



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, February 13, 2023
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. 20220614

City of St. Pete Beach v. Rieli Brothers Property LLC

Address: 445 70th Ave. St. Pete Beach FL 33706

Sec. 33.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the CC2 Commercial Corridor Gulf Blvd District.

B. Case No. 20220664

City of St. Pete Beach v. James and Diane Grimm

Address: 7050 Sunset Way #35 St. Pete Beach FL 33706

Sec. 11.2. - Permitted principal uses and structures.

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

(a) Residential dwellings—Detached single-family, multifamily and two-family. Such dwellings shall not be used for transient occupancy.

C. Case No. 20220647

City of St. Pete Beach v. Rodijames Santos and Maria Rica Inton-Santos

Address: 505 66th Ave #4 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.

D. Case No. 20220645

City of St. Pete Beach v. Roberto Martinez Castaneda and Yaneisy Maria Contreras

Address: 505 66th Ave #10 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.

E. Case No. 20220662

City of St. Pete Beach v. Denys Glushkov and Maryna Shevchenko

Address: 2403 W Vina Del Mar Blvd. 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.

F. Case No. 20220685

City of St. Pete Beach v. Myna Investments LLC

Address: 562 71st Ave. St. Pete Beach FL 33706

Sec. 36.4. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Upham Beach Village District.

G. Case No. 20220670

City of St. Pete Beach v. Stephanie Bandur

Address: 316 43rd Ave. St. Pete Beach FL 33706

Sec. 9.2. - Permitted principal uses and structures.

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

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

H. Case No. 20220680

City of St. Pete Beach v. Stephen G Parks

Address: 420 80th Ave St. Pete Beach FL 33706

Sec. 32.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or conditionally permitted herein are hereby prohibited in the CC1 Commercial Corridor Blind Pass Road District.

I. Case No. 20220691

City of St. Pete Beach v. John and Donna Denisco

Address: 2105 Pass A Grille Way 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:

(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.

5. Old Cases
6. Repeat Violation
7. Lien Reductions

A. Case No. 20220577

City of St. Pete Beach v. Christopher Padgett

Address: 544 72nd Ave, St Pete Beach, Fl 33706

Sec. 36.4. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted

herein are hereby prohibited in the Upham Beach Village District.

B. Case No. 20220578

City of St. Pete Beach v. Mark Carlson

Address: 6440 3rd Palm Point St. Pete Beach FL 33706

Lien Reduction hearing.

8. Lien Appeals -

A. Case No. 20220545

City of St. Pete Beach v. Blake and Ivy-Zophia Bevill

Address: 105 17th Ave St. Pete Beach FL 33706

Appeal Hearing.

9. Next Meeting:

10. 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.

AMENDED AGENDA POSTED 2/6/23 TO ADD ITEM 7A CASE No. 20220577 LIEN REDUCTION APPLICATION TO THE AGENDA

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

Agenda Report

Issue Considered: Case No. 20220614
City of St. Pete Beach v. Rieli Brothers Property LLC
Address: 445 70th Ave. St. Pete Beach FL 33706

Date: February 13, 2023

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: **Sec. 33.5. - Prohibited uses and structures.**
All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the CC2 Commercial Corridor Gulf Blvd District.

The property is being advertised as transient occupancy in the CC-2 zoning district, in violation of section 33.5 of the Land Development Code of the City of St. Pete Beach.

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

11/15/2022

RIELI BROTHERS PROPERTY LLC
209 HESPERIDES ST
TAMPA, FL 33609

RE: Case Number 20220614
Violation Address: 445 70TH AVE
Parcel ID#: 363115050940260010

Dear Property Owner:

Your property is being advertised online for short term rental which is prohibited in your zoning district. You are in violation of the following section:

Sec. 33.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the CC2 Commercial Corridor Gulf Blvd District.

These violation(s) must be corrected **no later than 11/20/2022**. 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,

Peyton Dewar
Code Enforcement Manager

CE20220614

- Respondent(s): Rieli Brothers Property LLC**
- Violation address: 445 70th Ave**
- Violation(s) description: The property is being advertised as transient occupancy in the CC-2 zoning district, in violation of section 33.5 of the Land Development Code of the City of St. Pete Beach**

CE20220614

Case Summary

- Initial inspection: 10/13/2022**
- Notice of Violation dated: 11/15/2022**
- Notices of Hearing dated and posted on the property: 12/01/2022**

CE20220614

Affidavit of Posting



445 70th Ave

CE20220614

Online ad

Lovely 2 bedroom apartment on x

https://www.airbnb.com/rooms/728933162499463404?source_impression_id=p3_1665694948_Xb%2FP%2BbmsqNjnHepj&check_...



Entire rental unit hosted by Daryl

7 guests · 2 bedrooms · 3 beds · 1 bath

aircover

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

[Learn more](#)

\$187 \$150 night

CHECK-IN 10/18/2022	CHECKOUT 10/19/2022
GUESTS 1 guest	

Reserve

5:03 PM
10/13/2022

445 70th Ave

CE20220614

Online ad

Lovely 2 bedroom apartment on ...

https://www.airbnb.com/rooms/728933162499463404?source_impression_id=p3_1665694948_Xb%2FP%2BbmsqNjnHepj&check_...

Photos Amenities Reviews Location

1 night in St. Pete Beach
Oct 18, 2022 - Oct 19, 2022

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
30	31					

November 2022

Su	Mo	Tu	We	Th	Fr	Sa
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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			

1 guest

Reserve

You won't be charged yet

\$187 x 1 night	\$187
Special offer	-\$37
Cleaning fee	\$110
Service fee	\$37
Total before taxes	\$297

Special offer: \$37 off this home. This host is offering a one-time deal to the first 3 guests who book a trip between now and Jan 9.

Type here to search

5:04 PM 10/13/2022

445 70th Ave

CE20220614

Online ad

Lovely 2 bedroom apartment on ...

https://www.airbnb.com/rooms/728933162499463404?source_impression_id=p3_1667913627_HJOAf2z0ld%2BVxN5P#availability...



Show all photos

Entire rental unit hosted by Daryl
7 guests · 2 bedrooms · 3 beds · 1 bath

aircover

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

[Learn more](#)

Five minute walking distance to the popular St. Pete Beach and ...
Have fun with the whole family (even dogs) at this stylish beach ...
Beautiful balcony and patio set, to watch the Florida sunset, and ...
dogs to run. (Two dogs maximum, please.)

The space

Select dates
Minimum stay: 2 nights

\$207 night [2 reviews](#)

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

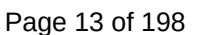
November 2022							December 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5				1	2	3	
6	7	8	9	10	11	12	4	5	6	7	8	9	10
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20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30				25	26	27	28	29	30	31

Type here to search

8:20 AM
11/8/2022

445 70th Ave

445 70th Ave



CE20220614

Online reviews

Lovely 2 bedroom apartment on ...

https://www.airbnb.com/rooms/728933162499463404?source_impression_id=p3_1673556738_hos%2B1%2BXE68OdRipH

Photos Amenities Reviews Location

\$194 night
★ 5.0 · 7 reviews [Check availability](#)

Colin
January 2023
Great location and everything you need for a great stay near the beach. Daryl was very quick to respond and communicate.

Molly
November 2022
A super cute private hideaway extremely close to everything for a great price

Christian
November 2022
Great place! Easy parking right outside and no disturbance from business below at all. Nicely decorated and setup for our visit, thanks!

Daphene
December 2022
This is a great pet friendly place with restaurants that are pet friendly with walking distance. Very quiet inside, comfortable and outside deck with dog gate at top was fantastic to relax.

Katie
November 2022
Cozy, well-appointed space in a superb location. Interesting architecture with contemporary amenities. Walk to beach, excellent restaurants, and shopping. Great hosts!

Terry
November 2022
I recommend this place to everyone, above and beyond expectations

Type here to search

3:52 PM
1/12/2023

445 70th Ave

CE20220614

Summary of reviews

4 in November
1 in January

445 70th 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: 445 70TH AVE

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

Name of Property Owner(s): RIELI BROTHERS PROPERTY LLC

Case No.: 20220614 Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 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 12/01/2022

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: 20220614

vs.
RIELI BROTHERS PROPERTY 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 02/13/2023 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 **445 70TH 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 12/01/2022


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. 20220664
City of St. Pete Beach v. James and Diane Grimm
Address: 7050 Sunset Way #35 St. Pete Beach FL
33706

Date: February 13, 2023

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: **Sec. 11.2. - Permitted principal uses and structures.**

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

(a) Residential dwellings—Detached single-family, multifamily and two-family. Such dwellings shall not be used for transient occupancy.

The property is being advertised as transient occupancy in the RLM-2 zoning district, in violation of section 11.2 of the Land Development Code of the City of St. Pete Beach.

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

11/23/2022

GRIMM, JAMES GRIMM, DIANE
4125 PARK ST LOT 629
ST PETERSBURG FL 33709

RE: Case Number 20220664
Violation Address: 7050 SUNSET WAY # 35
Parcel ID#: 363115880830000350

Dear Property Owner:

Your property is being advertised on a short-term basis and that is prohibited in your zoning district. You are in violation of the following section:

Sec. 11.2. - Permitted principal uses and structures

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

(a) Residential dwellings—Detached single-family, multifamily and two-family. Such dwellings shall not be used for transient occupancy.

These violation(s) must be corrected **no later than 11/28/2022**. 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

CE20220664

- Respondent(s): James and Diane Grimm**
- Violation address: 7050 Sunset Way #35**
- Violation(s) description: The property is being advertised as transient occupancy in the RLM-2 zoning district, in violation of section 11.2 of the Land Development Code of the City of St. Pete Beach**

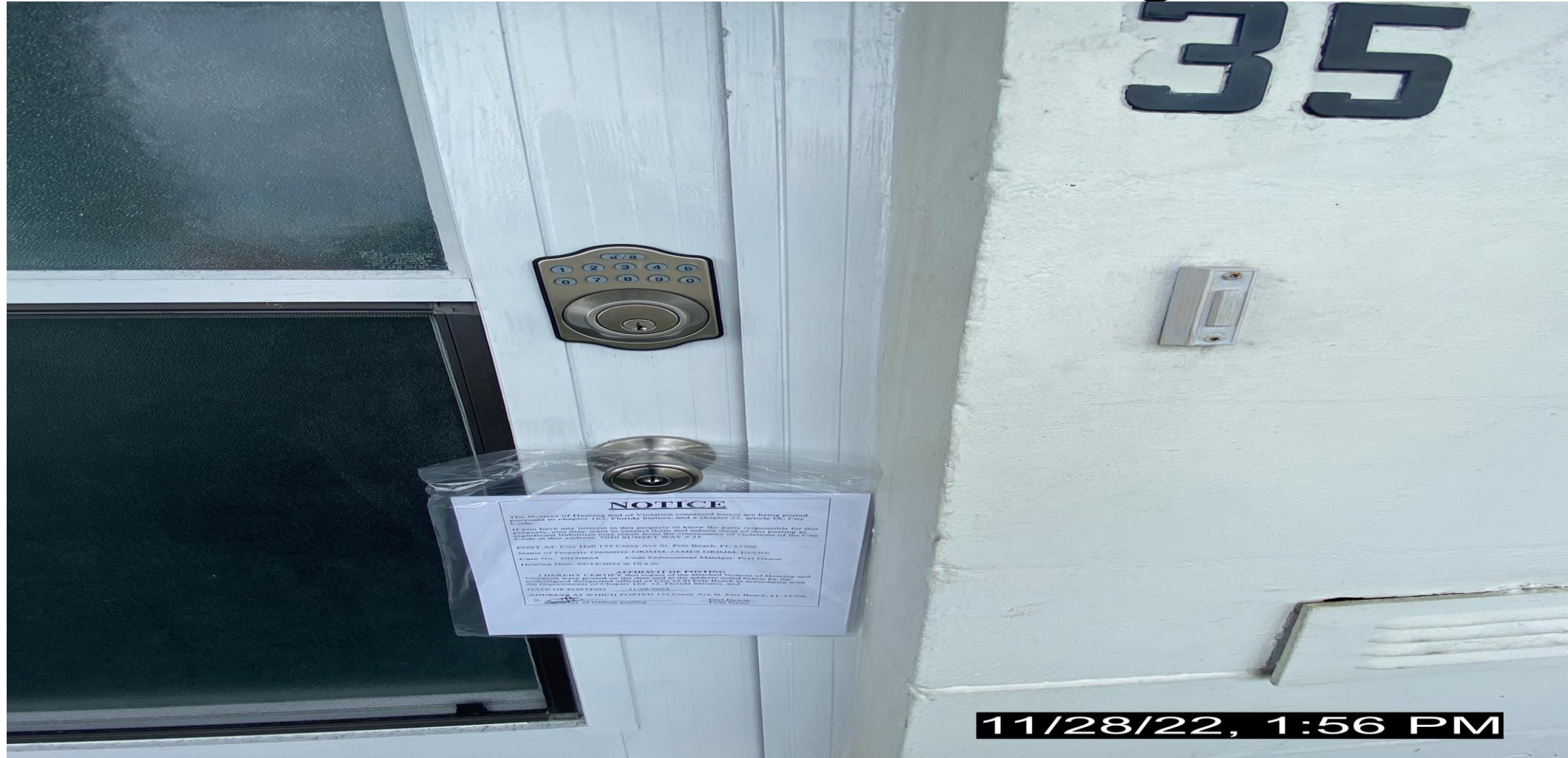
CE20220664

Case Summary

- Initial inspection: 11/20/2022**
- Notice of Violation dated: 11/23/2022**
- Notices of Hearing dated and posted on the property: 11/28/2022**

CE20220664

Affidavit of Posting



7050 Sunset Way #35

CE20220664

Online ad

Beach haven - Apartments for Rent

https://www.airbnb.com/rooms/36868707?source_impression_id=p3_1668970770_p7t7pXvzwcBw9UUM#availability-calen...

Entire rental unit hosted by Diane
2 guests · 1 bedroom · 2 beds · 1 bath

aircover

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

[Learn more](#)

This beautiful condo has water view of the Gulf of Mexico, steps are at Upham beach a 5 mile stretch of sugar white sand. Walk to wonderful restaurants on the water. Beach free rides and trolleys.

The space
Condo equipped with all you need.

Select dates
Minimum stay: 5 nights

\$164 night [2 reviews](#)

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

November 2022

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
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27	28	29	30			

December 2022

Su	Mo	Tu	We	Th	Fr	Sa
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4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

2:01 PM
11/20/2022

7050 Sunset Way #35

CE20220664

Online ad

Beach haven - Apartments for Re x +

https://www.airbnb.com/rooms/36868707?source_impression_id=p3_1669732459_wYJHcDy3DSealnC&guests=1&adults=1&che...

Entire rental unit hosted by Diane
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aircover

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This beautiful condo has water view of the Gulf of Mexico, steps are at Upham beach a 5 mile stretch of sugar white sand. Walk to wonderful restaurants on the water. Beach free rides and troll

The space
Condo equipped with all you need .

Select dates
Minimum stay: 90 nights

\$164 night [2 reviews](#)

CHECK-IN 12/4/2022 x CHECKOUT Add date

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

9:34 AM 11/29/2022

7050 Sunset Way #35

NOTICE

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If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 7050 SUNSET WAY # 35

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

Name of Property Owner(s): GRIMM, JAMES GRIMM, DIANE

Case No.: 20220664 Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 at 10 a.m.

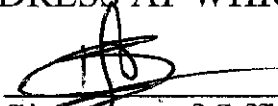
AFFIDAVIT OF POSTING

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 11/28/2022

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: 20220664

vs.

GRIMM, JAMES GRIMM, DIANE
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

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St Pete Beach, Florida 33706

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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 **7050 SUNSET WAY # 35** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURS() ACCORDINGLY,

DATED 11/28/2022



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. 20220647
City of St. Pete Beach v. Rodijames Santos and Maria
Rica Inton-Santos
Address: 505 66th Ave #4 St. Pete Beach FL 33706

Date: February 13, 2023

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: 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 is being advertised as transient occupancy
in the UBV zoning district, in violation of section 36.4
of the Land Development Code of the City of St. Pete
Beach.

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

11/15/2022

RODIJAMES SANTOS & MARIA RICA INTON-SANTOS
3802 SHORESIDE DR
KISSIMMEE, FL 34746-1965

RE: Case Number 20220647
Violation Address: 505 66TH AVE # 4
Parcel ID#: 363115793530000040

Dear Property Owner:

Your property is being advertised on a short-term basis and that is prohibited in your zoning district. You are in violation of the following section:

Sec. 36.4. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Upham Beach Village District.

These violation(s) must be corrected **no later than 11/20/2022**. 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,

Feyt Dewar
Code Enforcement Manager

- **Respondent(s): Rodijames Santos and Maria R. Inton-Santos**
- **Violation address: 505 66th Ave #4**
- **Violation(s) description: The property is being advertised as transient occupancy in the UBV zoning district, in violation of section 36.4 of the Land Development Code of the City of St. Pete Beach**

CE20220647

Case Summary

- Initial inspection: 10/17/2022**
- Notice of Violation dated: 11/15/2022**
- Notices of Hearing dated and posted on the property: 12/01/2022**

CE20220647

Affidavit of Posting



505 66th Ave #4

CE20220647

Online ad

Comfy Retreat Special Promo!!! 4 x

facebook.com/marketplace/item/507804594415418



Rental Location



St Pete Beach, FL, 33706

Description

Special promo!!! \$100 per night 1 bd 1 bth condo available for short term rent | fully furnished an...
[See more](#)

Getting Around
Provided by Walk Score®

Walk Score®
67 out of 100
Some errands can be accomplished on foot.

Bike Score®
64 out of 100
Some bike infrastructure.

[Message](#)

Type here to search

3:46 PM
10/17/2022

505 66th Ave #4

CE20220647

Online ad

Comfy Retreat Special Promo!!! 4 x

https://www.facebook.com/marketplace/item/507804594415418

facebook

Email or phone Password Log In Forgot Account?

