baths

Self check-in
Check yourself in with the lockbox.

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

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

\$750 night ★ 5.0 · 6 reviews

Select dates
Minimum stay: 3 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

October 2022

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15

November 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

aircover

Type here to search

9:45 AM
10/11/2022

341 S Isle Dr

CE20220517

Reviews – 2 in June, 3 in July

The Coastal Cottage - Cottages f x +
https://www.airbnb.com/rooms/608504253347979329?source_impression_id=p3_1661392295_atLn1i8sk%2BRJiJbT

Photos Amenities Reviews Location

\$750 night
★ 5.0 · 6 reviews [Check availability](#)

Hope
July 2022
Beautiful home- great views and really nice interior. Beds very comfortable and clean home. We could walk to pickle ball courts which was fun. It was nice to have beach towels and...
[Show more >](#)

Douglas
July 2022
A beautiful house and a very comfortable stay. Perfect for large families/groups. Plenty of room. Beds were comfortable. House was very clean and updated....
[Show more >](#)

Madelyn
May 2022
We had a great stay. There were 5 in our party and we had plenty of room to spread out. The furnishings are beautiful and they give the cottage a lovely coastal feel. The views of...

Page
July 2022
Absolutely gorgeous house with beautiful water view! Beds are super comfortable. Jenny is a great hostess. Wonderful location. Easy to get to the beach. Couldn't have been bett...
[Show more >](#)

Tom
June 2022
The perfect beach house stay in every way! Jenny and Tony have done a terrific job remodeling and redecorating the class mid-century house, with little touches everywhere....
[Show more >](#)

Miguel
June 2022
The cottage is in a great location, close to restaurants, supermarkets and the beach. The cottage was beautifully decorated, clean, and comfortable. Having the dock was a...

Type here to search
9:52 PM
8/24/2022

341 S Isle Dr

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: 341 S ISLE DR

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

Name of Property Owner(s): LUSBY, TONY, LUSBY, JENNIFER

Case No.: 20220517 Code Enforcement Officer: Patrick Hawk

Hearing Date: 11/07/2022 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 10/04/2022

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

X 
Signature of Officer posting

Patrick Hawk
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220517

vs.

LUSBY, TONY, LUSBY, JENNIFER
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 **11/07/2022** 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 **341 S ISLE DR** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 10/04/2022



Patrick Hawk
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 # 20220596**
City of St Pete Beach v Dassani, Netha & Gita
102 13th Ave St. Pete Beach, FL 33706

Date: November 7, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: **Sec. 20.03 Permitted principal uses and structures**
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:
(a)All uses permitted in the underlying zoning district;
and(b)Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.(c)Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted if the building meets the standards set forth in this division of the Code.

The property is being advertised online for short-term rentals and is only allowed 3 short-term rentals in a 12 month period.

Funding: N/A

Requested Motion: N/A

Attachments:

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



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

NOTICE OF VIOLATION

10/11/2022

DASSANI, NETHAL and GITA
4813 CULBREATH ISLE WAY
TAMPA, FL 33629

RE: Case Number 20220596
Violation Address: 102 13TH AVE
Parcel ID#: 183216954540030520

Dear Property Owner:

Your property is being advertised online for short-term rentals and you are only allowed 3 short-term rentals in a 12 month period. You are in violation of the following code section for going over the allowable limit:

Sec. 20.03 Permitted principal uses and structures

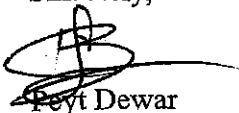
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

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

These violation(s) must be corrected **no later than 10/16/2022**. 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,

A handwritten signature in black ink, appearing to be 'Peyt Dewar', written over a horizontal line.

Peyt Dewar

Code Enforcement Manager

CE20220596

- Respondent(s): Nehal and Gita Dassani**
- Violation address: 102 13th Ave**
- Violation(s) description: The property is being advertised as transient occupancy in the PAG Overlay zoning district, in violation of section 20.03 of the Land Development Code of the City of St. Pete Beach**