Marketplace

Search Marketplace

Browse all Your account

+ Create new listing

Filters

St. Pete Beach, Florida · Within 40 miles

Categories

Vehicles Property Rentals Apparel Classifieds



Rental Location



St Pete Beach, FL, 33706

Description

Special promo!!! \$100 per night 1 bd 1 bth condo available for short term rent | fully furnished and conveniently located a block from the white sand beaches 🌊☀️ on the Gulf of Mexico. Walking distance to multiple restaurants, bars, and downtown St. Pete Beach Corey Ave. Fully equipped with all your beach accessories (chairs, umbrella, wagon) parking included for 2 vehicles. Contact us by email: [hidden information] or [hidden information] follow us @comfyseclusionstpetebeach for other properties. See less

Type here to search

10:04 AM 10/27/2022

505 66th Ave #4

CE20220647

Online ad

Comfy Retreat Special Promo!!!

https://www.facebook.com/marketplace/item/507804594415418

facebook

Email or phone Password Log In Forgot Account?

Marketplace

Search Marketplace

Browse all Your account

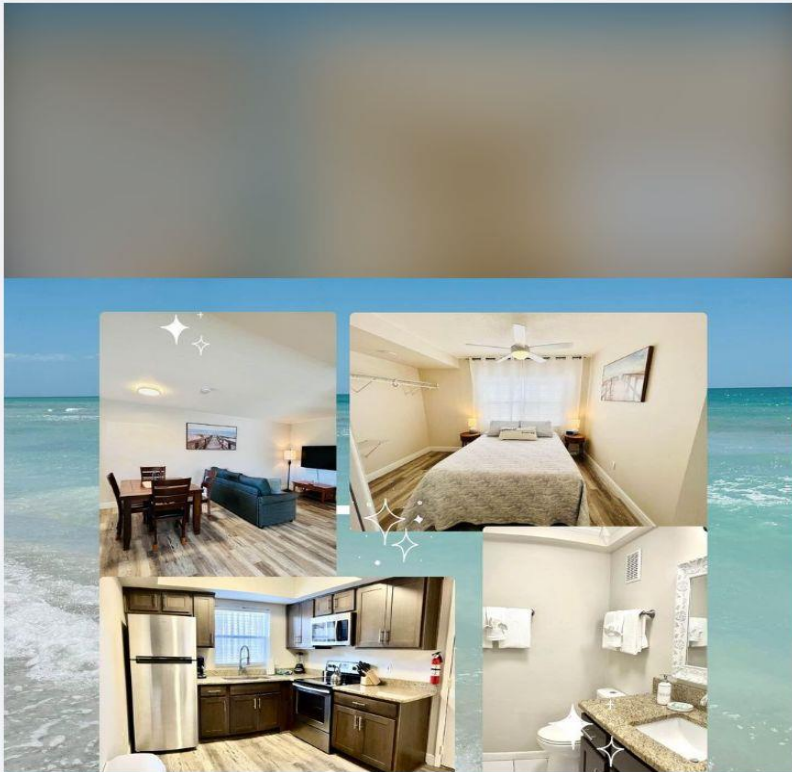
+ Create new listing

Filters

St. Pete Beach, Florida · Within 40 miles

Categories

- Vehicles
- Property Rentals
- Apparel
- Classifieds



Rental Location



St Pete Beach, FL, 33706

Description

1 bd 1 bth condo available for rent, fully furnished and conveniently located a block from the white sand beaches 🌊☀️ on the Gulf of Mexico. Walking distance to multiple restaurants, bars, and downtown St. Pete Beach Corey Ave. Fully equipped with all your beach accessories (chairs, umbrella, wagon) parking included for 2 vehicles. Contact us by email: [hidden information] or [hidden information] follow us @comfyseaclusionstpetebeach for other properties. See less

Type here to search

9:38 AM 11/22/2022

505 66th Ave #4

CE20220647

Online ad showing monthly price

facebook.com/marketplace/item/507804594415418

facebook

Marketplace

Search Marketplace

Browse all

Your account

+ Create new listing

Filters

St. Pete Beach, Florida · Within 40 miles

Categories

- Vehicles
- Property Rentals
- Apparel
- Classifieds
- Electronics
- Entertainment
- Family
- Free Stuff
- Garden & Outdoor
- Hobbies

Comfy Retreat Special Promo!!! 4min walk to St. Pete Beach

\$2,500 / Month

66th Ave, St Pete Beach, FL

500 square feet

Listed over a week ago · Available now

Message Save

Unit Details

- Apartment
- 1 bed · 1 bath
- 500 square feet
- Central AC
- Central heating
- Laundry in building
- Parking available
- Unfurnished
- 1 month Lease

Message

Today's picks

St Pete Beach · 40 mi

11:22 AM 2/1/2023

505 66th Ave #4

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: 505 66TH AVE # 4

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

Name of Property Owner(s): RODIJAMES SANTOS & MARIA RICA
INTON-SANTOS

Case No.: 20220647 Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 at 10 a.m.

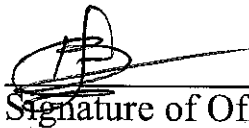
AFFIDAVIT OF POSTING

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 12/01/2022

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: 20220647

vs.

RODIJAMES SANTOS & MARIA RICA INTON-SANTOS
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 **02/13/2023** 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 **505 66TH AVE # 4** 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 12/01/2022



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. 20220645
City of St. Pete Beach v. Roberto Martinez Castaneda
and Yaneisy Maria Contreras
Address: 505 66th Ave #10 St. Pete Beach FL 33706

Date: February 13, 2023

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: 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 is being advertised as transient occupancy in the UBV zoning district, in violation of section 36.4 of the Land Development Code of the City of St. Pete Beach.

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

11/15/2022

CASTANEDA, ROBERTO MARTINEZ / CONTRERAS, YANEISY
MARIA
4157 VANERN WAY
KISSIMMEE FL 34746

RE: Case Number 20220645
Violation Address: 505 66TH AVE # 10
Parcel ID#: 363115793530000100

Dear Property Owner:

Your property is being advertised on a short-term basis and that is prohibited in your zoning district. You are in violation of the following section:

Sec. 36.4. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Upham Beach Village District.

These violation(s) must be corrected **no later than 11/20/2022**. 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,

Eyt Dewar
Code Enforcement Manager



CE20220645

- Respondent(s): Roberto M. Castaneda and Maria Y. Contreras**
- Violation address: 505 66th Ave #10**
- Violation(s) description: The property is being advertised as transient occupancy in the UBV zoning district, in violation of section 36.4 of the Land Development Code of the City of St. Pete Beach**

CE20220645

Case Summary

- Initial inspection: 10/17/2022**
- Notice of Violation dated: 11/15/2022**
- Notices of Hearing dated and posted on the property: 12/01/2022**

CE20220645

Affidavit of Posting



505 66th Ave #10

CE20220645

Online ad

The screenshot shows a Facebook Marketplace listing for a property in St. Pete Beach, FL. The browser's address bar shows the URL <https://www.facebook.com/marketplace/item/5558419734276073>, which is circled in red. The Facebook interface includes a search bar, navigation links, and a list of categories. The listing itself features a photo of a bathroom with a white sink and a round mirror. To the right of the photo is a map showing the location in St. Pete Beach, FL, 33706. Below the map, the description is circled in red: "October and Nov special. \$2500 per month or \$90 per night." The listing also includes the address "505 66th Ave, St Pete Beach, FL [hidden information], United States" and a "Message" button. At the bottom of the screen, the Windows taskbar shows the system clock as 3:21 PM on 10/17/2022, which is also circled in red.

facebook

Marketplace

Search Marketplace

Browse all

Your account

+ Create new listing

Filters

St. Pete Beach, Florida · Within 40 miles

Categories

- Vehicles
- Property Rentals
- Apparel
- Classifieds

St. Pete Beach - Walk to the beach

505 66th Ave, St Pete Beach, FL [hidden information], United States

Beautiful and renovated 2/1.5 available from Oct and Nov

4 min walk to st. Pete Beach

walk to bars, restaurants, and farmers market

Contact me for further details. [hidden information] See less

Message

3:21 PM 10/17/2022

505 66th Ave #10

CE20220645

Online ad

The screenshot shows a Facebook Marketplace listing for a property in St. Pete Beach, FL. The browser address bar shows the URL <https://www.facebook.com/marketplace/item/5558419734276073>, which is circled in red. The Facebook interface includes a search bar, navigation links, and a list of categories. The listing itself features a large photo of a modern living room, a map of the location, and a description. The description section is circled in red and contains the text: "Last min cancellation for march 2023 @3600". The system clock in the bottom right corner is also circled in red and shows the time 11:11 AM on 11/21/2022.

facebook

Marketplace

Search Marketplace

Browse all

Your account

+ Create new listing

Filters

St. Pete Beach, Florida · Within 40 miles

Categories

- Vehicles
- Property Rentals
- Apparel
- Classifieds

St Pete Beach, FL
Location is approximate

Description

Last min cancellation for march 2023 @3600

Fully furnished in a modern beach style.

St.Pete Beach - Walk to the beach 🏖️

505 66th Ave, St Pete Beach, FL [hidden information], United States

☀️ Beautiful and renovated 2/1.5 available from Oct and Nov

📍 4 min walk to st. Pete Beach

🍷 walk to bars, restaurants, and farmers market

Contact me for further details. [hidden information] [See less](#)

Message

11:11 AM
11/21/2022

505 66th Ave #10

CE20220645

Online ad

facebook.com/marketplace/item/5558419734276073

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

facebook

Marketplace

Search Marketplace

Browse all

Your account

+ Create new listing

Filters

St. Pete Beach, Florida · Within 40 miles

Categories

- Vehicles
- Property Rentals
- Apparel
- Classifieds
- Electronics
- Entertainment
- Family
- Free Stuff
- Garden & Outdoor
- Hobbies

St. Pete Beach - Walk to the beach 🏖️

\$3,600 / Month

Rentals

St Pete Beach, FL

800 square feet

Listed over a week ago

Message Save

Unit Details

- Apartment
- 2 beds · 2 baths
- 800 square feet
- Unfurnished

Rental Location

Island Petersburg

Saint Pete Beach

St Pete Beach, FL

Location is approximate

Message

Today's picks

St Pete Beach · 40 mi

11:50 AM 2/1/2023

505 66th Ave #10

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: 505 66TH AVE # 10

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

Name of Property Owner(s): CASTANEDA, ROBERTO MARTINEZ / CONTRERAS, YANEISY MARIA

Case No.: 20220645 Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 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 12/01/2022

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: 20220645

vs.

CASTANEDA, ROBERTO MARTINEZ / CONTRERAS, YANEISY MARIA
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 **02/13/2023** 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 **505 66TH AVE # 10** 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 12/01/2022



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. 20220662
City of St. Pete Beach v. Denys Glushkov and Maryna Shevchenko
Address: 2403 W Vina Del Mar Blvd. St. Pete Beach FL 33706

Date: February 13, 2023

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: 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 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.

Funding: N/A

Requested Motion: N/A

Attachments:

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



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

NOTICE OF VIOLATION

11/23/2022

GLUSHKOV, DENYS and SHEVCHENKO, MARYNA
54 WINSTON RD
NEWTON, MA 02459-3037

RE: Case Number 20220662
Violation Address: 2403 W VINA DEL MAR BLVD
Parcel ID#: 183216941760070010

Dear Property Owner:

Your property is being advertised on a short-term basis and that is prohibited in your zoning district. You are in violation of the following section:

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 11/28/2022**. 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,

Feyt Dewar
Code Enforcement Manager

- **Respondent(s): Denys Glushkov and Maryna Shevchenko**
- **Violation address: 2403 W Vina Del Mar Blvd**
- **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**

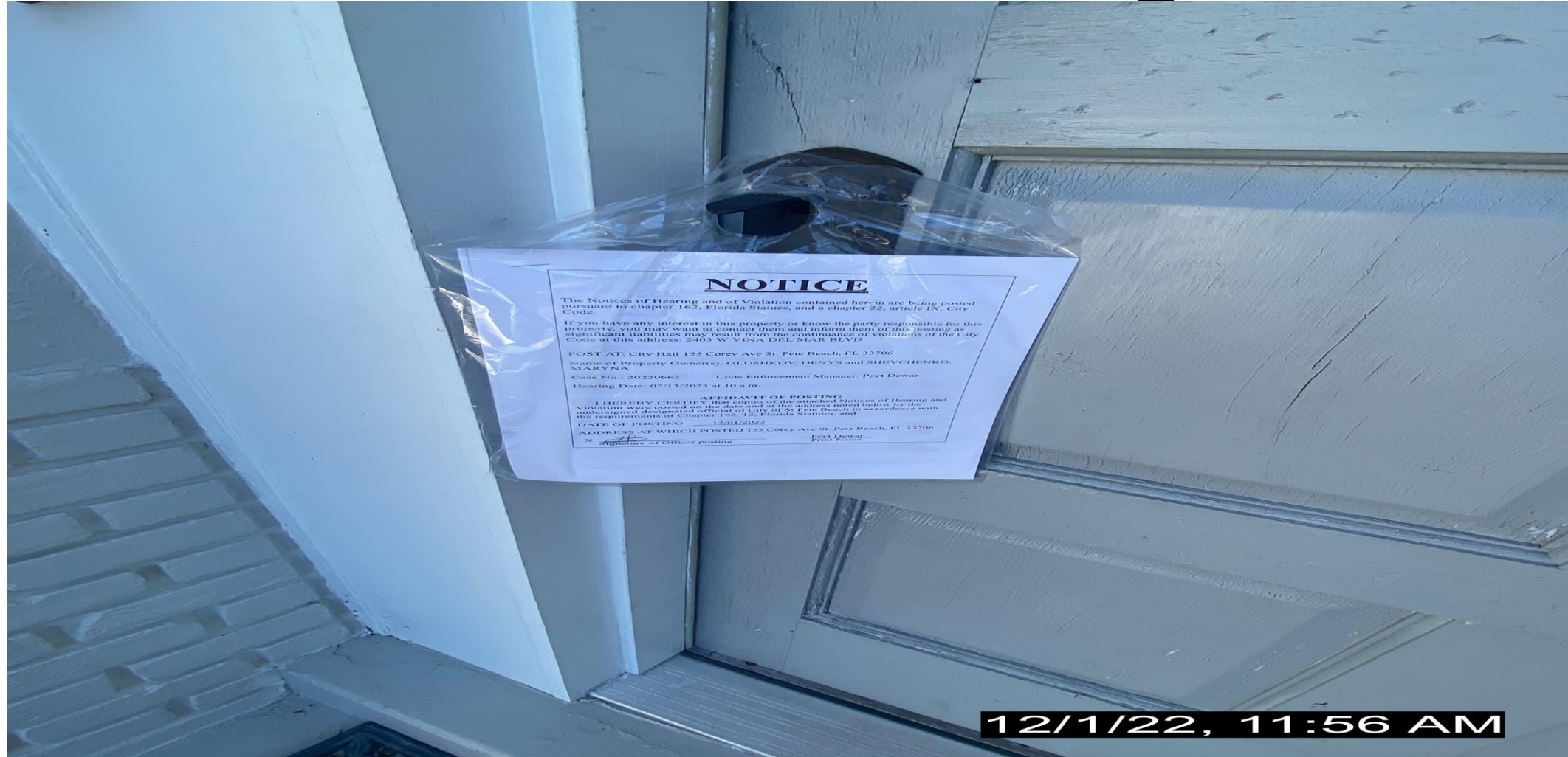
CE20220662

Case Summary

- Initial inspection: 11/21/2022**
- Notice of Violation dated: 11/23/2022**
- Notices of Hearing dated and posted on the property: 12/01/2022**

CE20220662

Affidavit of Posting



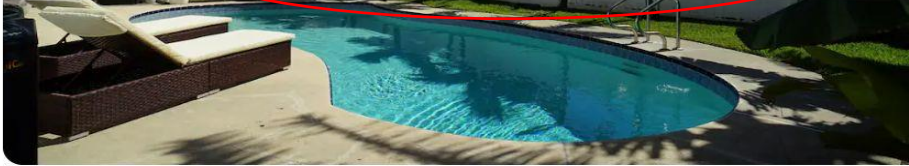
2403 W Vina Del Mar Blvd

CE20220662

Online ad

Paradise house at Vina del Mar

https://www.airbnb.com/rooms/48656156?source_impression_id=p3_1669041190_xfdpKBpRSBCMudq6&check_in=2022-12-01&...



Show all photos

Entire home hosted by Yosvani

6 guests · 3 bedrooms · 4 beds · 3 baths

Select dates
Minimum stay: 18 nights

CHECK-IN
12/1/2022

CHECKOUT
Add date

\$200 night ★ 3.67 · 3 reviews

Dedicated workspace
A common area with wifi that's well-suited for working.

Self check-in
Check yourself in with the keypad.

Experienced host
Yosvani has 168 reviews for other places.

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

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
20	21	22	23	24	25	26
27	28	29	30			

December 2022

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
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18	19	20	21	22	23	24
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9:33 AM
11/21/2022

2403 W Vina Del Mar Blvd

CE20220662

Online ad

2403 W Vina del Mar Blvd, Saint Pete Beach, FL 33706

https://www.realtor.com/realestateandhomes-detail/St-Pete-Beach_FL_33706_M68820-16159

Check Availability Save

32

For Rent

Get Moving Quotes | How much home can you afford?

\$6,000 /mo

3 bed 3 bath 1,607 sqft

Saint Pete Beach, FL 33706

Check your Credit Scores for \$0

Property Type	Single family	Pets	OK	Last updated	2 weeks ago
Availability	Available today	Year built	1965		

Short term Rental - News! FIRST TWO WEEKS OF DECEMBER ARE AVAILABLE NOW OF 2022 Welcome to this Paradise house with pool located in W Vina del Mar by Pass A Grille, on St Pete Beach. Perfect for families, couples, multi-generational travel and indeed anyone who needs the space to spend time together or enjoy some privacy for enjoyment and relaxation. Easy walk to beach, shops, and restaurants! This tropical retreat has it all. High season \$7, 000 (Jan to April), Low Season \$5000 - \$4500(April to Aug) Mid season \$6000 - \$5500 (Sept to Dec) Price subject to change depending on demand/holidays Taxes, cleaning fees are not included Bunk bed room has an armoire right outside the door Full refund for cancellations made within 48 hours of booking, if the check-in date is at least 14 days away. 50% refund for cancellations made at least 60 days before check-in. No refunds for cancellations made within 60 days of check-in. Call for availability

READ LESS

Ask a question

Request

By sending a request you agree to our [privacy policy](#).

Millipore Sigma

Avoid these 7 Common Cell Culture Mistakes

Read More

9:41 AM 11/21/2022

2403 W Vina Del Mar Blvd

CE20220662

Online ad

Paradise house at Vina del Mar/Pass a grille

https://www.vrbo.com/3111521

Save

Clear dates

\$250 avg/night

! Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Yosvani Ledo
Contact host

Property # 3111521

Report this property

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
20	21	22	23	24	25	26
27	28	29	30			

December 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

7 night minimum stay

Close

+26 photos

Hertz

Unforgettable place, special price

Enjoy one-way rates to Florida with Hertz.

See more

9:36 AM
11/21/2022

2403 W Vina Del Mar Blvd

CE20220662

Online ad

Paradise house at Vina del Mar/Pass a grille

https://www.vrbo.com/3111521

Clear dates

\$250 avg/night

! Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

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Contact host

Property # 3111521
Report this property

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
20	21	22	23	24	25	26
27	28	29	30			

December 2022

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

i 7 night minimum stay

Close

+26 photos

Hertz

Unforgettable place, special price

Enjoy one-way rates to Florida with Hertz.

See more

9:36 AM
11/21/2022

2403 W Vina Del Mar Blvd

CE20220662

Online ad

airbnb.com/rooms/48656156?source_impression_id=p3_1675280454_FbrSd0fx3fXouV1M#availability-calendar

Paradise house at Vina del Mar

★ 3.67 · 3 reviews · St. Pete Beach, Florida, United States

Share Save



Entire home hosted by Yosvani

6 guests · 3 bedrooms · 4 beds · 3 baths

Dedicated workspace
A common area with wifi that's well-suited for working.

Self check-in
Check yourself in with the keypad.

Experienced host
Yosvani has 186 reviews for other places.

Select dates
Minimum stay: 30 nights

\$165 night · ★ 3.67 · 3 reviews

CHECK-IN Add date CHECKOUT Add date

February 2023 March 2023

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

1 2 3 4 1 2 3 4

2:43 PM 2/1/2023

2403 W Vina Del Mar Blvd

CE20220662

Online ad

Paradise house at Vina del Mar/Pass a grille

Clear dates

February 2023

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				

March 2023

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

7 night minimum stay

\$250 avg/night

Add dates for total pricing

Check In

Check Out

Guests

2 guests

Check availability

Free cancellation up to 14 days before check-in

Yosvani Ledo

Contact host

Property # 3111521

Report this property

+26 photos

Get going with a great rate.

4.05% APY*

SAVINGS CONNECT ACCOUNT

Start now

CIT Bank.

MEMBER FDIC

*See site for details.

9:26 AM 2/1/2023

2403 W Vina Del Mar Blvd

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20220662

vs.

GLUSHKOV, DENYS and SHEVCHENKO, MARYNA
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 **02/13/2023** 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 **2403 W VINA DEL MAR BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 12/01/2022



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.

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: 2403 W VINA DEL MAR BLVD

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

Name of Property Owner(s): GLUSHKOV, DENYS and SHEVCHENKO, MARYNA

Case No.: 20220662 Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 at 10 a.m.

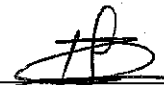
AFFIDAVIT OF POSTING

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 12/01/2022

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

X



Signature of Officer posting

Peyt Dewar

Print Name

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

Agenda Report

Issue Considered: Case No. 20220685
City of St. Pete Beach v. Myna Investments LLC
Address: 562 71st Ave. St. Pete Beach FL 33706

Date: February 13, 2023

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: 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 is being advertised as transient occupancy in the UBV zoning district, in violation of section 36.4 of the Land Development Code of the City of St. Pete Beach.

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

December 6, 2022

MYNA INVESTMENTS LLC
301 PLATT ST A343
TAMPA, FL 33606

RE: Case Number 20220685
Violation Address: 562 71ST AVE
Parcel ID#: 363115059400010250

Dear Property Owner:

Your property is being advertised for short-term rental which is not allowed in your zoning district and is in violation of the following section:

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 **December 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

CE20220685

- Respondent(s): Myna Investments LLC**
- Violation address: 562 71st Ave**
- Violation(s) description: The property is being advertised as transient occupancy in the UBV zoning district, in violation of section 36.4 of the Land Development Code of the City of St. Pete Beach**

CE20220685

Case Summary

- Initial inspection: 11/13/2022**
- Notice of Violation dated: 12/06/2022**
- Notices of Hearing dated and posted on the property: 12/28/2022**

CE20220685

Affidavit of Posting



562 71st Ave

CE20220685

Online ads

The screenshot shows an Airbnb listing for a 'Lovely Beach Studio Condo in St. John's'. The URL in the browser is https://www.airbnb.com/rooms/758477079643039313?source_impression_id=p3_1668388137_ZABRJLJglzkEJ4WD#availability-cal.... The listing is for an 'Entire condo hosted by Leslie', suitable for '2 guests · Studio · 1 bed · 1 bath'. It features a 'Show all photos' button and a 'Select dates' calendar overlay. The calendar shows 'November 2022' and 'December 2022'. The 'Select dates' section is circled in red, showing 'Minimum stay: 2 nights'. The 'CHECK-IN' field is also circled in red, showing 'MM/DD/YYYY'. The 'CHECKOUT' field is labeled 'Add date'. The price is '\$86 night'. The listing includes a star icon for 'Experienced host' (Leslie has 27 reviews for other places) and a speech bubble icon for 'Great communication' (95% of recent guests rated Leslie 5-star in communication). The 'aircover' logo is also present, stating 'Every booking includes free protection from Host cancellation or other issues like trouble checking in.' and a 'Learn more' link. The Windows taskbar at the bottom shows the time as 8:09 PM on 11/13/2022, which is circled in red.

Lovely Beach Studio Condo in St. John's

https://www.airbnb.com/rooms/758477079643039313?source_impression_id=p3_1668388137_ZABRJLJglzkEJ4WD#availability-cal...

Entire condo hosted by Leslie

2 guests · Studio · 1 bed · 1 bath

Experienced host
Leslie has 27 reviews for other places.

Great communication
95% of recent guests rated Leslie 5-star in communication.

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

Select dates
Minimum stay: 2 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

\$86 night

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
20	21	22	23	24	25	26
27	28	29	30			

December 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	31

8:09 PM
11/13/2022

562 71st Ave

CE20220685

Online ads

Close to the Beach - Studio in St. 

https://www.airbnb.com/rooms/759894061314507152?source_impression_id=p3_1668570489_Xrf5HGBJdZyGskLB#availability-cal...



Entire condo hosted by Leslie
2 guests · Studio · 1 bed · 1 bath

 **Experienced host**
Leslie has 33 reviews for other places.

 **Highly rated Host**
Leslie has received 5-star ratings from 90% of recent guests.

 **Great communication**
95% of recent guests rated Leslie 5-star in communication.

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

Select dates (circled in red)
Minimum stay: 2 nights

\$100 night

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

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
20	21	22	23	24	25	26
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December 2022

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

Type here to search

10:49 PM
11/15/2022 (circled in red)

562 71st Ave

CE20220685

Online ads

The screenshot shows an Airbnb listing for a 'Cute Studio in St Pete Beach' hosted by Leslie. The listing details include '2 guests · Studio · 1 bed · 1 bath' and a price of '\$107 night'. A date selection calendar is overlaid on the listing, showing November and December 2022. The calendar has a 'Select dates' header and a 'Minimum stay: 2 nights' requirement. The date 11/18/2022 is circled in the system clock at the bottom right.

Entire rental unit hosted by Leslie
2 guests · Studio · 1 bed · 1 bath

Experienced host
Leslie has 33 reviews for other places.

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

Take it easy at this unique and tranquil getaway.

Calendar:

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

System clock: 8:28 PM 11/18/2022

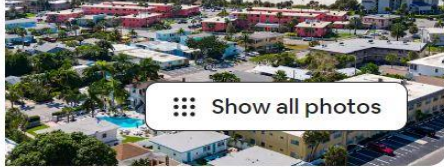
562 71st Ave

CE20220685

Online ads

One bedroom in St Pete Beach - x +

https://www.airbnb.com/rooms/762857532640244239?source_impression_id=p3_1668906675_tD754lp%2BtepVotpJ#availability-...



Entire rental unit hosted by Leslie

2 guests · 1 bedroom · 1 bed · 1 bath

 **Experienced host**
Leslie has 33 reviews for other places.

aircover

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

[Learn more](#)

Take it easy at this unique and tranquil getaway.

 **\$102 night**

Select dates
Minimum stay: 2 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

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	
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27	28	29	30				25	26	27	28	29	30	31

Type here to search

8:12 PM
11/19/2022

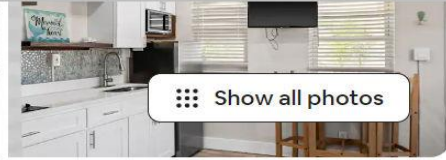
562 71st Ave

CE20220685

Online ads

Lovely Beach Studio Condo in St. x +

https://www.airbnb.com/rooms/758477079643039313?source_impression_id=p3_1670858915_q2q6bHVUS319Rqcj#availability-c...



Show all photos

Entire condo hosted by Leslie
2 guests · Studio · 1 bed · 1 bath

Experienced host
Leslie has 45 reviews for other places.

Highly rated Host
Leslie has received 5-star ratings from 90% of recent guests.

Great communication
95% of recent guests rated Leslie 5-star in communication.

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

ABODENCE
VACATION CENTRAL

\$100 night

Select dates
Minimum stay: 2 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

< December 2022 January 2023 >

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

10:28 AM
12/12/2022

562 71st Ave

CE20220685

Online ads

Cute Studio in St Pete Beach - Ap x +

https://www.airbnb.com/rooms/762070562631472954?source_impression_id=p3_1670859051_IFMyXf5ujUSm22qi#availability-cal...



Show all photos

Entire rental unit hosted by Leslie

2 guests · Studio · 1 bed · 1 bath

 Experienced host

Leslie has 44 reviews for other places.

aircover

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

[Learn more](#)

Take it easy at this unique and tranquil getaway.

 \$100 night 1 review

Select dates

Minimum stay: 2 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

December 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

January 2023

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
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22	23	24	25	26	27	28
29	30	31				

Type here to search

10:31 AM
12/12/2022

562 71st Ave

CE20220685

Online ads

One bedroom in St Pete Beach - x

https://www.airbnb.com/rooms/762857532640244239?source_impression_id=p3_1670859121_TCXGvRHZsXylKiyB&check_in=202...



Show all photos

Entire rental unit hosted by Leslie

2 guests · 1 bedroom · 1 bed · 1 bath

Experienced host

Leslie has 45 reviews for other places.

aircover

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

[Learn more](#)

Take it easy at this unique and tranquil getaway.

\$88 night

Select dates

Minimum stay: 2 nights

CHECK-IN 12/14/2022

CHECKOUT Add date

December 2022

January 2023

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

10:32 AM 12/12/2022

562 71st Ave

CE20220685

Online ads

This studio has it all and more! Best part it is

Clear dates

December 2022

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

January 2023

Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

2 night minimum stay

Close

\$221 avg/night

Add dates for total pricing

Check In

Check Out

Guests

1 guest

Check availability

Free cancellation up to 60 days before check-in

Abodence

Contact host

Property # 3142282

Report this property

+16 photos

Visit Indian River

Ready to experience your new favorite getaway?

Plan your escape

9:23 AM 12/21/2022

562 71st Ave

CE20220685

Online ads

Don't miss out and experience this laid back, quaint and cozy one bedroom

https://www.vrbo.com/3142283?adultsCount=1

Don't miss out and experience this laid back, quaint and cozy one bedroom

December 2022 January 2023

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

2 night minimum stay

Check In Check Out

Guests 1 guest

Check availability

Free cancellation up to 60 days before check-in

Abodence Contact host

Property # 3142283 Report this property

Fontainebleau Miami Beach

LIVE THE SUITE LIFE

YOUR 20-ACRE OCEANFRONT PLAYGROUND AWAITS

BOOK NOW

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

Type here to search

8:35 PM 12/22/2022

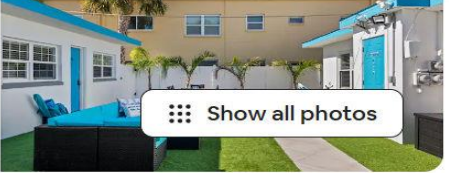
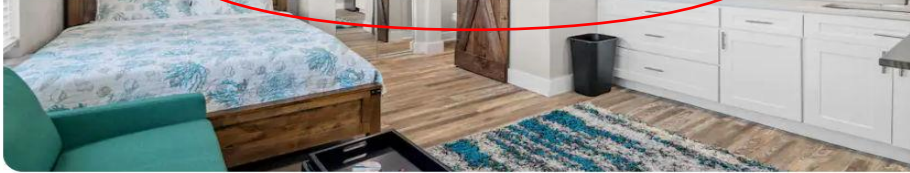
562 71st Ave

CE20220685

Online ads

Lovely Beach Studio Condo in St x +

https://www.airbnb.com/rooms/758477079643039313?source_impression_id=p3_1672157152_r6ZfvlBY2ELe%2BLYX#availa...



Show all photos

Entire condo hosted by Leslie

2 guests · Studio · 1 bed · 1 bath

Experienced host
Leslie has 53 reviews for other places.

Highly rated Host
Leslie has received 5-star ratings from 90% of recent guests.

Great communication
95% of recent guests rated Leslie 5-star in communication.

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

\$135 night

Select dates
Minimum stay: 2 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

December 2022							January 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30	31				

11:14 AM
12/27/2022

562 71st Ave

CE20220685

Online ads

Close to the Beach - Studio in St x +

https://www.airbnb.com/rooms/759894061314507152?source_impression_id=p3_1672157740_lfp82euiot8CagV2#availability-cale...



Show all photos

Entire condo hosted by Leslie
2 guests · Studio · 1 bed · 1 bath

Experienced host
Leslie has 53 reviews for other places.

Highly rated Host
Leslie has received 5-star ratings from 90% of recent guests.

Great communication
95% of recent guests rated Leslie 5-star in communication.

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

Select dates
Minimum stay: 2 nights

\$121 night

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

< December 2022 January 2023 >

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

11:15 AM
12/27/2022

562 71st Ave

CE20220685

Online ads

Cute Studio in St Pete Beach - Ap x +

https://www.airbnb.com/rooms/762070562631472954?source_impression_id=p3_1672158657_%2BWNBJF24EfhzTw52&guests=1...

Entire rental unit hosted by Leslie
2 guests · Studio · 1 bed · 1 bath

Experienced host
Leslie has 52 reviews for other places.

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

Take it easy at this unique and tranquil getaway.

\$140 night [1 review](#)

Select dates
Minimum stay: 2 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

December 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

January 2023

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				

11:31 AM
12/27/2022

562 71st Ave

CE20220685

Online ads

One bedroom in St Pete Beach - x

https://www.airbnb.com/rooms/762857532640244239?source_impression_id=p3_1672158723_6%2FuyCaNJ2%2FWHvcTU#avala...



Show all photos

Entire rental unit hosted by Leslie

2 guests · 1 bedroom · 1 bed · 1 bath

Experienced host
Leslie has 53 reviews for other places.

aircover

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

[Learn more](#)

Take it easy at this unique and tranquil getaway.

\$181 night

Select dates
Minimum stay: 2 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

December 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

January 2023

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				

11:32 AM
12/27/2022

562 71st Ave

CE20220685

Online ads

This studio has it all and more! Best part it is (Save)

https://www.vrbo.com/3142282?adultsCount=1

Clear dates

December 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

January 2023

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				

2 night minimum stay

Close

\$221 avg/night

Add dates for total pricing

Check In Check Out

Guests
1 guest

Check availability

Free cancellation up to 60 days before check-in

Abodence
Contact host

Property # 3142282
Report this property

+16 photos

Winter Wonderland Redefined.

Head down I-95 then east to the coast.

Learn More

the Crystal Coast
North Carolina's southern outer banks

11:33 AM
12/27/2022

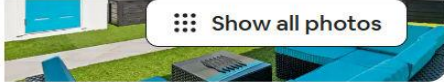
562 71st Ave

CE20220685

Online ads

Close to the Beach - Studio in St. 

https://www.airbnb.com/rooms/759894061314507152?source_impression_id=p3_1673793854_wlhYvASJDtYsphLP#availability-cal...

   [Show all photos](#)

Entire condo hosted by Leslie
2 guests · Studio · 1 bed · 1 bath



\$101 night [1 review](#)

Select dates
Minimum stay: 2 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

January 2023

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				

February 2023

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				

Experienced host
Leslie has 80 reviews for other places.

Highly rated Host
Leslie has received 5-star ratings from 90% of recent guests.

Great communication
95% of recent guests rated Leslie 5-star in communication.

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

9:44 AM
1/15/2023

562 71st Ave

CE20220685

Online ads

This studio has it all and more! Best part it is (Save)

February 2023

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				

March 2023

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	

Clear dates

\$198 avg/night

Add dates for total pricing

Check In Check Out

Guests
2 guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 3142282

Report this property

2 night minimum stay

Close

+16 photos

look better

2023 HONDA PASSPORT

LEARN MORE

Important Info

Honda

9:20 AM 2/1/2023

562 71st Ave

CE20220685

Online ads

The screenshot shows a web browser window displaying an Airbnb listing. The browser's address bar contains the URL `https://www.airbnb.com/rooms/759894061314507152?source_impression_id=p3_1673362494_9ySNhKMCZT%2FzhAps`, which is circled in red. The listing title is "Close to the Beach - Studio in St". Below the title are tabs for "Photos", "Amenities", "Reviews", and "Location". A calendar interface is visible, showing dates from 15 to 28. To the right of the calendar is a dropdown menu for "1 guest" and a red "Check availability" button. Below the calendar is a "Clear dates" link. To the right of the "Check availability" button is a "Report this listing" link. The "Reviews" tab is selected, showing "1 review". Below the review count is the text "Average rating will appear after 3 reviews". The review is by "Sandy" in "January 2023", with a red circle around the reviewer's name and date. The review text reads: "This studio was in pristine condition - extremely clean. Beautifully updated. Everything we needed & close to so much to see & do. Thank you!". The Windows taskbar is visible at the bottom, showing the search bar and various application icons. The system clock in the bottom right corner shows "9:55 AM 1/10/2023", which is also circled in red.