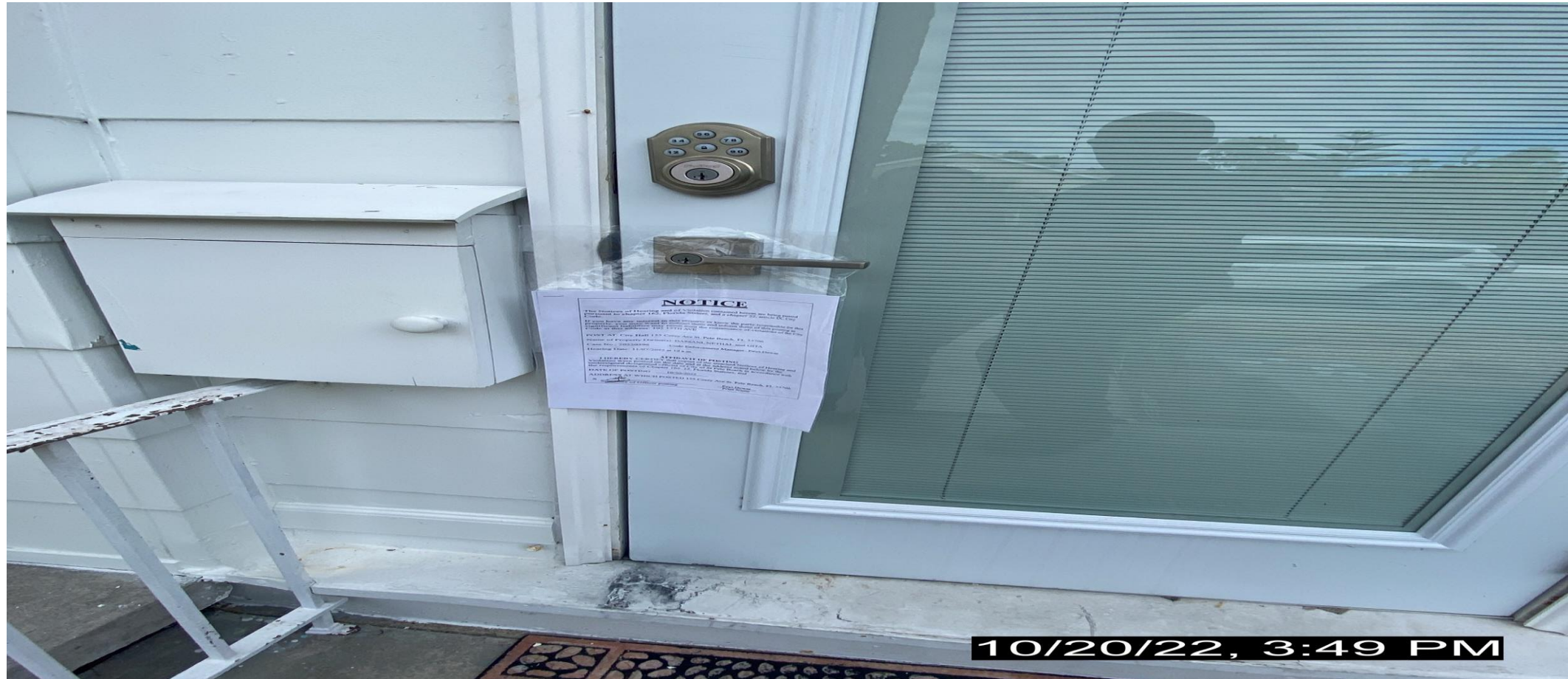
CE20220596

Case Summary

- Initial inspection: 08/12/2022**
- Notice of Violation dated: 10/11/2022**
- Notices of Hearing dated and posted on the property: 10/20/2022**

CE20220596

Affidavit of Posting



102 13th Ave

CE20220596

Affidavit of Posting



102 13th Ave

CE20220596

Online Ad

Charming Pass-A-Grille Cottage x +

https://www.vrbo.com/2813565

Charming Pass-A-Grille Cottage ~ Steps to Beach!

Save

Clear dates

\$318 avg/night

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Matthew
Contact host

Property # 2813565
Report this property

August 2022

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

September 2022

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

7 night minimum stay

Close

+30 photos

About Policies Amenities Reviews Rooms & beds Map Rates & availability

12:55 PM
8/12/2022

Book now

TAKE A BREAK

from your everyday to find new views in Canada.

102 13th Ave

CE20220596

Online Ad

Beachy Pass-A-Grille Bungalow ~ Sleeps 4, Steps to the Shore!

August 2022

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

September 2022

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

5 night minimum stay

\$225 avg/night

Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Matthew
Contact host

Property # 2837448
Report this property

102 13th Ave

CE20220596

Online Ad

The screenshot shows an Airbnb listing for a 'Beachy Bungalow' hosted by Matthew. The listing details include 4 guests, 1 bedroom, 2 beds, and 1 bath. It features a 'Dedicated workspace' and a 'Great check-in experience'. A calendar overlay is visible, showing the month of August 2022. The price is listed as '\$100 night' with a 5.0 rating and 3 reviews. The system clock in the bottom right corner shows 11:53 AM on 8/12/2022.

Beachy Bungalow ~Sleeps 4, Ste...

http://www.airbnb.com/rooms/629686640406560777?source_impression_id=p3_1660319573_uSvsQRBKiF19mtUp#availability-cal...

Entire cottage hosted by Matthew
4 guests · 1 bedroom · 2 beds · 1 bath

Dedicated workspace
A private room with wifi that's well-suited for working.

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

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

Select dates
Minimum stay: 4 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

August 2022

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

September 2022

Su	Mo	Tu	We	Th	Fr	Sa
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18	19	20	21	22	23	24
25	26	27	28	29	30	

11:53 AM
8/12/2022

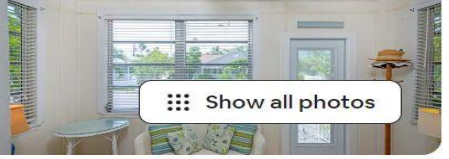
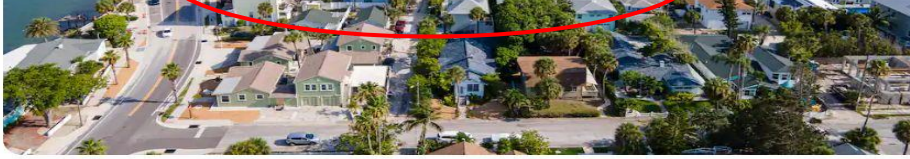
102 13th Ave

CE20220596

Online Ad

Charming Cottage ~ Sleeps 4, St... x +

http://www.airbnb.com/rooms/629191616559523296?source_impression_id=p3_1660319385_DNCDI14PmZJf6dXA#availability-c...



Show all photos

Entire cottage hosted by Matthew
4 guests · 1 bedroom · 2 beds · 1 bath

 **Dedicated workspace**
A private room with wifi that's well-suited for working.

 **Self check-in**
Check yourself in with the lockbox.

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

aircover
Every booking includes free protection from Host cancellation or other issues like trouble checking in.

Select dates
Minimum stay: 4 nights

\$128 night ★ 5.0 · 3 reviews

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

August 2022

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

September 2022

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

Type here to search

11:50 AM
8/12/2022

102 13th Ave

CE20220596

Reviews

The screenshot shows an Airbnb listing for 'Charming Cottage ~ Sleeps 4, St...' with a URL circled in red: https://www.airbnb.com/rooms/629191616559523296?source_impression_id=p3_1665358408_7SSbzMotG1M6Xlmy. The listing is priced at \$125 per night with a 5.0 star rating from 8 reviews. A 'Check availability' button is visible. Below the listing, six reviews are shown, each with the reviewer's name and date circled in red:

- Jennifer** (September 2022): My family LOVED staying in Matt's cottage! It was adorable and had everything we needed for cooking, laundry, etc. AND all the beach supplies we needed. The location is perfect an... [Show more >](#)
- Brenda** (September 2022): Excellent place, with everything you need. Steps away from the beach eh is is a huge plus! House is full equipped with everything necessary for your... [Show more >](#)
- Richard** (August 2022): We loved everything about our stay there! A great time and great place to stay!
- Staci** (August 2022): It is truly a charming cottage in a great convenient location. Recently booked a four-day vacation with my sister who I haven't seen in three years. The space was set up perfectly... [Show more >](#)
- Christy** (August 2022): Great location. The property has about everything you need for your stay and for the beach. The Host was very responsive and accommodating. A short walk to the beach. Walking
- Maribeth** (July 2022): Great location, quiet historic beach setting, perfect layout for a small group, all amenities included, beach wagon/umbrellas/chairs. 1/2 block walkable to beach.

The Windows taskbar at the bottom shows the time as 7:34 PM on 10/9/2022, which is also circled in red.