Close to the Beach - Studio in St

`https://www.airbnb.com/rooms/759894061314507152?source_impression_id=p3_1673362494_9ySNhKMCZT%2FzhAps`

Photos Amenities Reviews Location

15 16 17 18 19 20 21 22 23 24 25 26 27 28

1 guest

Check availability

Clear dates

Report this listing

1 review

Average rating will appear after 3 reviews

Sandy
January 2023

This studio was in pristine condition - extremely clean.
Beautifully updated. Everything we needed & close to so
much to see & do. Thank you!

Type here to search

9:55 AM
1/10/2023

562 71st Ave

CE20220685

Online ads

The screenshot shows a web browser window displaying an Airbnb listing. The browser's address bar contains the URL `https://www.airbnb.com/rooms/758477079643039313?source_impression_id=p3_1673558933_fn4WCku8yu5sFaMI`, which is circled in red. The listing title is "Lovely Beach Studio Condo in St". Below the title are tabs for "Photos", "Amenities", "Reviews", and "Location". The "Reviews" tab is active, showing a calendar view of dates from 15 to 31. To the right of the calendar is a "GUESTS" dropdown menu set to "1 guest" and a pink "Check availability" button. Below the calendar is a "Clear dates" link. At the bottom of the review section, there is a "1 review" heading, a note "Average rating will appear after 3 reviews", and a review by "Audrie" from "January 2023", whose name is circled in red. The review text reads: "Everything was as stated in the description. Plenary of places to visit in walking distance. Clean!". At the bottom of the screen is a Windows taskbar with various application icons and a system clock showing "4:30 PM 1/12/2023", which is also circled in red.

Lovely Beach Studio Condo in St

`https://www.airbnb.com/rooms/758477079643039313?source_impression_id=p3_1673558933_fn4WCku8yu5sFaMI`

Photos Amenities Reviews Location

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

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

29 30 31 26 27 28

GUESTS
1 guest

Check availability

Clear dates

Report this listing

1 review
Average rating will appear after 3 reviews

Audrie
January 2023

Everything was as stated in the description. Plenary of places to visit in walking distance. Clean!

Type here to search

4:30 PM
1/12/2023

562 71st Ave

CE20220685

Online ads

The screenshot shows a web browser window displaying an Airbnb listing. The browser's address bar shows the URL https://www.airbnb.com/rooms/762857532640244239/reviews?source_impression_id=p3_1673559160_1Z87Jx3S1%2FLPnIdI&scr..., which is circled in red. The listing is for 'One bedroom in St Pete Beach' and shows a price of '\$129 night' with '1 review'. A 'Check availability' button is visible. A modal window titled '1 review' is open, showing a search bar and a single review by 'Joshua' from 'January 2023'. The review text is: 'The property was in a good location. Walkable, close to restaurants, and easy access to the beach. The unit was clean, bright, and had a nice inner shared courtyard. The check-in instructions were clear and easy. The host was very responsive, and quick to reply. I would recommend.' The reviewer's profile picture and name are circled in red. The background of the listing shows tabs for 'Photos', 'Amenities', 'Reviews', and 'Location'. At the bottom of the browser window, the Windows taskbar is visible, showing the search bar and various application icons. The system clock in the bottom right corner shows '4:32 PM 1/12/2023' and is also circled in red.

One bedroom in St Pete Beach - x +

https://www.airbnb.com/rooms/762857532640244239/reviews?source_impression_id=p3_1673559160_1Z87Jx3S1%2FLPnIdI&scr...

Photos Amenities Reviews Location

\$129 night
1 review

Check availability

1 review

Average rating will appear after 3 reviews

Search reviews

Joshua
January 2023

The property was in a good location. Walkable, close to restaurants, and easy access to the beach. The unit was clean, bright, and had a nice inner shared courtyard. The check-in instructions were clear and easy. The host was very responsive, and quick to reply. I would recommend.

Where you'll be

St. Pete Beach, Florida, United States

Type here to search

4:32 PM
1/12/2023

562 71st Ave

CE20220685

Online ads

Come discover this little piece of

https://www.vrbo.com/3142280

About Rooms & beds Amenities Policies Reviews Map

Clean, comfortable close to beach

5/5 ★★★★★ Stayed Jan 2023

Elizabeth H.

Nice rental- very clean, new comfy bed, close to beach and shops. Would stay again.

Published Jan 11, 2023

1-1 of 1

Map

St. Pete Beach, Florida, United States of America

Detailed location provided after booking

Indian Rocks Beach Largo Bardmoor Dunedin

Map Satellite

\$167 avg/night

★ 5 (1 Review)

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Abodence

Contact host

Property # 3142280

Report this property

Budget

Flocking to Florida?

Enjoy 10% off cars rental with Budget

Book your Budget

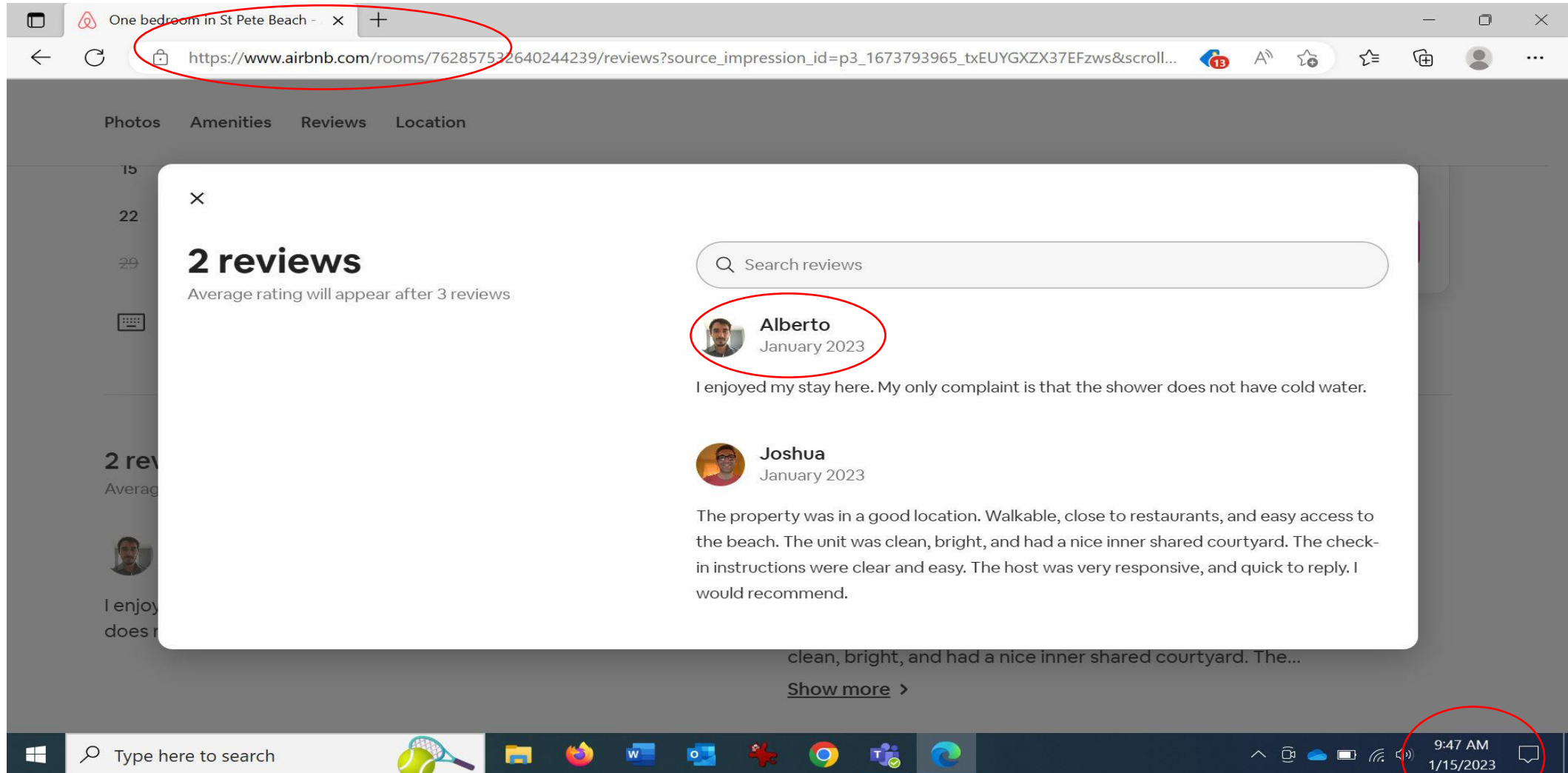
*Terms apply

4:00 PM 1/12/2023

562 71st Ave

CE20220685

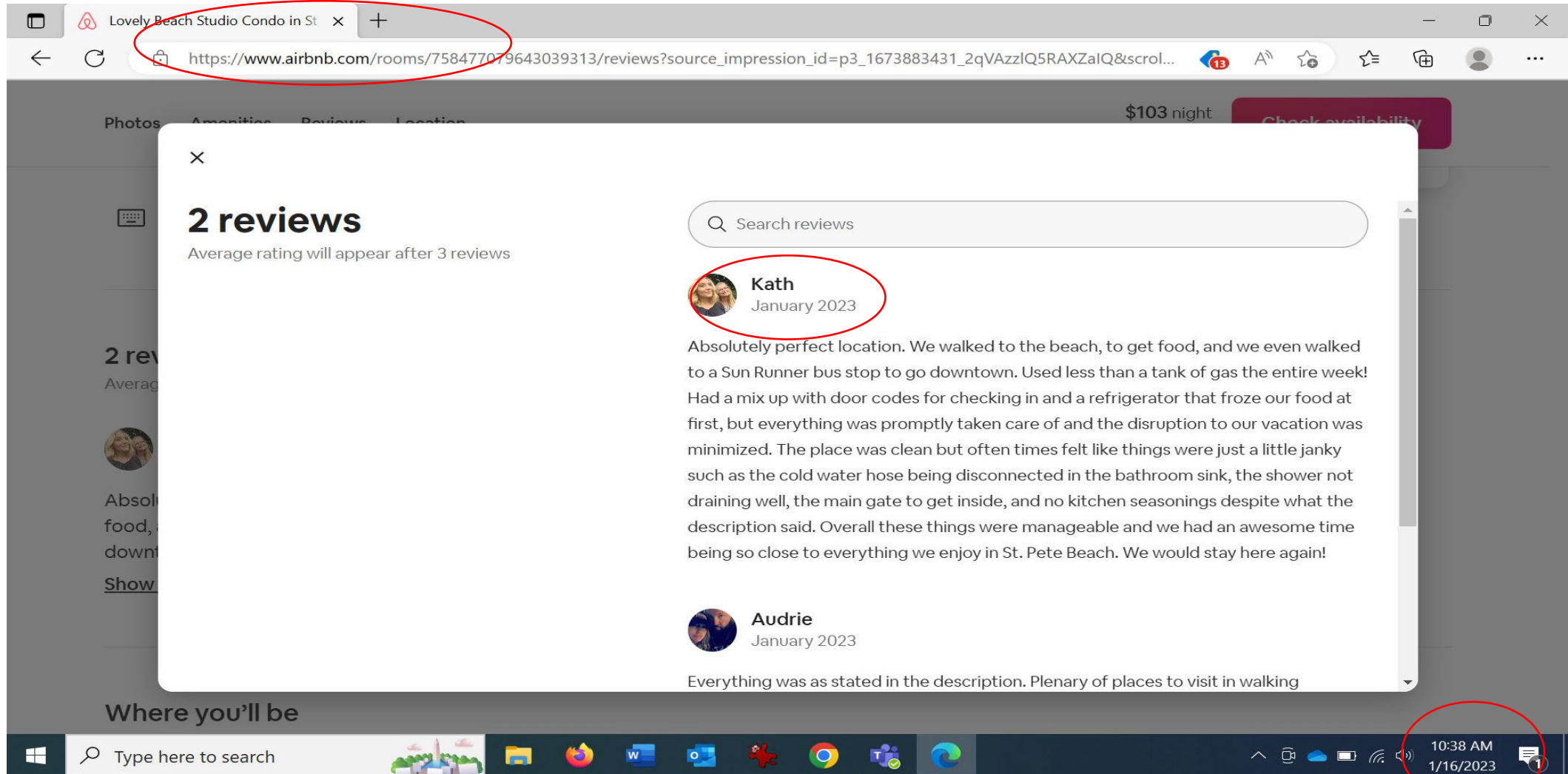
Online ads



562 71st Ave

CE20220685

Online ads



562 71st Ave

CE20220685

Online ads

The screenshot shows an Airbnb listing page for 'Cute Studio in St Pete Beach'. The browser's address bar contains the URL https://www.airbnb.com/rooms/762070562631472954?source_impression_id=p3_1673884696_LEUnpR5%2B2dOn2zda. The listing features a 5.0 star rating from 3 reviews, a price of \$119 per night, and a 'Check availability' button. The 'Reviews' tab is selected, showing three reviews with their respective scores for Cleanliness, Communication, Check-in, Accuracy, Location, and Value. The reviews are from Courtney (January 2023), Debra (December 2022), and Nikki (December 2022). The Windows taskbar at the bottom shows the system clock as 10:58 AM on 1/16/2023.

Cute Studio in St Pete Beach - Ap X

https://www.airbnb.com/rooms/762070562631472954?source_impression_id=p3_1673884696_LEUnpR5%2B2dOn2zda

Photos Amenities Reviews Location

\$119 night
★ 5.0 · 3 reviews [Check availability](#)

★ 5.0 · 3 reviews

Category	Score
Cleanliness	5.0
Communication	5.0
Check-in	5.0
Accuracy	4.7
Location	4.7
Value	4.7

Courtney
January 2023
It was great

Debra
December 2022
Cute little place very comfy and was close to everything ! Our hosts were very fast and friendly to reply to all our inquires and toke immediate action when we needed extra blankets...
[Show more >](#)

Nikki
December 2022
Leslie was great!!! The team was super response and had great suggestions. Will definitely be back 😊

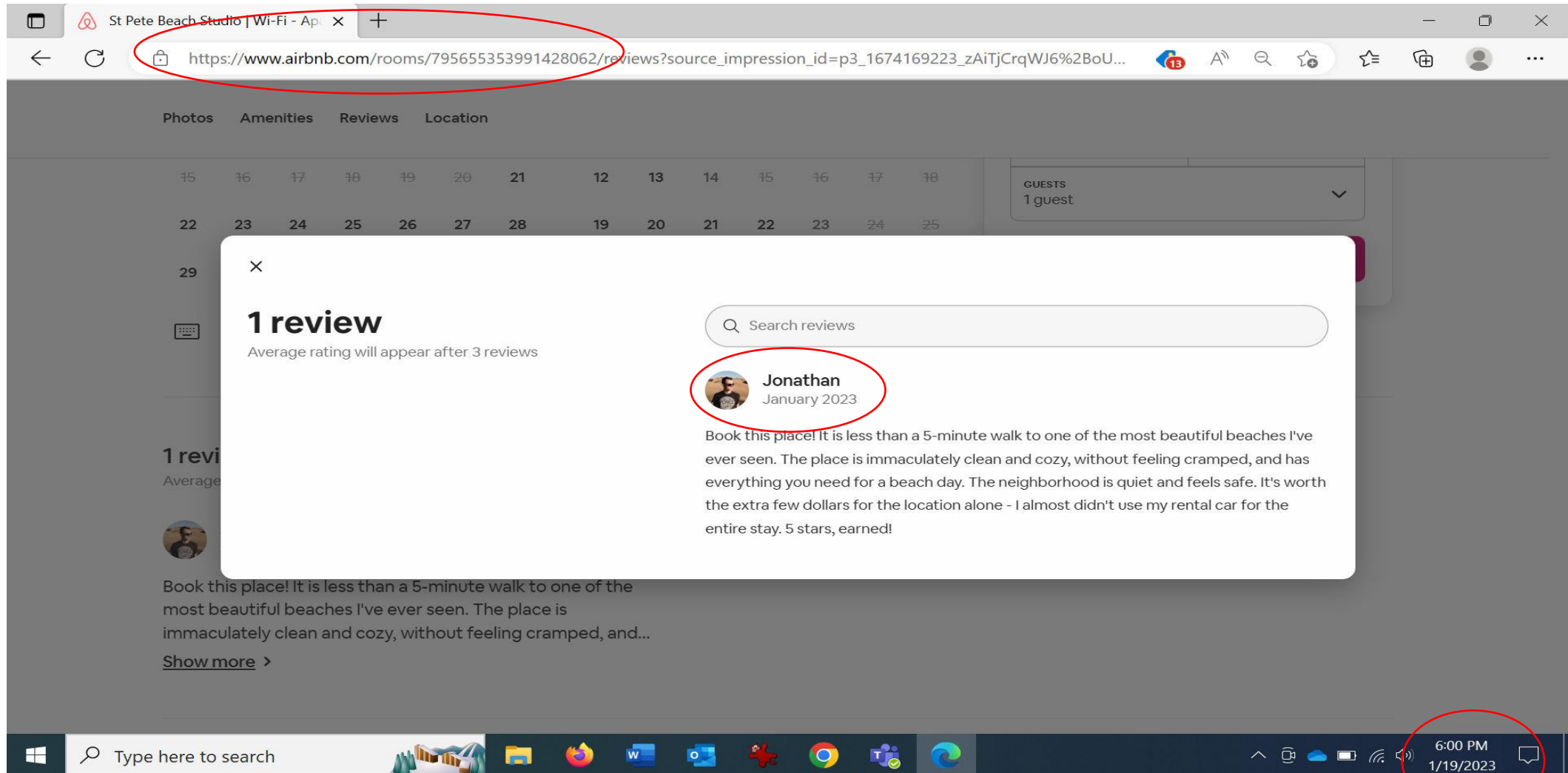
Type here to search

10:58 AM
1/16/2023

562 71st Ave

CE20220685

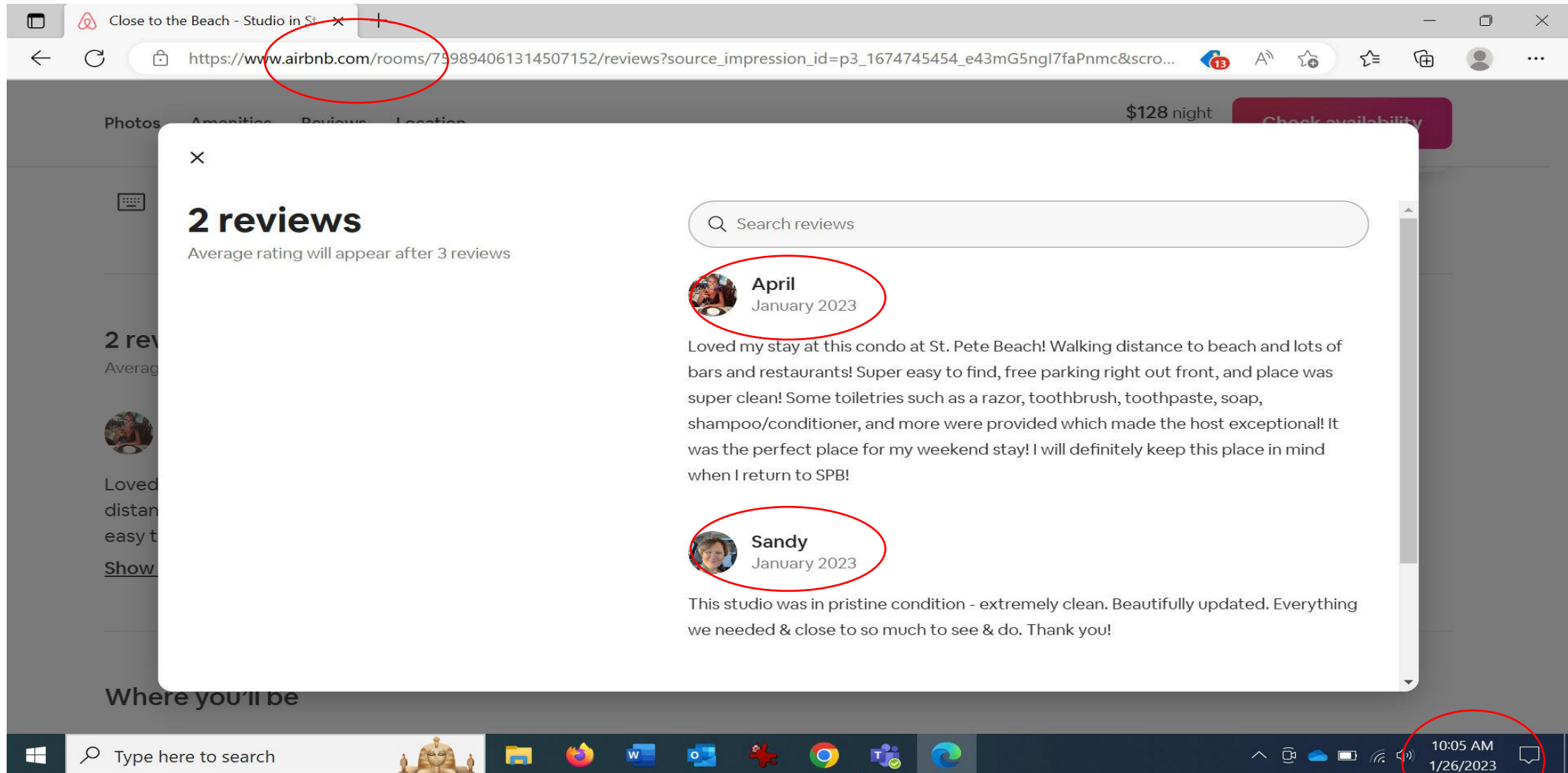
Online ads



562 71st Ave

CE20220685

Online ads



562 71st Ave

CE20220685

Online ads

The screenshot shows an Airbnb listing page for a 'Cute Studio in St Pete Beach'. The browser's address bar contains the URL https://www.airbnb.com/rooms/762070562631472954?source_impression_id=p3_1675041650_jTr7NifnsBMwCJ8u. The listing features a star rating of 4.80 from 5 reviews, a price of \$103 per night, and a 'Check availability' button. Below the rating, there are five categories with progress bars: Cleanliness (5.0), Communication (5.0), Check-in (5.0), Accuracy (4.6), Location (4.8), and Value (4.6). Four user reviews are displayed, each with a profile picture, name, and date. The Windows taskbar at the bottom shows the system time as 8:22 PM on 1/29/2023.

Cute Studio in St Pete Beach - Air

https://www.airbnb.com/rooms/762070562631472954?source_impression_id=p3_1675041650_jTr7NifnsBMwCJ8u

Photos Amenities Reviews Location

\$103 night
★ 4.80 · 5 reviews [Check availability](#)

★ 4.80 · 5 reviews

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

Linda
January 2023

Really liked the stay. Place was clean everything went smooth. Really close to the beach. Would recommend this place for a nice stay at the beach....

[Show more >](#)

Charlie
January 2023

The studio unit was as advertised. The location was the best part of the experience. Very walkable and easy in and out. The unit was noticeably newly remodeled but keep in mind...

[Show more >](#)

Courtney
January 2023

It was great

Debra
December 2022

Cute little place very comfy and was close to everything ! Our hosts were very fast and friendly to reply to all our inquires and took immediate action when we needed extra blankets...

[Show more >](#)

Type here to search

8:22 PM
1/29/2023

562 71st Ave

CE20220685

Online ads

The screenshot shows a web browser window displaying a VRBO listing for 'St Pete Beach Studio'. The browser's address bar shows the URL <https://www.vrbo.com/3184468?adultsCount=2>, which is circled in red. The listing page includes a navigation menu with 'About', 'Rooms & beds', 'Amenities', 'Policies', 'Reviews', and 'Map'. The 'Policies' section lists: 'Children allowed', 'No pets', 'No events', 'No smoking', 'Max guests: 2', and 'Minimum age of primary renter: 18'. The 'Reviews' section shows '1 Review' with a 5-star rating. A review by Erin A. is highlighted with a red circle, stating: 'Great place for a beach getaway', '5/5 ★★★★★ Stayed Jan 2023', and 'Erin A.'. The review text describes the location and amenities, praising the host. The listing price is '\$174 avg/night' with a 5-star rating and 1 review. A 'Check availability' button is visible. The right sidebar features a Citi Bank advertisement for a 4.05% APY savings account. The Windows taskbar at the bottom shows the time as 9:25 AM on 2/1/2023, which is also circled in red.

St Pete Beach Studio | Walk to the beach

<https://www.vrbo.com/3184468?adultsCount=2>

About Rooms & beds Amenities Policies Reviews Map

- Children allowed
- No pets
- No events
- No smoking
- Max guests: 2
- Minimum age of primary renter: 18

1 Review

★ 5

Great place for a beach getaway

5/5 ★★★★★ Stayed Jan 2023

Erin A.

This place was a great location and had nice beach amenities like beach chairs and a cooler. It was the perfect space for a couple to stay. The host was really great and very communicative and quickly fixed an issue when we did not have an iron at the place. He went above and beyond in making us feel welcome!

Published Jan 31, 2023

\$174 avg/night

★ 5 (1 Review)

Add dates for total pricing

Check In Check Out

Guests 2 guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 3184468

Report this property

Get going with a great rate.

4.05% APY*

SAVINGS CONNECT ACCOUNT

Start now

CIT Bank

MEMBER FDIC

*See site for details.

Type here to search

9:25 AM 2/1/2023

562 71st 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: 562 71ST AVE

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

Name of Property Owner(s): MYNA INVESTMENTS LLC

Case No.: 20220685 Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 at 10 a.m.

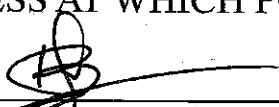
AFFIDAVIT OF POSTING

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 12/28/2022

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.
MYNA INVESTMENTS LLC
Respondent(s)

Case Number: 20220685

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 **02/13/2023** 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 **562 71ST 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,

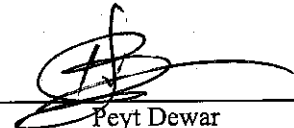
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 12/28/2022



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. 20220670
City of St. Pete Beach v. Stephanie Bandur
Address: 316 43rd Ave. St. Pete Beach FL 33706

Date: February 13, 2023

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: **Sec. 9.2. - Permitted principal uses and structures.**
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:
(a) Residential dwellings—Detached single-family only. Such dwellings shall not be used for transient occupancy.

The property is being advertised as transient occupancy in the RU-2 zoning district, in violation of section 9.2 of the Land Development Code of the City of St. Pete Beach

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

12/08/2022

PARKS, STEPHEN G
420 80TH AVE
ST PETE BEACH FL 33706-1604

RE: Case Number 20220680
Violation Address: 420 80TH AVE
Parcel ID#: 363115781740840100

Dear Property Owner:

Your property is being advertised on a short-term basis and that is prohibited in your zoning district. You are in violation of the following section:

Sec. 32.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or conditionally permitted herein are hereby prohibited in the CC1 Commercial Corridor Blind Pass Road District.

These violation(s) must be corrected **no later than 12/13/2022**. 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

CE20220670

- Respondent(s): Stephanie Bandur**
- Violation address: 316 43rd Ave**
- Violation(s) description: The property is being advertised as transient occupancy in the RU-2 zoning district, in violation of section 9.2 of the Land Development Code of the City of St. Pete Beach**

CE20220670

Case Summary

- Initial inspection: 11/24/2022**
- Notice of Violation dated: 11/28/2022**
- Notices of Hearing dated and posted on the property: 12/28/2022**

CE20220670

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: 316 43RD AVE

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

Name of Property Owner(s): STEPHANIE BANDUR

Case No.: 20220670

Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 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 12/28/2022

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

☒ Signature of Officer posting Peyt Dewar
Print Name

12/28/22, 3:06 PM

316 43rd Ave

CE20220670

Online ads

St Pete Beach Beautiful Home Near the Beach

https://www.vrbo.com/2652503

Save

Clear dates

November 2022

Su	Mo	Tu	We	Th	Fr	Sa
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December 2022

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27 night minimum stay

Close

\$241 avg/night

Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Compass Vacation Rentals

Contact host

Property # 2652503

Report this property

St Pete Beach Beautiful Home Near the Beach

YOU COULD WIN A \$5K WEST VIRGINIA CABIN STAY

Enter here

No purchase necessary. U.S. residents (50 + D.C.) 18 and over only. See entry page for rules, entries.

9:48 AM 11/24/2022

316 43rd Ave

CE20220670

Online ads

St Pete Beach Beautiful Home Near the Beach

https://www.vrbo.com/2652503

Save

Clear dates

\$265 avg/night

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Compass Vacation Rentals
Contact host

Property # 2652503
Report this property

December 2022 January 2023

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27 night minimum stay

Close

+13 photos

About Policies Amenities Reviews Rooms & beds Map Availability

8:17 AM
12/4/2022

BOOK NOW

316 43rd Ave

CE20220670

Online ads

St Pete Beach Beautiful Home Near the Beach

https://www.vrbo.com/2652503?adultsCount=1

Save

Clear dates

December 2022

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January 2023

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27 night minimum stay

\$271 avg/night

Add dates for total pricing

Check In

Check Out

Guests

1 guest

Check availability

Free cancellation up to 60 days before check-in

Compass Vacation Rentals

Contact host

Property # 2652503

Report this property

Winter Wonderland Redefined.

Enjoy December deals & offers.

Learn More

the Crystal Coast

11:36 AM 12/27/2022

316 43rd Ave

CE20220670

Online ads

St Pete Beach Beautiful Home Near the Beach

Save

\$271 avg/night

Clear dates

December 2022

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25	26	27	28	29	30	31

January 2023

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22	23	24	25	26	27	28
29	30	31				

27 night minimum stay

Close

Check In

Check Out

Guests

1 guest

Check availability

Free cancellation up to 60 days before check-in

Compass Vacation Rentals

Contact host

Property # 2652503

Report this property

+14 photos

Type here to search

9:47 AM 12/30/2022

316 43rd 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: 420 80TH AVE

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

Name of Property Owner(s): PARKS, STEPHEN G

Case No.: 20220680 Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 at 10 a.m.

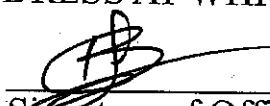
AFFIDAVIT OF POSTING

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 12/28/2022

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.
PARKS, STEPHEN G
Respondent(s)

Case Number: 20220680

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 an equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **02/13/2023** 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 **420 80TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 12/28/2022



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. 20220680**
 City of St. Pete Beach v. Stephen G Parks
 Address: 420 80th Ave St. Pete Beach FL 33706

Date: February 13, 2023

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: **Sec. 32.5. - Prohibited uses and structures.**
 All uses and structures not of a nature specifically or
 conditionally permitted herein are hereby prohibited in
 the CC1 Commercial Corridor Blind Pass Road District.

The property is being advertised as transient occupancy
in the CC1 zoning district, in violation of section 10.5 of
the Land Development Code of the City of St. Pete
Beach.

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

12/08/2022

PARKS, STEPHEN G
420 80TH AVE
ST PETE BEACH FL 33706-1604

RE: Case Number 20220680
Violation Address: 420 80TH AVE
Parcel ID#: 363115781740840100

Dear Property Owner:

Your property is being advertised on a short-term basis and that is prohibited in your zoning district. You are in violation of the following section:

Sec. 32.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or conditionally permitted herein are hereby prohibited in the CC1 Commercial Corridor Blind Pass Road District.

These violation(s) must be corrected **no later than 12/13/2022**. 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

CE20220680

- Respondent(s): Stephen Parks**
- Violation address: 420 80th Ave**
- Violation(s) description: The property is being advertised as transient occupancy in the CC1 zoning district, in violation of section 10.5 of the Land Development Code of the City of St. Pete Beach**

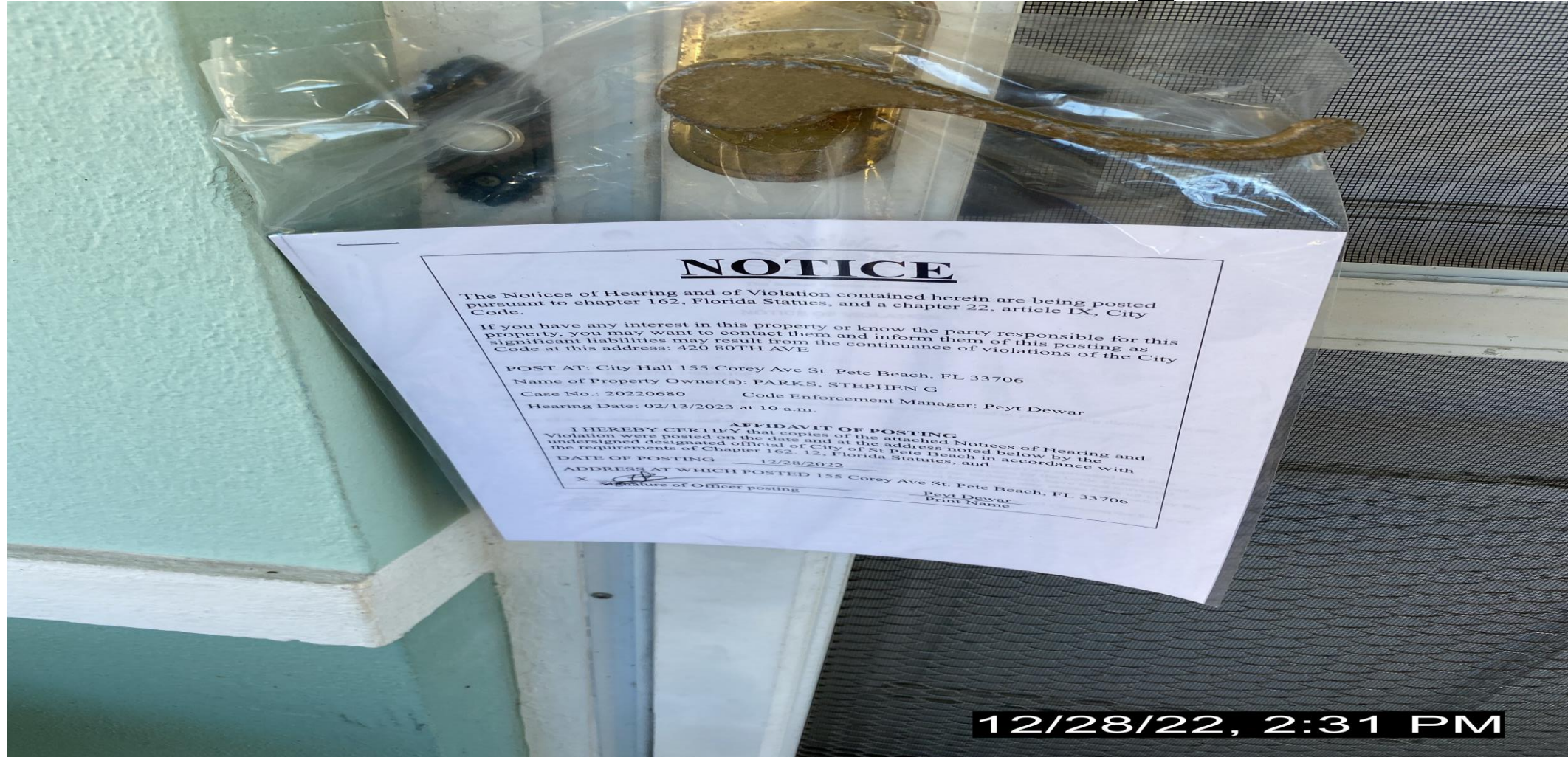
CE20220680

Case Summary

- Initial inspection: 11/30/2022**
- Notice of Violation dated: 12/08/2022**
- Notices of Hearing dated and posted on the property: 12/28/2022**

CE20220680

Affidavit of Posting



420 80th Ave

CE20220680

Online ads

Perfect beach house with private

https://www.airbnb.com/rooms/32667200?source_impression_id=p3_1669856130_p0pUPvtlsExG8MDX#availability-calendar

Entire home hosted by Stephanie

3 guests · 2 bedrooms · 2 beds · 1 bath

aircover

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

[Learn more](#)

Enjoy and take it easy at this unique and tranquil getaway while I have decided to open my house up to guest as I am away. You will have access to the house, except for my bedroom that will remain locked and no access to the two bedrooms and one bathroom. Along with the dining room and backyard. All I ask is for my guest to respect their personal belongings throughout my house...