102 13th Ave

CE20220596

Reviews

The screenshot shows the Airbnb listing for 'Beachy Bungalow' with the URL https://www.airbnb.com/rooms/629686640406560777?source_impression_id=p3_1662428660_GScKLdBxxKArxlpn. The listing is priced at \$100 per night with a 5.0-star rating from 5 reviews. Five reviews are visible, each with the reviewer's name, profile picture, and date circled in red:

- Brian** (August 2022): Loved the location. One block to the inner coastal (watch the sunrise) one block to the beach(watch the sunset). Matthew was always quick to respond.
- Courtney** (August 2022): It was great, convenient. I would stay there again!
- Yosi** (July 2022): Mathew is a gracious, accommodating, wonderful host. The bungalow was clean, private and well stocked with anything you may need... [Show more >](#)
- Jorge** (July 2022): Incredible hosting. Will def return here. Everything was there. Kitchen fully equipped. Loved it in every sense.
- Michael** (June 2022): Great place for a couple! Very clean very close to beach.

The Windows taskbar at the bottom shows the system time as 9:44 PM on 9/5/2022, which is also circled in red.

102 13th 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: 102 13TH AVE

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

Name of Property Owner(s): DASSANI, NETHAL and GITA

Case No.: 20220596 Code Enforcement Manager: Peyt Dewar

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

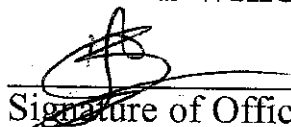
AFFIDAVIT OF POSTING

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 10/20/2022

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.
DASSANI, NETHAL and GITA
Respondent(s)

Case Number: 20220596

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 **11/07/2022** 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 **102 13TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

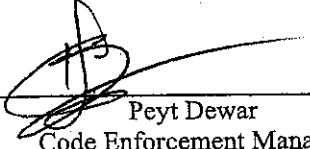
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 10/20/2022



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 #20220597**
City of St. Pete Beach v. Zara, Michael A &
Liang, Chia-Yi
108 18th Ave St. Pete Beach, FL 33706

Date: November 7, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: **Sec. 20.03 Permitted principal uses and structures**

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

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

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

(c) Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this division of the Code.

The property is being advertised more than 3 times in a 12 month period and is in violation.

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

10/06/2022

ZARA, MICHAEL A LIANG, CHIA-YI
834 S BAYSIDE DR TAMPA FL 33609-3634
TAMPA FL 33609-3634

RE: Case Number 20220597
Violation Address: 108 18TH AVE
Parcel ID#: 183216686340060950

Dear Property Owner:

Your property is being advertised more than 3 times in a 12 month period and is in violation of the following code section.

Sec. 20.03 Permitted principal uses and structures

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

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

These violation(s) must be corrected **by 10/11/2022**. 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,

Peyt Dewar
Code Enforcement Manager

CE20220597

- Respondent(s): Michael A Zara and Chia-Yi Liang**
- Violation address: 108 18th Ave**
- Violation(s) description: The property is being advertised as transient occupancy in the PAG Overlay zoning district, in violation of section 20.03 of the Land Development Code of the City of St. Pete Beach**

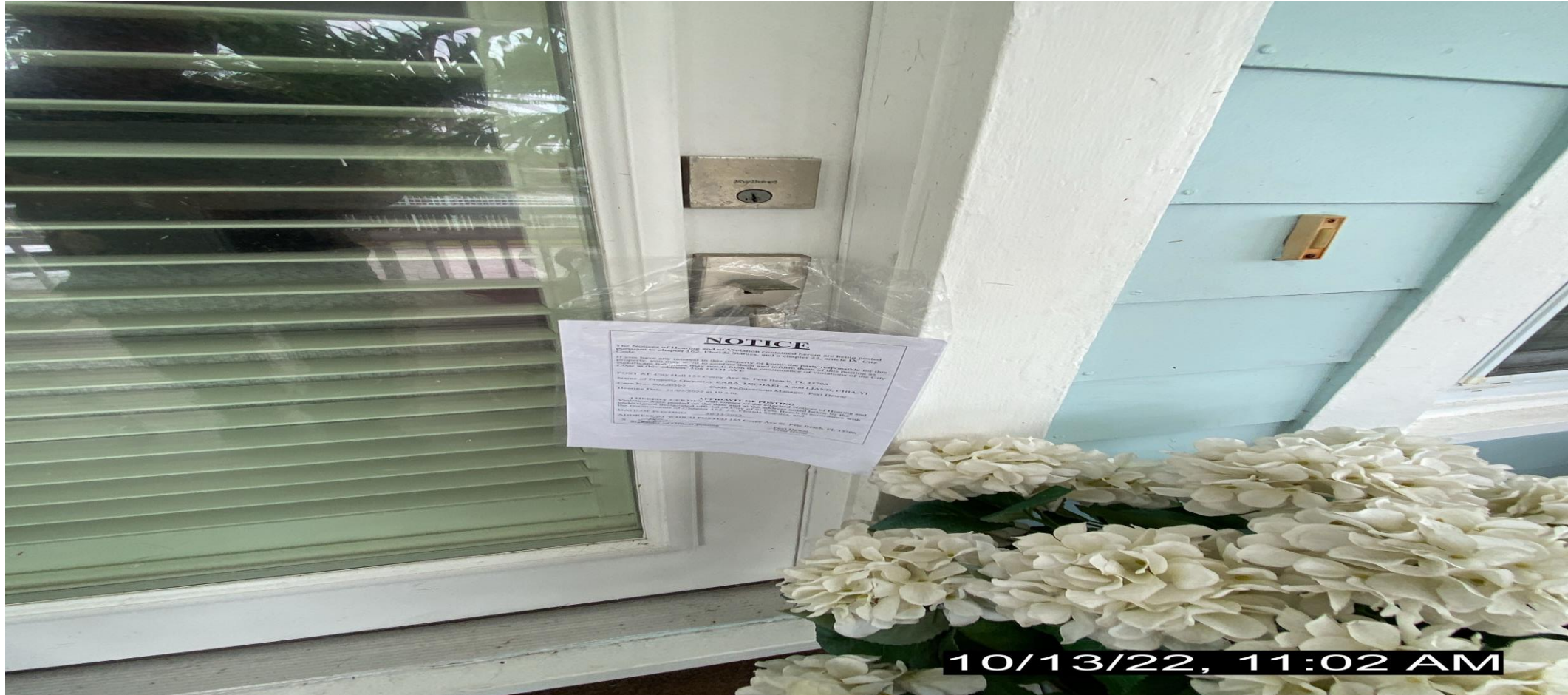
CE20220597

Case Summary

- Initial inspection: 06/29/2022**
- Notice of Violation dated: 10/06/2022**
- Notices of Hearing dated and posted on the property: 10/13/2022**