Select dates

Minimum stay: 3 nights

\$498 night

[2 reviews](#)

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

November 2022

Su	Mo	Tu	We	Th	Fr	Sa
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December 2022

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Type here to search

7:55 PM
11/30/2022

420 80th Ave

CE20220680

Online ads

Perfect beach house with private pool

https://www.airbnb.com/rooms/32667200?source_impression_id=p3_1671035692_H1dqTTWodmb3mu0E#availability-calendar



Entire home hosted by Stephanie

3 guests · 2 bedrooms · 2 beds · 1 bath

aircover

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

[Learn more](#)

Enjoy and take it easy at this unique and tranquil getaway while I have decided to open my house up to guest as I am away. You will have access to the house, except for my bedroom that will remain locked and no access to the two bedrooms and one bathroom. Along with the dining room and backyard. All I ask is for my guest to respect my personal belongings throughout my house...

Select dates

Minimum stay: 3 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

\$498 night

[2 reviews](#)

December 2022							January 2023						
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11:35 AM
12/14/2022

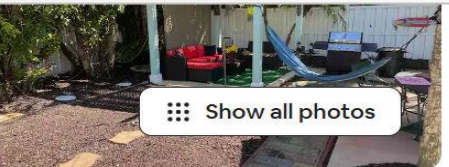
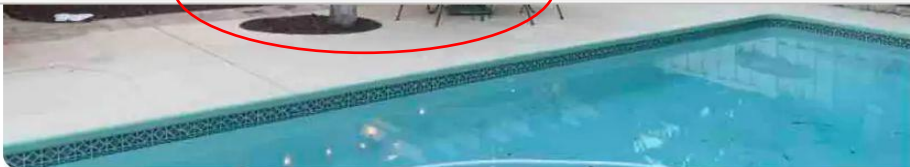
420 80th Ave

CE20220680

Online ads

Perfect beach house with private pool

https://www.airbnb.com/rooms/32667200?source_impression_id=p3_1671225331_yH8%2FKW9shv9457n%2F&check_in=2022-12-20



Show all photos

Entire home hosted by Stephanie

3 guests · 2 bedrooms · 2 beds · 1 bath

aircover

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

[Learn more](#)

Enjoy and take it easy at this unique and tranquil getaway while I have decided to open my house up to guest as I am away. You will have access to the house, except for my bedroom that will remain locked and no access to the two bedrooms and one bathroom. Along with the dining room and backyard. All I ask is for my guest to respect my personal belongings throughout my house...

\$498 night [2 reviews](#)

Select dates

Minimum stay: 3 nights

CHECK-IN 12/20/2022

CHECKOUT Add date

December 2022							January 2023						
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25	26	27	28	29	30	31	29	30	31				

4:15 PM 12/16/2022

420 80th Ave

CE20220680

Online ads

Perfect beach house with private pool

https://www.airbnb.com/rooms/32667200?source_impression_id=p3_1672159258_3L8W2VoiM912dQU&check_in=2023-01-03&gu...



Entire home hosted by Stephanie

3 guests · 2 bedrooms · 2 beds · 1 bath

aircover

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

[Learn more](#)

Enjoy and take it easy at this unique and tranquil getaway while I have decided to open my house up to guest as I am away. You will have access to the house, except for my bedroom that will remain locked and no access to the two bedrooms and one bathroom. Along with the dining room and backyard. All I ask is for my guest to respect my personal belongings throughout my house...

Select dates

Minimum stay: 3 nights

CHECK-IN 1/3/2023

CHECKOUT Add date

December 2022

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January 2023

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29	30	31				

11:41 AM 12/27/2022

420 80th Ave

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statutes, and a chapter 22, article IX, City Code.

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 420 80TH AVE

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

Name of Property Owner(s): PARKS, STEPHEN G

Case No.: 20220680 Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 at 10 a.m.

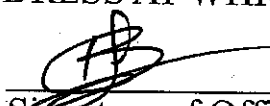
AFFIDAVIT OF POSTING

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 12/28/2022

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: 20220680

vs.

PARKS, STEPHEN G
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 an equitable, expeditious, effective method of enforcing the City of St. Pete Beach Code of Ordinances.

YOU ARE HEREBY FORMALLY NOTIFIED that on **02/13/2023** 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 **420 80TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 12/28/2022



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. 20220691
City of St. Pete Beach v. John and Donna Denisco
Address: 2105 Pass A Grille Way St. Pete Beach FL
33706

Date: February 13, 2023

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:

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

The property is being advertised as transient occupancy in the PAG zoning district, in violation of section 20.03 of the Land Development Code of the City of St. Pete Beach.

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

12/13/2022

DENISCO, JOHN DENISCO, DONNA
2105 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4151

RE: Case Number 20220691
Violation Address: 2105 PASS A GRILLE WAY
Parcel ID#: 183216551970000020

Dear Property Owner:

Your property is being advertised and rented on a short-term basis, in excess of the allowable 3 times in a twelve month period, and that is prohibited in your zoning district. You are in violation of the following section:

Sec. 20.03 Permitted principal uses and structures

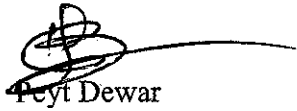
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

(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 **no later than 12/18/2022**. 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,

A handwritten signature in black ink, appearing to read 'Peyt Dewar', with a long horizontal line extending to the right.

Peyt Dewar
Code Enforcement Manager

CE20220691

- Respondent(s): John and Donna Denisco**
- Violation address: 2105 Pass A Grille Way**
- Violation(s) description: The property is being advertised as transient occupancy in the PAG zoning district, in violation of section 20.03 of the Land Development Code of the City of St. Pete Beach**

CE20220691

Case Summary

- Initial inspection: 11/30/2022**
- Notice of Violation dated: 12/08/2022**
- Notices of Hearing dated and posted on the property: 12/28/2022**

CE20220691

Affidavit of Posting



2105 Pass A Grille Way

CE20220691

Online ads

Waterfront Home St.Pete/Pass a grille Beach - Intracoastal Waterway

Save

Share

Clear dates

December 2022

January 2023

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

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

5 night minimum stay

Close

+11 photos

\$1,000 avg/night

★ 4.4 (22 Reviews) · Excellent!

Add dates for total pricing

Check In

Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

John DeNisco

Contact host

Property # 222564

Report this property

Special place, special rate

Discover Dollar's one-way rates to Florida.

See more

dollar. CAR RENTAL

7:01 PM 12/6/2022

2105 Pass A Grille Way

CE20220691

Online reviews

The screenshot shows a web browser window displaying a VRBO listing for 'Waterfront Home St.Pete/Pass a'. The address bar shows the URL 'https://www.vrbo.com/222564'. The listing has a 4.4-star rating from 22 reviews and an average nightly rate of \$1,000. Two reviews are visible: one from Cynthia B. (5/5 stars, Nov 2022) praising the location, and another from John DeNisco (1/5 stars, Nov 2022) complaining about the property not matching the description. The right sidebar includes booking fields for check-in, check-out, and guests, a 'Check availability' button, and cancellation policy details. A Dollar Car Rental advertisement is on the far right. The Windows taskbar at the bottom shows the time as 7:03 PM on 12/6/2022.

Waterfront Home St.Pete/Pass a

https://www.vrbo.com/222564

About Rooms & beds Amenities Policies Reviews Map

Comfortable Home and GREAT Location

5/5 ★★★★★ Stayed Nov 2022

Cynthia B. Elkhorn, Wisconsin

Our entire family found the home to be very comfortable alongside the Intercoastal and close walking proximity to the beach. The location was fantastic - two restaurants nearby and a convenience store across the street. We enjoyed our Thanksgiving Holiday very much.

Published Nov 29, 2022

Property NOT as described, Unresponsive Host, Disappointed

1/5 ★☆☆☆☆ Stayed Nov 2022

As regular renters, we were very disappointed in this property. The description was inaccurate (bed size and pool availability) and the property was not in good condition. The house was not professionally cleaned and we started our vacation cleaning. We ended up fixing several items (shower head and toilet) and contacting the host for assistance. We found dirty towels and empty cans in the bedroom. The pot filler leaked our entire stay, requiring towels and bowls to catch water, and the pool was dirty and unheated making it not usable. The host was not responsive and when he did respond,

\$1,000 avg/night

★ 4.4 (22 Reviews) · Excellent!

ⓘ Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

John DeNisco
Contact host

Property # 222564
Report this property

Special place, special rate
Discover Dollar's one-way rates to Florida.
* Terms apply.

See more

dollar.
CAR RENTAL

Type here to search

7:03 PM
12/6/2022

2105 Pass A Grille Way

CE20220691

Weeklong stay

The screenshot shows a web browser window displaying a VRBO listing for a property named "Beach Getaway". The browser's address bar shows the URL "https://www.vrbo.com/222564", which is circled in red. The listing page includes a navigation bar with links for "About", "Rooms & beds", "Amenities", "Policies", "Reviews", and "Map". The "Reviews" tab is selected. The main content area features a review from "Sissy P." dated "3/5" with a 3-star rating, stating "Stayed Jul 2022". The review text describes the property as a "Beach Getaway" and mentions that the beach is across the street two blocks away, with this phrase circled in red. Below the review, there is a section for "Anniversary celebration" by "Jay L." dated "5/5" with a 5-star rating, stating "Stayed Jun 2022". The right sidebar displays the price "\$1,000 avg/night", a 4.4-star rating from 22 reviews, and a "Check availability" button. The bottom of the browser window shows the Windows taskbar with the search bar and various application icons. The system clock in the bottom right corner shows "7:04 PM 12/6/2022", which is also circled in red.

Waterfront Home St.Pete/Pass a

https://www.vrbo.com/222564

About Rooms & beds Amenities Policies Reviews Map

Beach Getaway

3/5 ★★★★★ Stayed Jul 2022
Sissy P.

This house is good for people on the younger side as there is only one room on the second floor which is really the main floor of the house where the kitchen is located, the rest of the rooms are on the upstairs which where all good except the bathrooms need a little touch up with lighting and shower accessories. So if you are traveling with elderly people you may have to keep that in mind going up and down the stairs. The garage and pool area was great except for the fact that any music or conversations must be kept down to a minimum the area where the house is rented is a very quiet place. The best overall thing this place has is the fact that the beach is across the street two blocks and it's a great beach. Overall an ok experience for a week long stay.

Published Jul 21, 2022

Anniversary celebration

5/5 ★★★★★ Stayed Jun 2022
Jay L.

\$1,000 avg/night
★ 4.4 (22 Reviews) · Excellent!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

John DeNisco
Contact host

Property # 222564
Report this property

Special place, special rate
Discover Dollar's one-way rates to Florida.
* Terms apply.
See more
dollar. CAR RENTAL

7:04 PM 12/6/2022

2105 Pass A Grille Way

CE20220691

Online reviews showing transient stay

Waterfront Home St.Pete/Pass a Grille

https://www.vrbo.com/222564

About Rooms & beds Amenities Policies Reviews Map

rooftop and a pool (which we used a lot). Literally steps away from 2 bars/restaurants on the water and blocks away from the beach entrance with a tiki-hut food and drink stand and more restaurants. Perfect location and home for my family. Minutes from St Petes beach but don't need to go there as Passe Grille has everything you need

Published Jun 29, 2022

Pass-a-Grille waterfront weekend

4/5 ★★★★★ Stayed Feb 2022

Michelle S.

My wife, son & I along with my brother-inlaw

Published Feb 26, 2022

1-5 of 22

\$1,000 avg/night

★ 4.4 (22 Reviews) · Excellent!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

John DeNisco
Contact host

Property # 222564
Report this property

Special place, special rate
Discover Dollar's one-way rates to Florida.
* Terms apply.
See more
dollar CAR RENTAL

7:06 PM
12/6/2022

2105 Pass A Grille Way

CE20220691

Online reviews showing transient stay

Waterfront Home St.Pete/Pass a

https://www.vrbo.com/222564

About Rooms & beds Amenities Policies Reviews Map

Children allowed: ages 0-17
No pets allowed
Events allowed: other events
Maximum event attendees: 4
No smoking allowed

22 Reviews
★ 4.4 · Excellent!

Golf Tournament
5/5 ★★★★★ Stayed Feb 2022
Kevin C.

Great stay. The place is more spectacular than advertised. Everything you could need for an extended stay was at your fingertips. Already planning our return trip for next year.

Published Feb 16, 2022

Best week ever

\$1,000 avg/night
★ 4.4 (22 Reviews) · Excellent!

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

John DeNisco
Contact host

Property # 222564
Report this property

Special place, special rate
Discover Dollar's one-way rates to Florida.
See more
dollar. CAR RENTAL

7:07 PM
12/6/2022

2105 Pass A Grille Way

CE20220691

Online ad after compliance date

Waterfront Home St.Pete/Pass a grille Beach - Intracoastal Waterway

Save

Share

Clear dates

December 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

January 2023

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				

5 night minimum stay

Close

\$1,000 avg/night

★ 4.4 (22 Reviews) · Excellent!

Add dates for total pricing

Check In

Check Out

Guests

1 guest

Check availability

Free cancellation up to 14 days before check-in

John DeNisco

Contact host

Property # 222564

Report this property

CHARLESTON South Carolina

Embrace the island lifestyle at Isle of Palms

Book now

11:43 AM 12/27/2022

2105 Pass A Grille Way

CE20220691

Online ad after compliance date

Waterfront Home St.Pete/Pass a grille Beach - Intracoastal Waterway

Save Share

Clear dates

January 2023 February 2023

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

5 night minimum stay

Close

+11 photos

\$1,000 avg/night

★ 4.4 (22 Reviews) · Excellent!

Add dates for total pricing

Check In Check Out

Guests
1 guest

Check availability

Free cancellation up to 14 days before check-in

John DeNisco
Contact host

Property # 222564
Report this property

CHARLESTON
South Carolina

Embrace the island lifestyle at Isle of Palms

Book now

11:33 AM
1/7/2023

2105 Pass A Grille Way

CE20220691

Online ad after compliance date

Waterfront Home St.Pete/Pass a grille Beach - Intracoastal Waterway

Save Share

Clear dates

February 2023 March 2023

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

5 night minimum stay

Close

+11 photos

\$1,000 avg/night

★ 4.4 (22 Reviews) · Excellent!

Add dates for total pricing

Check In Check Out

Guests 2 guests

Check availability

Free cancellation up to 14 days before check-in

John DeNisco Contact host

Property # 222564 Report this property

Pensacola FLORIDA THE WAY TO BEACH™

BOOK NOW

9:31 AM 2/1/2023

2105 Pass A Grille Way

CE20220691

Summary of reviews

2 in February
1 in July (weeklong stay)
2 in November

2105 Pass A Grille Way

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statutes, and a chapter 22, article IX, City Code.

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 2105 PASS A GRILLE WAY

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

Name of Property Owner(s): DENISCO, JOHN DENISCO, DONNA

Case No.: 20220691 Code Enforcement Manager: Peyt Dewar

Hearing Date: 02/13/2023 at 10 a.m.

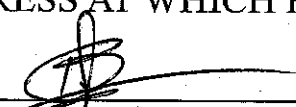
AFFIDAVIT OF POSTING

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 12/28/2022

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.
DENISCO, JOHN DENISCO, DONNA
Respondent(s)

Case Number: 20220691

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 **02/13/2023** 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 **2105 PASS A GRILLE WAY** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

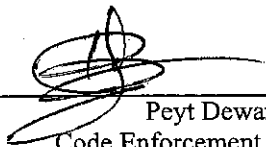
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 12/28/2022



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. 20220577**
 City of St. Pete Beach v. Christopher Padgett
 Address: 544 72nd Ave, St Pete Beach, FL
 33706

Date: February 13, 2023

Prepared By: Charles Newman, Code Enforcement and Parking
 Officer

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

Summary of Issue: Respondent is requesting a lien reduction

Funding: N/A

Requested Motion: N/A

Attachments: 1. Padgett Order December 15, 2022
 2. Padgett Order January 9, 2023
 3. Lien Reduction Application

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20220577
ADDRESS: 544 72nd Ave.**

CHRISTOPHER J. PADGETT,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER AND ORDER IMPOSING FINES

This case came before the Special Magistrate on December 12, 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 its Code Enforcement Officer Chuck Newman.
2. Respondent was present and represented himself.
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 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.

5. The City provided evidence demonstrating the property had been advertised for rental for a period of less than thirty (30) days. The City also presented evidence that the property had been rented less than thirty (30) days during the Thanksgiving holiday week.
6. The Respondent advised that upon notice it removed the advertisements but did not cancel the short-term booking.

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

7. Respondent and the subject property were in violation of the cited provision but as of the date of the hearing the property was in compliance. A fine of \$250 per day is assessed from October 18, 2022 to October 27, 2022, as well as for the seven (7) days of the Thanksgiving holiday week rental period. Respondent shall also be responsible for all reasonable costs of the City for investigating and prosecuting the case.
8. Within ten (10) days of this Order, Respondent shall provide proof to the City that there are presently no bookings at the property for less than thirty (30) days.
9. Pursuant to Section 22-279 (a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this order.
10. Respondent is ordered to immediately cease renting the property for a term less than thirty (30) days.
11. It is Respondent's responsibility to notify the City once the property is in compliance, if applicable.
12. Should Respondent 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 December 15, 2022.

Erica F. Augello

Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to Chris Padgett at cpadg17@gmail.com on December 15, 2022.

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220577

ADDRESS: 544 72nd Ave.

CHRISTOPHER J. PADGETTE,

Respondent(s).

_____ /

ORDER DENYING APPEAL OF IMPOSITION OF FINE

This matter came before the Special Magistrate on January 9, 2023. Pursuant to Section 22-279 of the City of St. Pete Beach Code of Ordinances, the appeal on the order imposing fines by Respondent for the above referenced case is hereby **DENIED**. Based upon the representations of Respondents and the City, and the documents submitted, it is hereby adjudged:

1. The Respondent owns the property located at 544 72nd Ave., St. Pete Beach, FL 33706 (the "Property"), which is the subject of a Final Administrative Order and Order Imposing Fines (the "Order") dated December 15, 2022, as a result of violations found in St. Pete Beach Code Enforcement Special Magistrate Case No. 20220577.

2. Pursuant to Section 22-279 of the City of St. Pete Beach City Code

An order imposing a fine shall be sent to the property owner with a notice that the owner may request a hearing to challenge the fine amount within 20 days of the order. Orders imposing fines shall not be filed as liens 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.

3. Respondent provided no new evidence to support any new findings that would be necessary to impose an appropriate fine and create a lien different from that as set forth in the Special Magistrate's order dated December 15, 2022.

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 9th day of January 2023.

Erica F. Augello
Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at cpadg17@gmail.com on January 9, 2023.

APPEALS

Any aggrieved party may appeal this Order to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of this Order.



Lien Reduction Request Application

Please **TYPE** or **PRINT** this application neatly.

1. Code Enforcement Case Number: CE20220577

2. Date: 1/17/23

3. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting.

Company (if applicable):

Name: CHRISTOPHER PADGETTE

Mailing Address: 544 72nd Ave

City: St Pete Beach State: FL Zip Code: 33706

Phone #: 314 452 8382 Fax #:

Mobile #: E-mail: cpadg17@gmail.com

4. Property Owner Information: * Check here if same as Applicant ☒

* If more than one owner, attach additional sheet with names and addresses. N/A

Company (if applicable):

Name:

Mailing Address:

City: State: Zip Code:

Phone #: Fax #:

Mobile #: E-mail:

5. Information for property on which lien occurs:

Street Address: 544 72nd Ave St Pete Beach FL 33706

Parcel ID: 36-31-15-77994-043-0050

Tax Account Number: R4101439

Existing Use(s) on Property: Residence

Date Fine or Lien Imposed: 10/18 - Notice on Door

Amount of Fine: \$4,546.00 per day

Amount you are requesting that the lien be reduced to: \$ 0

Have the violation(s) on the subject property been corrected: Yes/ No (Circle one)

☒ ☐

Date upon which the subject property was brought into compliance: 10/18/22

The factual basis upon which the application for reduction of the lien should be granted:

PLEASE SEE ATTACHED NOTE:)

The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:

Effort made to get into compliance as soon as note was put on door.

Provide proof that the taxes are paid in full:

PLS SEE Screenshot

Fwd: City Manager letter

Chris Padgett <cpadg17@gmail.com>

Wed 1/18/2023 11:53 AM

To: The UPS Store #6254 <store6254@theupsstore.com>

CAUTION! This email originated from outside of the organization. Please do not open attachments or click links from an unknown or suspicious origin.

----- Forwarded message -----

From: **Chris Padgett** <cpadg17@gmail.com>

Date: Wed, Jan 18, 2023 at 11:39 AM

Subject: City Manager letter

To: Chris Padgett <cpadg17@gmail.com>

Hello Alex,

Thank you for your time and consideration. My name's Chris Padgett and I moved to St Pete Beach in June 2021 and became a first time home owner. I truly love St Pete Beach and want to create a family here and be a long time contributing member to this community.

I am asking for a lien reduction to zero as a fine of \$4,546 is excessive and will create a significant financial hardship for my family. This recession has severely impacted my earnings and I have a baby on the way this March.

Some details regarding this situation:

I was not aware the city had/enforced any short term rentals rules as an apartment building across the street from me advertises short term rentals. It seems like there are new folks/transient people walking down my block daily not to mention pretty loud live music going on every night. I've got great relationships with my neighbors and I even checked with them before listing the place and they ALL said they didn't care/would contact me if noise became a problem.

After "experimenting" with airbnb/vrbo in order to try and make some extra money .. a notice from the city was put on my door on 10/18/22. Any attempted communication by the city prior to informing me of this rule I was not aware of / didn't receive. No one called, texted, knocked on my door, sent an email , etc. I believe one letter was sent via snail mail that may have bounced back.

Honestly I was shocked to receive the notice and **immediately** went on airbnb and adjusted the listing to be a 30 day minimum to get into compliance. This was done successfully as there was no proof from the City that Airbnb ads were out of compliance after 10/18.

I of course made the same attempt to get VRBO (the only other platform I advertised on) in compliance on 10/18 as the minimum rental length field was changed to "30 days." However there was a calendar setting that must have overruled this field - as I found out a week later - it was still possible to book short term. Once I found this out - I did some googling and identified the error and

<https://outlook.office.com/mail/inbox/id/AAQkAD7IMWVhY7k11WwVY2IhNDEyV447E...>

fixed it. I'd like to not, I have NOT rented my place through VRBO to date - the only platform that was mistakenly out of compliance after the notice. This was an honest mistake - my intention was to get into compliance as soon as I saw the letter.

The rental in question on Airbnb for November that I was fined for was booked prior to receiving the letter on 10/18. Upon seeing the notice, I immediately called the family - who had booked a trip to St Pete beach to visit their son going to Eckerd College - that I am actually not allowed to rent under 30 days and we'll either need to cancel the booking or I need to update the rental to be 30 days. I made the booking change and they stayed longer than initially booked. This airbnb booking **was a 30 day booking on airbnb** (see attached paper).

To recap, as soon as I got the notice I took immediate action to get into compliance and cancelled my bookings except the one mentioned above - and **never actually moved forward with a under 30 day / short term rental.**

I provided calendar proof I have no future bookings whatsoever on these platforms except for one 30 day booking for March 2023.

I promise to not violate this rule again and please ask for some leniency as a \$4500 fine for this will be devastating to my household and put a very bad taste in my mouth about St Pete Beach's local government.

Thank you so much,

Chris Padgett

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Chris Padgett
314.452.8382

--
Chris Padgett
314.452.8382

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

Agenda Report

Issue Considered: **Case No. 20220578**
 City of St. Pete Beach v. Mark Carlson
 Address: 6440 3rd Palm Point St. Pete Beach
 FL 33706

Date: February 13, 2023

Prepared By: Patrick Hawk, Code Enforcement Officer

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

Summary of Issue: Lien Reduction hearing.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Carlson Order
 2. Lien Reduction Application

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220578

ADDRESS: 6440 3rd Palm Pt. St.

MARK CARLSON,

Respondent(s).

_____ /

FINAL ADMINISTRATIVE ORDER AND ORDER IMPOSING FINES

This case came before the Special Magistrate on December 12, 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 Officer Patrick Hawk.
2. The Respondent failed to appear.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified of the following violation of the City's Land Development Code but failed to bring the property into compliance within the period required by the City.

Section 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:

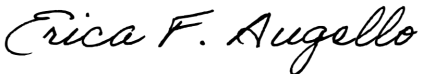
- (a) ***Residential dwellings- Detached single-family only. Such dwellings shall not be used for transient occupancy.***
5. The City presented evidence establishing the property had been advertised for transient occupancy for a period of less than thirty (30) days in violation of the City's Code.

6. The City's evidence demonstrated the property's advertisements had come into compliance on both the VRBO and AirBnB platforms, but an advertisement on FLrentals.net remained out of 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 from September 4, 2022 to November 16, 2022 with advertisements on both VRBO and AirBnB, but is now compliant. Respondent will be assessed \$250 per day from September 4, 2022 through November 16, 2022. Respondent remains non-compliant with his advertisement on FLrentals.net. Respondent has seven (7) days from the date of this order to bring the advertisement into compliance and notify the City of same. If the Respondent fails to do so, a \$250 per day fine will be assessed from December 9, 2022 until such time as the property comes into compliance. Respondent will also be responsible for paying all reasonable administrative costs associated with the investigation and prosecution of this case.
8. With ten (10) days of the date of this Order, Respondents shall provide the City with proof that there are no future bookings of less than thirty (30) days.
9. Respondent is ordered to immediately cease renting the property for a term less than thirty (30) days.
10. 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 the original order.
11. It is Respondent's responsibility to notify the City once the property is in compliance, if applicable.
12. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on December 15, 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 2925 Red Springs Drive, Las Vegas, NV 89135 on December 15, 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.



Lien Reduction Request Application

This form must be completed in its entirety and is divided into steps which will help you prepare your request, provide the necessary information, and prepare for the Special Magistrate Hearing.

Sec. 22-283. - Procedure to request that a fine or lien imposed pursuant to section 22-279 be reduced; conditions and criteria therefor.

(a) The owner of real property against which a fine or lien has been imposed pursuant to section 22-279 of this article may apply to the Special Magistrate, through the city manager or his designee, for a satisfaction of such fine or lien with less than full payment thereof. No such application shall be considered by the Special Magistrate until the applicant has first shown that:

(1) All ad valorem property taxes, special assessments, county and city utility charges and other government and city-imposed liens against the subject real property have been paid;

(2) The applicant is not personally indebted to the city for any reason; and

(3) All city code violations have been corrected under necessary permits issued.

(b) In considering an application to reduce a fine or lien imposed pursuant to section 22-279 of this article, no satisfaction thereof shall be approved by the Special Magistrate with less than full payment thereof, unless the Special Magistrate shall make a specific finding that no violation of any city ordinance exists on the subject real property.

(c) The balance of any fine or lien imposed pursuant to section 22-279 of this article that is reduced by the special magistrate shall be paid on terms as approved by the Special Magistrate.

(d) If the property for which the application for a fine reduction is being considered is owned by a government or quasi-government entity, the Special Magistrate may reduce such fine even if the violation has not been corrected.

(Ord. No. 12-02, § 1(exh. A), 1-24-12)



Lien Reduction Request Application

Please **TYPE** or **PRINT** this application neatly.

1. Code Enforcement Case Number: CE20220578

2. Date: 1/27/2023

3. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting.

Company (if applicable): _____

Name: Mark Carlson

Mailing Address: 2925 Red Springs Drive

City: Las Vegas State: NV Zip Code: 89135

Phone #: _____ Fax #: _____

Mobile #: 702-400-5511 E-mail: markncarlson@gmail.com

4. Property Owner Information: * Check here if same as Applicant ☒

* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

5. Information for property on which lien occurs:

Street Address: 6440 3rd Palm Point

Parcel ID: 31-31-16-90742-000-0050

Tax Account Number: _____

Existing Use(s) on Property: second home / rental

Date Fine or Lien Imposed: _____

Fine/Lien Amount: _____ Administrative Fees: _____ Total Fine/Lien Amount: 23,170

Amount you are requesting that the lien be reduced to: \$ 4000

Have the violation(s) on the subject property been corrected: Yes / No (Circle one)

Date upon which the subject property was brought into compliance: 9/24/22 & 12/24/22

The factual basis upon which the application for reduction of the lien should be granted:

see attached.

The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:

see attached.

Provide proof that the taxes are paid in full:

6. Signatures and Notarization.

STATE OF Nevada COUNTY OF Clark. I, being first
duly sworn, depose and say that:

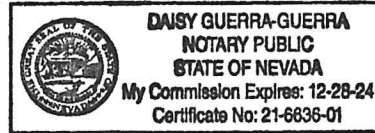
☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed, and understand this Application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing.

I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

[Signature]



(APPLICANT SIGNATURE)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced NV DL

(NOTARY PUBLIC SIGNATURE) [Signature]
Nevada ^{06h} Clark ^{06h}
STATE OF ~~FLORIDA~~, COUNTY OF ~~PINELLAS~~

Sworn and subscribed to before me this 27 day January of 20 23

CITY MANAGER APPROVAL REQUIRED

All Code Enforcement lien reductions and bad debts will require City Manager approval.

Print Name

Signature

Date

Lien Reduction Request Application
6440 3rd Palm Point
Mark Carlson
702-400-5511
markncarlson@gmail.com
Case Number: ce20220578

To Whom It May Concern:

I received the first notice of Violation on 9/24/22. At that time I communicated with the manager of the property that we needed to change the listing to being booked 30 days or more. She confirmed this was handled and I confirmed on Airbnb and VRBO that I wasn't able to book it. At that point I didn't think much about it and was really focused on Hurricane Ian and the potential issues we were facing with damage from jets ski slips, finding people to help close up my home, etc. Following Hurricane Ian, I did reach out to code enforcement and spoke with Pete. I talked to him about my case and what I had done to get into compliance. Pete looked in my file and (I believe looked online as well during the conversation). He commented that he didn't see my home online and that compliance hasn't checked my home since the letter was sent. Pete mentioned when this is the case, normally what happens is you have to pay the \$495 administrative fees and that would be it. He did mention, which I realize is my error, that I should go to the hearing. He said it is just best to be there in person to be able to address the Magistrate directly. I had several trips planned in the month of December including being in St Pete the following week for the holidays. Since I had a few trips planned, I figured this was a handled matter and didn't attend, again, I realize in hindsight that was a big error I made. At that point I didn't realize calling in was an option as I live in Las Vegas.

During the hearing it was brought to the attention of the Magistrate that my home was still listed on firentals.net. That was never my intent, or the intent of the management company. We were both shocked this was the case and would have had no indication this was the case since we received no bookings from the time we received the first citation until the second letter with the Magistrate's findings. To that end, we haven't received a booking from the date of the original citation until today.

I will send some additional documentation related to conversations I have had with the management company confirming the changes, and proof showing I didn't have any bookings from 9/24/22 until present. My reasoning for the lien reduction is specifically related to intent. I never intended to not be compliant. I thought I was. I was also distracted by Hurricane Ian and would have spent more time on this and followed up sooner if that natural disaster hadn't happened. That said, I get it, this is on me and I wasn't compliant. That said, I believe the reason for code enforcement to ensure compliance. Fines are there to bring consequences to those who aren't compliant. I would like to ask for leniency from the Magistrate because it was always my intent to be compliant. I didn't purposefully try to circumvent the system. The management company later told me that there was a nuance with her portal that she needed to not just save the change but "refresh" the listing so the change would be "pushed" to her website. When she saved the change, that went to the OTAs, but she needed to refresh it on her website. That was the error. It was an honest mistake. I understand it is my responsibility to check it, and I need to be held accountable. I was also very distracted with hurricane Ian at the time as well. This was an honest mistake that was exacerbated by the fact I made the error of not attending the hearing.

I will have some more information forthcoming but felt compelled to submit this with the application while I gather additional information. In the meantime, please let me know if you have any questions.

Sincerely



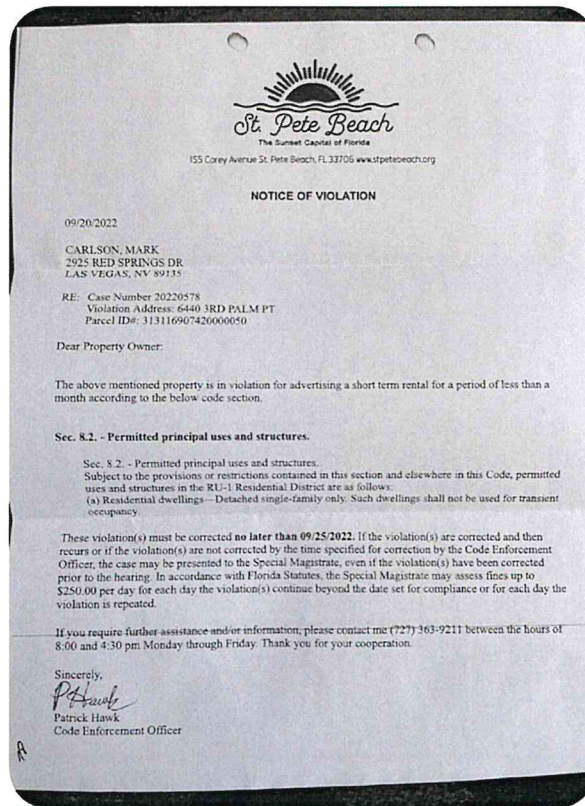
Mark Carlson

8:22



Alyssa >

Sat, Sep 24 at 12:18 PM



Please change to 30 day ASAP
and we can discuss any options
we have next week.

At least it is booked through may
at this point...

Sure will



Text Message





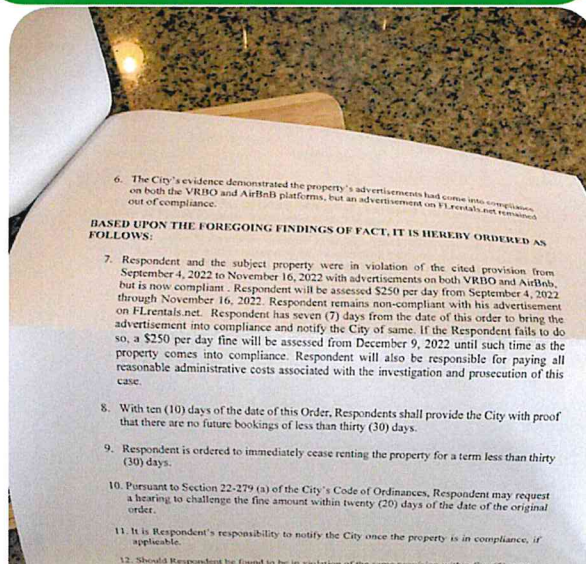
Alyssa >

Sat, Dec 24 at 8:58 AM

I am getting fined 15k for being non compliant on your website for renting under 30 days.

It just went to the magistrate court. Because I was non-compliant, I now have to show proof that I don't have any rentals under 30 days immediately. I am fined 250 per day that I don't show that.

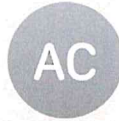
Please cancel all reservations effective immediately under 30 days.



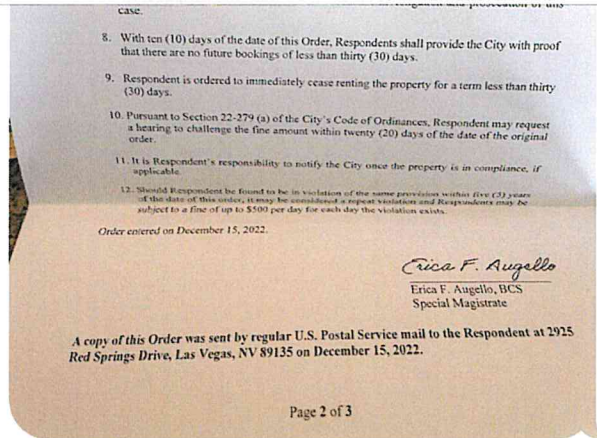
Text Message



1:18



Alyssa >

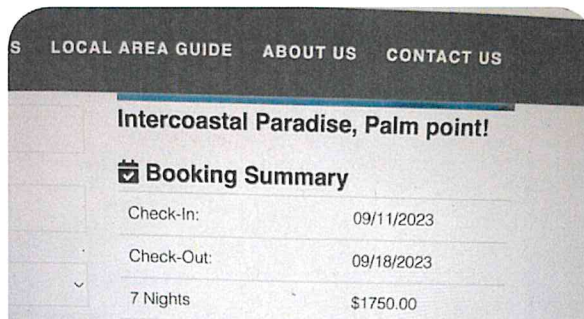


Please provide proof of #7 and #8 asap so I can submit.