CE20220597

Affidavit of Posting



108 18th Ave

CE20220597 Online Ad

Pass-A-Grille Key West Style Con

http://www.techtravel.com/vacation-rentals/rental/2222-166152/

TechTravel.com

727-592-2286

LIST WITH US VENUES FREE ACTIVITIES CONCIERGE SERVICES ABOUT US

RENTALS REAL ESTATE GALLERY POLICIES AREA INFO CONTACT US

View Slideshow

Slideshow Map

Unavailable Selected

Select your departure date

Minimum Stay: 3 nights

Clear Dates

Arrival Date Departure Date

Chat now

3:38 PM 6/29/2022

108 18th Ave

CE20220597 Online Ad

Pass-A-Grille Key West Style Con X +

https://www.techtravel.com/vacation-rentals/rental/2222-166152/

727-592-2286

TechTravel.com

LIST WITH US VENUES FREE ACTIVITIES CONCIERGE SERVICES ABOUT US

RENTALS RENTALS REAL ESTATE GOLF CART RENTALS POLICIES AREA INFO CONTACT US

View Slideshow

Slideshow Map

Unavailable Selected

Select your departure date

Minimum Stay: 3 nights

Clear Dates

Arrival Date: Sat Sep 24 2022

Departure Date:

Night

Leave a message

10:01 AM 9/16/2022

108 18th Ave

CE20220597 Online Ad

Pass-A-Grille Key West Style Con

http://www.techtravel.com/vacation-rentals/rental/2222-166152/

727-592-2286

TechTravel.com

LIST WITH US VENUES FREE ACTIVITIES CONCIERGE SERVICES ABOUT US

RENTALS REAL ESTATE GOLF CART RENTALS POLICIES AREA INFO CONTACT US

Availability	Description	Amenities	Rates	Reviews
 Slideshow Map			16 17 18 19 20 21 22	
			23 24 25 26 27 28 29	
			30 31	

Unavailable Selected

Select your departure date

Minimum Stay: 3 nights

Clear Dates

Arrival Date: Tue Oct 25 2022

Departure Date:

Nights:

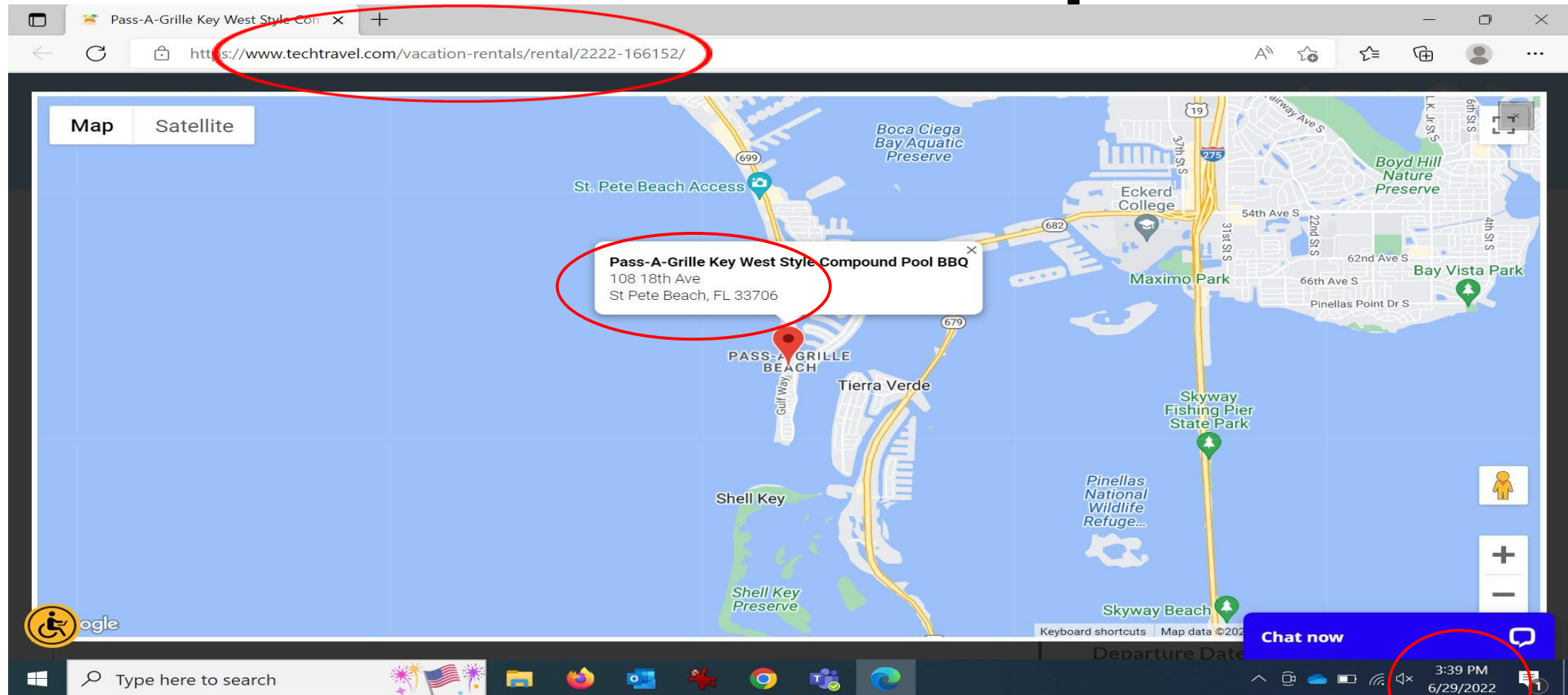
Leave a message

11:30 AM 10/6/2022

108 18th Ave

CE20220597

Online Ad - Map



108 18th Ave

CE20220597 Online Ad

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

Luxury Key West Style Guest House on Historic Pass-A-Grille Beach Pool BBQ

Share Saved

June 2022 July 2022

Clear dates

Minimum stay varies

Close

Check In Check Out

Guests

Check availability

Contact host

Property # 7909515ha

Report this property

About Policies Amenities Reviews Rooms & beds Map Availability Host

About this rental

House 2 bedrooms Sleeps 4 2 bathrooms 2 full baths Spaces Kitchen - Balcony

3:23 PM 6/29/2022

108 18th Ave

CE20220597 Online Ad

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

Luxury Key West Style Home & Guest Home Historic Pass-A-Grille Beach Pool BBQ

Share Saved

\$1,010 avg/night
★ 4.7 (19 Reviews) · Excellent!

ⓘ Add dates for total pricing

Check In Check Out

Guests

Check availability

Contact host

Property # 7909514ha
Report this property

IT'S TIME TO Unleash YOUR INNER TRAVELER

Bradenton Anna Maria Island Longboat Key
FLORIDA'S WEST COAST
LEARN MORE

June 2022 July 2022

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

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						

3 night minimum stay

Close

+38 photos

About Policies Amenities Reviews Rooms & beds Map Availability Host

About this rental

House 4 bedrooms 4 bathrooms Spaces

Type here to search

2:54 PM 6/29/2022

108 18th Ave

CE20220597 Online Ad

Luxury Key West Style Home on Historic Pass-A-Grille Beach Pool BBQ

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

Share Saved

\$251 avg/night
★ 4.9 (25 Reviews) · Wonderful!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Contact host

Property # 7909513ha
Report this property

South Padre Island
SOPADRE.COM

June 2022 July 2022

Minimum stay varies

Close

About Policies Amenities Reviews Rooms & beds Map Availability Host

Viewed 4 times
hours

About this rental

House 2357 sq. ft. 2 bedrooms Sleeps 5 2 bathrooms 2 full baths Spaces Kitchen · Balcony

Type here to search

3:24 PM 6/29/2022

108 18th Ave

CE20220597

Reviews – 1 in March

The screenshot shows a web browser window displaying a VRBO property listing. The browser's address bar shows the URL <https://www.vrbo.com/7909515ha>, which is circled in red. The property listing is for 'Luxury Key West Style Guest House'. The 'Reviews' tab is selected, showing a review by 'robin d.' dated 'Mar 2022' with a 4.5-star rating. The review title is 'Beautiful House in a perfect location', which is circled in red. The review text describes a stay in March 2022, mentioning challenges with an overcharge and check-in, but praising the property's amenities and location. The host's response is 'Thank you for your review.' The right sidebar shows a price of '\$224 avg/night', a 4.8-star rating from 24 reviews, and a 'Wonderful!' badge. It also includes a 'Check availability' button and a 'Contact host' link. The bottom of the browser window shows the Windows taskbar with the date and time '3:04 PM 6/29/2022' circled in red.

Published Mar 26, 2022

Beautiful House in a perfect location
4/5 ★★★★★ Stayed Mar 2022
robin d.

We had challenges with an overcharge and still unclear if it was VBRO or the property manager. We also had challenges with check in but despite this, we had a wonderful stay and no complaints about the homes. We rented both houses so we would have the property to ourselves. The houses are tastefully furnished with plenty of towels and beach towels, kitchen items, etc. Lots of outdoor games, ample pool side seating, beautiful pool, etc. Highly recommend this property.

Published Mar 12, 2022

Host's response:
Thank you for your review.

1-5 of 24

Rooms & beds
Bedrooms: 2 (Sleeps: 4)

\$224 avg/night
★ 4.8 (24 Reviews) · Wonderful!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Contact host

Property # 7909515ha
Report this property

3:04 PM 6/29/2022

108 18th Ave

CE20220597

Reviews – 1 in March

The screenshot shows a web browser window displaying a VRBO listing for 'Luxury Key West Style Guest House'. The URL in the address bar is 'https://www.vrbo.com/7909515ha'. The listing page features a navigation bar with links for 'About', 'Policies', 'Amenities', 'Reviews', 'Rooms & beds', 'Map', 'Availability', and 'Host'. The 'Reviews' tab is selected. A review by 'Ashley B.' is highlighted with a red circle. The review title is 'Outstanding Vacation Home', and it has a 5/5 star rating. The review text describes a positive experience, mentioning the property manager's helpfulness, the spotless condition, the location, and the overall satisfaction. The review was published on March 26, 2022. On the right side of the listing, the price is shown as '\$224 avg/night' with a 4.8 star rating from 24 reviews. There are buttons for 'Check In', 'Check Out', 'Guests', 'Check availability', 'Contact host', and 'Report this property'. The Windows taskbar at the bottom shows the time as 3:03 PM on 6/29/2022.

Outstanding Vacation Home
5/5 ★★★★★ Stayed Mar 2022
Ashley B.

Rating Details:

The property manager was very helpful.

The vacation rental was spotless.

I was very happy with the location.

I was very satisfied with the condition of the vacation rental.

Overall, I recommend this vacation rental.

Reviewer Comments:

We had such an amazing experience staying at this excellently appointed VRBO just steps from the beach with a beautiful private pool and gorgeous outdoor BBQ area/grill.

We had 2 families with a range of kids from 2-15 and there was something for everyone to do and hang out. It's so close to the beach that the older kids could come and go and so close to town that they could walk the 5-6 blocks to go get ice cream (or walk on the beach to town!). The kitchen had everything we needed to cook fabulous meals from the local fish market 2 blocks away and we rented a boat for the day from the pass-a-grill marina also just 2 blocks away! We barely needed our car as everything is so close! We would highly recommend this luxurious VRBO to anyone wanting to have a wonderful beach vacation with the added comfort and class of a higher end home! The wrap around porch and views of the sunset from the front porch are breathtaking! Gorgeous to sit out for breakfast, dinner or all day lounging!

Very responsive and helpful management company!

Can't wait to return!

Thank you for a great stay!

Published Mar 26, 2022

\$224 avg/night
★ 4.8 (24 Reviews) · Wonderful!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Contact host

Property # 7909515ha
Report this property

3:03 PM
6/29/2022

108 18th Ave

CE20220597

Reviews – 1 in April, 1 in May

The screenshot shows a web browser window displaying a VRBO property listing. The browser's address bar shows the URL <https://www.vrbo.com/7909515ha>. The property listing includes a navigation menu with links for About, Policies, Amenities, Reviews, Rooms & beds, Map, Availability, and Host. The property price is listed as \$224 avg/night with a 4.8 rating from 24 reviews, labeled as 'Wonderful!'. Two reviews are visible, both circled in red:

- Review 1:** "great house, onwer not responsive" (Note the typo 'onwer'). The reviewer is Roy L., who stayed in May 2022. The rating is 4/5 stars. The review text states: "Rating Details: The property manager was very unhelpful. The vacation rental was spotless. I was very happy with the location. I was very satisfied with the condition of the vacation rental. Overall, I recommend this vacation rental. Reviewer Comments: the house was great! only great things to say about the property.
I tried to contact the owner several times, he did not answer my questions Published May 12, 2022".
- Review 2:** "Spring Break 2022". The reviewer is J Chad B., who stayed in April 2022. The rating is 5/5 stars. The review text states: "Rating Details: The property manager was very helpful. The vacation rental was spotless."

On the right side of the page, there are buttons for 'Check In', 'Check Out', 'Guests', 'Check availability', 'Contact host', and 'Report this property'. The Windows taskbar at the bottom shows the time as 3:02 PM on 6/29/2022, which is also circled in red.

108 18th Ave

CE20220597

Reviews – 1 in April

Luxury Key West Style Home & G...
https://www.vrbo.com/7909514ha

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

Gorgeous property
5/5 ★★★★★ Stayed Apr 2022
Erin E.

Rating Details:

The property manager was more than helpful.

The vacation rental was spotless.

I was very happy with the location.

I was very satisfied with the condition of the vacation rental.

Overall, I recommend this vacation rental.

Reviewer Comments:

This property is gorgeous. We rented the whole property (main house and guest house). It's steps away from the beach, had a private pool that we loved and felt very safe. There are also restaurants and shops within walking distance. The property provided pretty much everything we needed except food. Kitchen was fully stocked. Bathrooms had plenty of towels and travel size bathroom products. The kitchen / dining room space was so big and the porch was perfect for morning coffee or drinks at night. The guest house was perfect for extra guests, but we mostly all hung out in the main house or at the pool / beach. This area is very peaceful. Though there was lots of vacationers in the area it is a quieter area on the beach. I would definitely recommend this property to anyone but save up. You get what you pay for.

Published Apr 2, 2022

Absolutely Perfect, With One Small Problem
4/5 ★★★★★ Stayed Nov 2021
Lynn C.

\$1,010 avg/night
★ 4.7 (19 Reviews) · Excellent!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Contact host

Property # 7909514ha
Report this property

South Padre Island
SOPADRE.COM

Type here to search

2:59 PM
6/29/2022

108 18th Ave

CE20220597

Reviews – 1 in May

The screenshot shows a web browser window displaying a VRBO listing. The address bar shows the URL <https://www.vrbo.com/7909514ha>, which is circled in red. The listing is for a property named "Luxury Key West Style Home & G". The navigation menu includes "About", "Policies", "Amenities", "Reviews", "Rooms & beds", "Map", "Availability", and "Host". The "Reviews" tab is selected. A review by "Russell J." is highlighted with a red circle. The review is titled "Review of 18th Avenue rental / pass a grille Florida" and has a rating of 4/5 stars. The review text is as follows:

Published Jun 20, 2022

Review of 18th Avenue rental / pass a grille Florida
4/5 ★★★★★ Stayed May 2022
Russell J.

Rating Details:

The vacation rental was very clean.

I was more than happy with the location.

I was more than satisfied with the condition of the vacation rental.

Overall, I recommend this vacation rental.

Reviewer Comments:

This is the second year for our rental of this property for our annual family vacation. Since last year little has changed. Here are some suggested improvements; the apartment rental in back has problems; termites and bed in upper room bends to much toward center making the bed not good for sleep. Our family had to use sofa bed on main floor of apt. for good and comfortable sleep. Tile around pool is to slippery especially for children. This place really needs ceiling fans on the front porch for comfort. AC is unreliable once set on a specific temperature, especially at night. We might consider change next year / terribly expensive for amenities provided! Still awaiting partial refund for having to deal with termites for a week !!! Would appreciate some communication from ownership or management company!

Published May 30, 2022

On the right side of the listing, the price is \$1,010 avg/night with a 4.7 star rating from 19 reviews, labeled "Excellent!". There are fields for "Check In", "Check Out", and "Guests", and a "Check availability" button. Below these are links for "Contact host" and "Report this property". The property number is listed as "Property # 7909514ha".

At the bottom right of the browser window, the system clock shows "3:17 PM 6/29/2022", which is circled in red.

108 18th Ave

CE20220597

Reviews – 1 in June

The screenshot shows a web browser window displaying a VRBO property listing. The browser's address bar shows the URL <https://www.vrbo.com/7909514ha>. The property is titled "Luxury Key West Style Home & G". The listing features a price of \$1,010 per night, a 4.7-star rating from 19 reviews, and an "Excellent!" status. A sidebar on the right contains booking information, including check-in and check-out dates, the number of guests, and a "Check availability" button. The main content area displays "19 Reviews" with a 4.7-star average. A specific review titled "Wonderful Stay" by Christina W., dated June 2022, is highlighted with a red circle. The review text includes: "The property manager was very helpful.", "The vacation rental was spotless.", "I was very happy with the location.", "I was very satisfied with the condition of the vacation rental.", "Overall, I recommend this vacation rental.", and "The house is so beautiful! Wonderfully decorated, very clean, pool is awesome, and steps away from the beach." The review was published on June 20, 2022. In the bottom right corner of the Windows taskbar, the system clock shows 2:56 PM on 6/29/2022, which is also circled in red.

19 Reviews
★ 4.7 · Excellent!

Wonderful Stay
5/5 ★★★★★ Stayed Jun 2022
Christina W.

Rating Details

The property manager was very helpful.

The vacation rental was spotless.

I was very happy with the location.

I was very satisfied with the condition of the vacation rental.

Overall, I recommend this vacation rental.

Reviewer Comments:

The house is so beautiful! Wonderfully decorated, very clean, pool is awesome, and steps away from the beach.

Published Jun 20, 2022

\$1,010 avg/night
★ 4.7 (19 Reviews) · Excellent!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Contact host

Property # 7909514ha
Report this property

IT'S TIME TO
Unleash
YOUR INNER
TRAVELER

Bradenton
Anna Maria Island
Longboat Key
FLORIDA'S WEST COAST

LEARN MORE

Type here to search

2:56 PM
6/29/2022

108 18th Ave

CE20220597

Reviews – 1 in February, 1 in April

The screenshot shows a web browser window with the URL <https://www.vrbo.com/7909513ha>. The page displays a listing for a 'Luxury Key West Style Home on ...'. The navigation bar includes links for About, Policies, Amenities, Reviews, Rooms & beds, Map, Availability, and Host. The 'Reviews' tab is selected.

Two reviews are highlighted with red circles:

- Beautiful Beach House**
5/5 ★★★★★ Stayed Apr 2022
Teresa B. United States
Rating Details:
The property manager was very helpful.
The vacation rental was spotless.
I was very happy with the location.
I was satisfied with the condition of the vacation rental.
Overall, I recommend this vacation rental.
Reviewer Comments:
This was a wonderful experience for myself, my husband, daughter and son in-law. Perfect location, amazing views and beautiful decor. The home was sparking clean. We enjoyed the pool in the evenings and the beach during the day.
The couch in the living room was very odd. If you sat on it, you would slide off immediately. I would recommend replacing it and add more comfortable chairs in the living room as well.
Everything else was so great that we overlooked this.
Published Apr 16, 2022
- Wonderful Winter Get Away**
5/5 ★★★★★ Stayed Feb 2022
Melissa S.

The right sidebar shows the price at \$251 avg/night, a 4.9 rating from 25 reviews, and a 'Wonderful!' badge. It includes a calendar for check-in and check-out, a 'Check availability' button, and links for 'Contact host' and 'Report this property'. A promotional banner for Fort Myers is also visible.

The Windows taskbar at the bottom shows the search bar and various application icons. The system clock indicates 3:01 PM on 6/29/2022.

108 18th Ave

CE20220597

Reviews – 1 in May, 1 in June

Luxury Key West Style Home on | x

https://www.vrbo.com/7909513ha

This site has coupons!

About Policies Amenities **Reviews** Rooms & beds Map Availability Host

Great Beach House and Location
5/5 ★★★★★ Stayed Jun 2022
Shawn H.

The property was great and just a half a block from the 18th Ave Pass-A-Grille beach access area. It was a perfect beach house for a beach getaway. Patio and pool space was awesome. Off street parking and can walk to the beach. A wagon and all the beach supplies like chairs, umbrellas, and sand toys for the kids. Close to local restaurants. We love this beach for how much quieter it is than the other beach towns up Gulf Blvd. We definitely want to come back again!

Published Jun 24, 2022

108 18th avenue
5/5 ★★★★★ Stayed May 2022
Susan B.

Rating Details:

The property manager was very helpful.

The vacation rental was spotless.

I was very happy with the location.

I was very satisfied with the condition of the vacation rental.

Overall, I recommend this vacation rental.

Reviewer Comments:

\$251 avg/night
★ 4.9 (25 Reviews) · Wonderful!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Contact host

Property # 7909513ha
Report this property

Uniquely Granbury

SHOP · DINE · PLAY · STAY

VISIT GRANBURY TEXAS

Type here to search

2:52 PM 6/29/2022

108 18th 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: 108 18TH AVE

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

Name of Property Owner(s): ZARA, MICHAEL A and LIANG, CHIA-YI

Case No.: 20220597 Code Enforcement Manager: Peyt Dewar

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

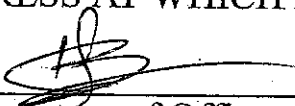
AFFIDAVIT OF POSTING

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 10/13/2022

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: 20220597

vs.

ZARA, MICHAEL A and LIANG, CHIA-YI
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 **11/07/2022** 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 **108 18TH 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 10/13/2022



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. 20220048
City of St. Pete Beach v. Sembler Sandra Rev Trust
Address: 107 26th Ave #2, St Pete Beach, FL 33706

Date: November 7, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: Status update as ordered by the Special Magistrate to resume discussion of the case, and that the Special Magistrate reserves any decision on the imposition of a fine and administrative cost.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Sembler Order

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220048

ADDRESS: 107 26th Ave., #2

**SANDRA SEMBLER REVOCABLE
TRUST,**

Respondent(s).

_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

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

IT IS ADJUDGED that the Respondent's unopposed *ore tenus* Motion for Continuance of the April 11, 2022, hearing is hereby **GRANTED**. This matter is continued until the May 9, 2022, Code Enforcement Special Magistrate Hearing, beginning at 10:00am.

DONE AND ORDERED in Clearwater, Pinellas County, Florida on this 13th day of April 2022.


Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to the Respondent's Counsel, John M. Hamilton, III, Esq., Hamilton Law, PLLC, at jhamilton@hamiltonlawfl.com on April 13, 2022.

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

Agenda Report

Issue Considered: **Case #20220583**
 City of St. Pete Beach v Pineapple House @ PAG
 LLC
 105 21st Ave St. Pete Beach, FL 33706

Date: November 7, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: The property was found in violation of section 20.03, by the Special Magistrate on March 14, 2022, for short-term rental. This constitutes a repeat violation of the section mentioned above.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Notice of Repeat Violation
 2. Pineapple House Order



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

NOTICE OF REPEAT VIOLATION

10/27/2022

PINEAPPLE HOUSE @ PAG LLC
416 13TH AVE NE
ST PETERSBURG, FL 33701-1307

RE: Case Number 20220583
Violation: Short-term rental
Violation Address: 105 21ST AVE
Parcel ID#: 183216686340100680

Dear Property Owner:

Review(s) online indicate that you have rented your property less than monthly as was ordered by the Special Magistrate.

Your property was found in violation by the Special Magistrate on March 14, 2022, for the same violation (section 20.03). 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 11/07/2022 at 10:00am.

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

Sincerely,

Patrick Hawk - signing on behalf of Peyt Dewar
Code Enforcement Officer

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20210654
ADDRESS: 105 21st Ave.**

PINEAPPLE HOUSE @ PAG LLC,

Respondent(s).

_____ /

FINAL ADMINISTRATIVE ORDER AND ORDER IMPOSING FINES

This case came before the Special Magistrate on March 14, 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 R. McConnell and Code Enforcement Supervisor Peyt Dewar.
2. Vivian Hearld appeared on behalf of Respondent. Ms. Hearld possessed the requisite authority to represent Respondent.
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 violation of the City's Land Development Code but failed to bring the property into compliance within the period required by the City.

Section 20.03. – Permitted principal uses and structures.

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

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

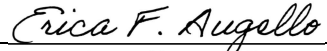
will be permitted, if the building meets the standards set forth in this division of the Code.

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.
6. Respondent testified that the property is now in compliance.

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. The property is now in compliance. No fines will be assessed, but Respondent shall be assessed all reasonable administrative costs of the City related to the investigation and prosecution of this case.
8. 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.
9. Respondent is ordered to immediately cease renting the property for a term less than thirty (30) days until March 2023.
10. It is Respondent's responsibility to notify the City that the property is in compliance, if applicable.
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 March 14, 2022.


Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent by regular U.S. Postal Service mail to the Respondent at 416 13th Ave NE, St. Petersburg, Florida 33701-1307 on March 14, 2022.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but

shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for the submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

Agenda Report

Issue Considered: **Case #20220582**
 City of St Pete Beach v. Ferguson, Robert H
 Ferguson
 100 15th Ave, St Pete Beach, Fl 33706

Date: November 7, 2022

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: The property was found in violation of section 20.03,
 by the Special Magistrate on May 11, 2022, for short-
 term rental. This constitutes a repeat violation of the
 section mentioned above.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Notice of Repeat Violation
 2. Ferguson Order



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

NOTICE OF REPEAT VIOLATION

10/28/2022

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

RE: Case Number 20220582
Violation: Short-term rental
Violation Address: 100 15TH AVE
Parcel ID#: 183216954540050100

Dear Property Owner:

Reviews online indicate that you have rented your property less than monthly as was ordered by the Special Magistrate.

Your property was found in violation by the Special Magistrate on May 11, 2022, for the same violation (section 20.03). 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 11/07/2022 at 10:00am.

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

Sincerely,

Patrick Hawk - signing on behalf of Peyt Dewar
Code Enforcement Officer

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: 20220251
ADDRESS: 100 15th AVENUE
ST. PETE BEACH, FL 33706**

**ROBERT H. FERGUSON, AND
JANICE A. FERGUSON,**

Respondents.

**FINDINGS OF FACT AND ORDER ISSUING A FINE AND RESTRICTING
FUTURE SHORT-TERM RENTALS**

This case comes before the Special Magistrate on May 9, 2022, and after hearing testimony and receiving evidence, the Special Magistrate issues the following findings of fact and order:

1. The City was represented by Assistant City Attorney Matthew McConnell, Community Development Director Michelle Gonzalez, Code Enforcement Supervisor Peyt Dewar, and Code Enforcement Officer Jordan Hoft.
2. The Respondents appeared by Robert Ferguson, one of the owners of record.
3. The Respondents own the subject property, and legally required notice of this proceeding was served on the Respondents in accordance with applicable law.
4. The Respondents were the subject of an order issued by Special Magistrate Erica Augello on December 2, 2021, in which order the Special Magistrate found that the Respondents had violated the short-term rental restrictions by advertising and booking rentals having a duration of less than 30 days more than the allowed three times per year.
5. The December 2, 2021, order prohibited the Respondents from offering or allowing the property for any short-term rentals of less than 30 days through October 31, 2022. The order specifically provided that the Respondents were ordered to "immediately cease renting the property for a term less than thirty (30) days through October 2022." The Special Magistrate did not impose a fine for the violations that predated the entry of the order.
6. On April 21, 2022, the Respondents were notified that the Respondents were in violation of Section 20.03(b) of the Land Development Code for being a repeat violator by

advertising online that the property was available for rentals of less than 30 days in violation of Section 20.03(b).

7. The City submitted screen shots of online rental platforms showing that the Respondents' property had been rented for less than 30 days on multiple occasions and that the property was advertised as available for rentals of less than 30 days. The City also submitted tenant reviews from the VRBO platform showing that the property had been rented for less than 30 days after the December 2, 2021, order had been issued.
8. The Respondents through Mr. Ferguson asserted that they did not interpret the December 2, 2021, order as requiring them to cancel all short-term rentals that had been booked *before* December 2, 2021, and that they understood the order to prohibit them from accepting any new short-term rental bookings after December 2, 2021. The Respondents submitted screen shots showing that all the short-term rentals after December 2, 2021, had been booked before December 2, 2021, and that Mr. Ferguson interpreted the order as allowing the preexisting bookings to stand. The Respondents have cancelled all short-term rentals that were booked for stays after May 9, 2022.
9. The City requested the issuance of an order prohibiting any advertising of the property for any rentals of less than 30 days and the cancellation of any future rentals of less than 30 days.

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

1. The Respondents violated Section 20.03(b) of the Land Development Code by keeping and not cancelling the short-term rentals of less than 30 days that were booked for dates after December 2, 2021. The Special Magistrate finds that the order issued by the Special Magistrate on December 2, 2021, was clear and unequivocal in prohibiting all short-term rental of less than 30 days after December 2, 2021, and that the December 2nd order cannot be construed as permitting the Respondents to maintain the existing short-term rentals that had already been booked for stays after December 2, 2021.
2. The Respondents are repeat violators as that term is defined in Section 162.4(5), *Florida Statutes*.
3. A fine in the total amount of **\$12,000.00** is imposed against the Respondents which represents a fine of \$171.43 per day for 70 days that the Respondents were in violation of the Special Magistrate's order entered on December 2, 2021, based on evidence showing the screen shots of short-term rentals that occurred after December 2, 2021.
4. The Respondents (have already) but will confirm that they have cancelled any short-term rentals that were booked for stays of less than 30 days beginning after May 9, 2022.

5. The Respondents are prohibited from offering or advertising the rental of the property for less than 30 days as would otherwise have been permitted under Section 20.03(b) through May 9, 2023.
6. The Respondents shall provide the City with a printout of the Respondents' future rental history through May 9, 2023, showing that the Respondents have no short-term rentals of less than 30 days booked for the property. The printout or other documentary evidence shall be provided to the City by emailing it to codeenforcement@stpetebeach.org or submitting a hard copy of the printout to the City Code Enforcement Department by May 31, 2022.
7. The Respondents shall pay administrative costs as calculated by the City in accordance with the applicable provisions of Chapter 22, Article IX, of the Code of Ordinances. The City shall submit a written statement of administrative costs to the Respondents.
8. If the Respondents violate Section 20.03(b) of the Land Development Code in the future, the Respondents shall be deemed to be a "repeat violator" as that term is defined in Section 162.4(5), *Florida Statutes* and in the City Code and will be subject to fines and penalties as provided in Section 162.09, *Florida Statutes*.
9. In accordance with Section 22-279 of the City Code, the Respondents may request a hearing to challenge the fine amount within 20 days of the entry date of this order. The request must be submitted to the City in writing and submitted to the City Clerk or emailed to the following email address (and no other City email address): codeenforcement@stpetebeach.org. An order imposing a fine shall not be filed as lien until the latter of the expiration of such 20-day notice period, or the completion of such timely requested challenge. A challenge to an order imposing a fine shall be limited to a consideration of only such new findings necessary to impose an appropriate fine and create a lien.

Order entered on May 11, 2022.

Thomas A. Thanas

Thomas A. Thanas
Special Magistrate

A copy of this Order was sent by email to the Respondents at rferg1029@gmail.com on May 11, 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*.