What a wonderful letter to open this morning.

It has been updated to 30 days almost 2 months ago.

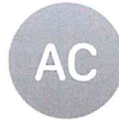
So we have to cancel all reservations that are less then 30 days?



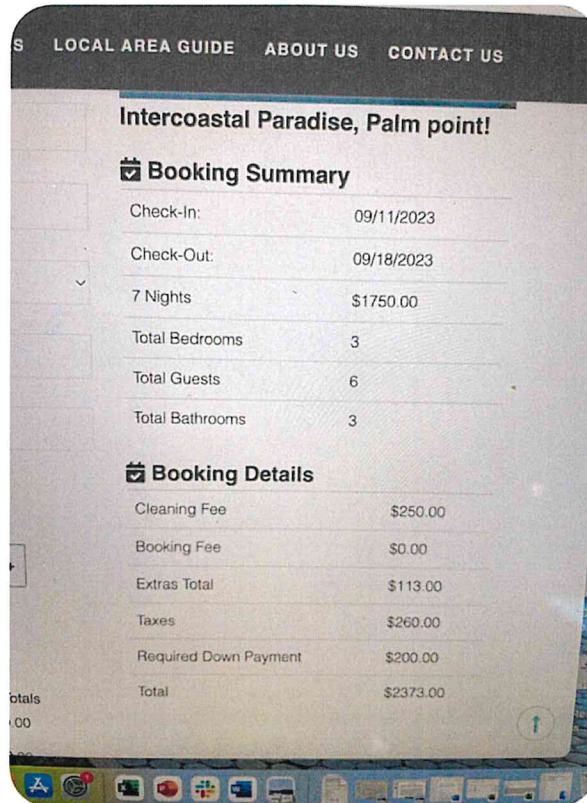
Text Message



1:18



Alyssa >



It is letting me book a week

I reset it to 30 days so I'm not sure why it would allow that

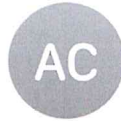
I will double check when I get home

Ok, well I now have to cancel everything under 30 days and show proof since I wasn't



Text Message





Alyssa >

Ok, well I now have to cancel everything under 30 days and show proof since I wasn't compliant on FMV website.

We could take it down right off the website and Airbnb etc until after season

Then decide what to do if it sells etc

Understand all of that.... but I thought I was compliant. I spoke with the compliance officer three or four weeks ago and thought my fine would be 500 and it would be done. Since I am not compliant, I have to cancel everything moving forward and have a 15k fine.

We are compliant I did everything I was asked

I can prove it's set to 30 day minimum



Text Message



4:04



Alyssa >

compliant, I have to cancel everything moving forward and have a 15k fine.

We are compliant I did everything I was asked

I can prove it's set to 30 day minimum

I think you need to show there is an issue with your website that it is set to 30 but allows shorter term rentals.

It may be set to it, but I can book 7 right now.

I didn't go through the credit card part, do you want me to to check? Maybe I get an error?

Can you refund?

I'll take a look when I get home and let you know I have no been getting any more short bookings I know I switched it to 30 days

Ok. Obviously pretty upsetting. I



Text Message



6440 3rd Palm Point
Reservations List
Updated as of 2/3/22

	<u>Date Booked</u>	<u>Check In</u>	<u>Check Out</u>	<u>Days</u>	<u>Days Between Reservations</u>
36786469	Alex Constable	8/21/22	10/07/22	13	
36797211	Amanda Roark	8/24/22	10/14/22	7	0
36748074	Stephanie Jones	8/9/22	10/22/22	7	1
36785008	Craig Thomas	8/20/22	10/29/22	7	0
36813097	Ann Marie Koch	8/26/22	11/12/22	7	7
36741297	Sean Beaman	8/7/22	11/29/22	12	5
36895634	James Martinson	9/22/22	12/07/22	7	1
36891446	Kelly Huckaby	9/21/22	12/14/22	7	0
36823024	Wesley Nolde	8/30/22	01/05/23	18	4
36810550	Lynn Lenkiewicz	8/25/22	02/10/23	31	5
36743320	Mary rollert	8/8/22	03/31/23	34	15
36810014	Michael Spampini	8/25/22	05/31/23	30	31
36879110	Shala O'Neal	9/16/22	07/01/23	30	1

Canceled

36797157	Barbara Bauer	8/24/22	01/11/23	7	
36790234	susan sirrianni	8/22/22	02/17/23	8	
36861399	Lisa Crispo	9/11/22	03/31/23	30	
36815126	Sam Tibbets	8/27/22	04/30/23	7	

☐ Show Cancelled?

ID	Source	Guest Name	Arrival Date	Departure Date	NI
Q	Q	Q	Q	Q	Q

2022 (9 Bookings)

36786469

AIR

Alex Constable

Sep/24/2022

Oct/07/2022

13

RESERVATION TRACKER ID:36786469

Date	Added By	Action
Q	Q	Q
Aug/21/2022	Airbnb Notifications	Created booking
Aug/21/2022	Airbnb Notifications	Extra 'Airbnb Host Fee (DND)' Added by UserID 79576.
Aug/21/2022	Airbnb Notifications	Extra 'Management Fee (Tax Inclusive)' Added by UserID 79576.
Aug/21/2022	Airbnb Notifications	Airbnb Management Fee Changed: 113
Sep/25/2022	Airbnb Notifications	confirmation_code: HMNKKJ5BSJ
Sep/25/2022	Airbnb Notifications	expected_payout: 3262.30
Sep/25/2022	Airbnb Notifications	paid_amount: 3262.30
Oct/14/2022	Administrator	Extra 'Airbnb Host Fee (DND)' Deleted by UserID 79576.
Oct/14/2022	Administrator	-277.10 payment sent to owner account
Oct/14/2022	Administrator	1847.30 payment sent to owner account

Create Filter

ID	Source	Guest Name	Arrival Date	Departure Date
Q	Q	Q	Q	Q
Year: 2022 (9 Bookings)				
36786469	AIR	Alex Constable	Sep/24/2022	Oct/07/2022
36797211	AIR	Amanda Roark	Oct/07/2022	Oct/14/2022
RESERVATION TRACKER ID:36797211				
Date	Added By	Action		
Q	Q	Q		
Aug/24/2022	Airbnb Notifications	Created booking		
Aug/24/2022	Airbnb Notifications	Extra 'Airbnb Host Fee (DND)' Added by UserID 79576.		
Aug/24/2022	Airbnb Notifications	Extra 'Management Fee (Tax Inclusive)' Added by UserID 79576.		
Oct/08/2022	Airbnb Notifications	confirmation_code: HMWHQANDQK		
Oct/08/2022	Airbnb Notifications	expected_payout: 2181.95		
Oct/08/2022	Airbnb Notifications	paid_amount: 2181.95		
Nov/15/2022	Administrator	-272.84 payment sent to owner account		
Nov/15/2022	Administrator	1818.95 payment sent to owner account		
Create Filter				

ID	Source	Guest Name	Arrival Date	Departure Date
Q	Q	Q	Q	Q
Year: 2022 (9 Bookings)				
36786469	AIR	Alex Constable	Sep/24/2022	Oct/07/2022
36797211	AIR	Amanda Roark	Oct/07/2022	Oct/14/2022
36748074	AIR	Stephanie Jones	Oct/15/2022	Oct/22/2022

RESERVATION TRACKER ID:36748074

Date	Added By	Action
Q	Q	Q
Aug/09/2022	Airbnb Notifications	Extra 'Management Fee (Tax Inclusive)' Added by UserID '79576
Aug/09/2022	Airbnb Notifications	Extra 'Airbnb Host Fee (DND)' Added by UserID '79576
Aug/09/2022	Airbnb Notifications	Created booking
Oct/16/2022	Airbnb Notifications	paid_amount: 1899.75
Oct/16/2022	Airbnb Notifications	expected_payout: 1899.75
Oct/16/2022	Airbnb Notifications	confirmation_code: HMWDSWZSHB
Nov/15/2022	Administrator	1536.75 payment sent to owner account
Nov/15/2022	Administrator	-230.51 payment sent to owner account

Create Filter

RESERVATIONS

reservations since

24/2022

☒ Show Cancelled?

Q	ID	Source	Q	Guest Name	Q	Arrival Date	Q	Departure Date	Q	Nights	Q	Total Amount
Year: 2022 (9 Bookings)												
...	36785469	AIR		Alex Constable		Sep/24/2022		Oct/07/2022		13		2,210.30
...	36797211	AIR		Amanda Roark								
...	36748074	AIR		Stephanie Jones								
...	36785008	PMC/Web		Craig Thomas								
...	36813097	Vrbo/PPR		Ann Marie Koch								
...	36741297	AIR		Sean Beaman								
...	36895634	Vrbo/PPR		James Martinson								
...	36891446	PMC/Web		Kelly Huckaby								
...	36823024	Vrbo/PPR		Wesley Nolde								

RESERVATION TRACKER ID:36785008

Date	Q	Added By	Q	Action	Q
Aug/20/2022				Created booking	
Aug/20/2022		Unknown		Card payment submit	
Aug/22/2022		(Owner)		Guest payment of 200	
Aug/22/2022		(Owner)		Guest payment of 200	
Sep/19/2022		Unknown		Card payment submit	
Sep/22/2022		(Owner)		Guest payment of 2195	
Oct/27/2022		(Owner)		Guest payment of 150.0	
Oct/27/2022		Administrator		Pool Heat Added	
Oct/27/2022		Administrator		Pool Heat Added	
Nov/01/2022		(Owner)		Guest payment of 45.00	
Nov/15/2022		Administrator		-265.50 payment sent to	
Nov/15/2022		Administrator		1920.00 payment sent to	

Create Filter

CREATION TRACKER ID: 36813097									
Date	Added By	Action							
Aug/26/2022	HomeAway API	Created booking							
Aug/26/2022	(Owner)	Guest payment of 2							
Aug/26/2022	HomeAway API	Tentative booking c							
Aug/29/2022	(Owner)	Guest payment of 2							
Aug/29/2022	Administrator	Emailed: MANUAL - I							
Nov/07/2022	Administrator	Pool Heat Added							
Nov/07/2022	(Owner)	Guest payment of 169							
Nov/08/2022	Administrator	Pool Heat Removed							
Dec/15/2022	Administrator	1830.11 payment sent to							
Dec/15/2022	Administrator	-274.52 payment sent to							
Create Filter									

Guest Name	Guest Email	Guest Phone	Guest Address	Guest City	Guest State	Guest Zip	Guest Country	Guest Status	Guest Type
Alex Constable									
Wendy's Book									
Stephanie Jones									
Erin Thomas									
Ann Marie Koch									
Sean Beaman									
James Martinson									
Kelly Hockaday									
Wesley Noide									
can book									
Lynn Lenklewicz									
can book									
can book									
Mark Carlson									
can book									
Mary rollert									

☐ ☒ Show Cancelled?

ID Source

Guest Name

Arrival Date

Departure Date

Nights

Q

Year 2022 (9 Bookings)

36786469

AIR

Alex Constable

36797211

AIR

Amanda Roark

36748074

AIR

Stephanie Jones

36785008

PMC/Web

Craig Thomas

36813097

Vrbo/PPR

Ann Marie Koch

36741297

AIR

Sean Beaman

36895634

Vrbo/PPR

36891446

PMC/Web

36823024

Vrbo/PPR

Year 2023 (12 Bookings)

37778882

BLACKED OUT

36810550

Vrbo/PPR

37778885

BLACKED OUT

37178895

BLACKED OUT

37239393

OWN

36798234

Vrbo/PPR

36745320

PMC

36813097

RESERVATION TRACKER ID: 36741297

Date	Added By	Action
Aug/07/2022	Airbnb Notifications	Extra 'Management Fee (Tax Includ
Aug/07/2022	Airbnb Notifications	Extra 'Airbnb Host Fee (DND)' Adde
Aug/07/2022	Airbnb Notifications	Created booking
Nov/18/2022	Airbnb Notifications	paid_amount: 4053.65
Nov/18/2022	Airbnb Notifications	expected_payout: 4053.65
Nov/18/2022	Airbnb Notifications	confirmation_code: HMZWJP2ZRZ
Dec/15/2022	Administrator	-553.60 payment sent to owner accou
Dec/15/2022	Administrator	3690.65 payment sent to owner accou

RESERVATION TRACKER ID:36895634

Date	Added By	Action
Q	Q	Q
Sep/22/2022	HomeAway API	Tentative booking confirmed by online
Sep/22/2022	(Owner)	Guest payment of 200.00 received (Rental payment)
Sep/22/2022	HomeAway API	Created booking
Oct/26/2022	Unknown	Card payment submitted against booking
Oct/31/2022	(Owner)	Guest payment of 2467.97 received (Rental payment)
Nov/21/2022	Administrator	Emailed: MANUAL - Paid in Full
Dec/07/2022	(Owner)	Guest payment of 169.50 received (Rental payment)
Dec/07/2022	Administrator	Pool Heat Added
Dec/15/2022	Administrator	2161.04 payment sent to owner account
Dec/15/2022	Administrator	-301.66 payment sent to owner account

Create Filter

36895634	Vrbo/PPR	James Martinson	Nov/30/2022	Dec/07/2022	7
36891446	PMC/Web	Kelly Huckaby	Dec/07/2022	Dec/14/2022	7
36823024	Vrbo/PPR	Wesley Nolde	Dec/18/2022	Jan/05/2023	18
37176882	BLACKED OUT	cant book	Jan/05/2023	Jan/11/2023	6
36810550	Vrbo/PPR	Lynn Lenkiewicz	Jan/10/2023	Feb/10/2023	31
37176885	BLACKED OUT	cant book	Jan/10/2023	Jan/20/2023	9
37178895	BLACKED OUT	cant book	Feb/10/2023	Feb/17/2023	7

Year: 2023 (12 Bookings)

Unit Chooser

Third Palm point (374823) Mark Carlson

RESERVATION TRACKER ID:36891446

Date	Added By	Action
Q	Q	Q
Sep/21/2022		Created booking
Sep/21/2022	Unknown	Card payment submitted against booking
Oct/24/2022	(Owner)	Guest payment of 200.00 received (Rental payment)
Nov/07/2022	(Owner)	Guest payment of 2201.25 received (Rental payment)
Dec/14/2022	Administrator	Pool Heat Added
Dec/14/2022	(Owner)	Guest payment of 169.50 received (Rental payment)
Jan/16/2023	Administrator	-266.25 payment sent to owner account
Jan/16/2023	Administrator	1925.00 payment sent to owner account
Create Filter		

36891446	PMC/Web	Kelly Huckaby	Dec/07/2022	Dec/14/2022
36823024	Vrbo/PPR	Wesley Nolde	Dec/18/2022	Jan/05/2023
Year: 2023 (12 Bookings)				
37178882	BLACKED OUT	cant book	Jan/05/2023	Jan/11/2023
36810550	Vrbo/PPR	Lynn Lenkiewicz	Jan/10/2023	Feb/10/2023
37178883	BLACKED OUT	cant book	Jan/10/2023	Jan/20/2023
37178895	BLACKED OUT	cant book	Feb/10/2023	Feb/17/2023
37239393	OWN	Mark Carlson	Feb/17/2023	Feb/20/2023
36796234	Vrbo/PPR	susan sinant	Feb/19/2023	Feb/25/2023
36743320	PMC	Mary rollert	Feb/25/2023	Mar/31/2023
36832666	PMC	Mark Carlson	Jan/11/2023	Jan/17/2023

Unit Chooser

Third Palm point (374823) Mark Carlson

RESERVATION TRACKER ID 36823024

Date	Added By	Action	
Q	Q	Q	+
Aug/30/2022	HomeAway API	Created booking	
Aug/30/2022	(Owner)	Guest payment of 200.00 received (Rental payment)	
Aug/30/2022	HomeAway API	Tentative booking confirmed by online	
Nov/18/2022	Administrator	Emailed: MANUAL - Balance Due Reminder	
Nov/18/2022	Unknown	Card payment submitted against booking	
Nov/19/2022	Unknown	Card payment submitted against booking	
Nov/20/2022	(Owner)	Guest payment of 12097.42 received (Rental payment)	
Jan/16/2023	Administrator	-1579.90 payment sent to owner account	
Jan/16/2023	Administrator	10532.67 payment sent to owner account	
Create Filter			

36823024	Vrbo/PPR	Wesley Nolde	Dec/18/2022	Jan/05/2023	19
Year: 2023 (12 Bookings)					
37178882	BLACKED OUT	cant book	Jan/05/2023	Jan/11/2023	6
36810550	Vrbo/PPR	Lynn Lenkiewicz	Jan/10/2023	Feb/10/2023	31
37178883	BLACKED OUT	cant book	Jan/10/2023	Jan/16/2023	2
37178895	BLACKED OUT	cant book	Feb/10/2023	Feb/17/2023	7
37239393	OWN	Mark Carlson	Feb/17/2023	Feb/20/2023	3
36790234	Vrbo/PPR	susan siront	Feb/17/2023	Feb/25/2023	6
36743320	PMC	Mary rollert	Feb/25/2023	Mar/31/2023	34
36743320			Mar/31/2023	Apr/07/2023	63

it Chooser

ard Palm point (374823) - Mark Carlson

RESERVATIONS

Show reservations since

Jan/01/2023



☐ Show Cancelled?

	ID	Source	Guest Name	Arrival Date	Departure Date	Nights
	Q	Q	Q	Q	Q	Q
- Year: 2022 (1 Bookings)						
	36823024	Vrbo/PPR	Wesley Nolde	Dec/18/2022	Jan/05/2023	18
- Year: 2023 (6 Bookings)						
	36810550	Vrbo/PPR	Lynn Lenkiewicz	Jan/10/2023	Feb/10/2023	31

RESERVATION TRACKER ID:36810550

Date	Added By	Action
Q	Q	Q
Aug/25/2022	HomeAway API	Tentative booking confirmed by online
Aug/25/2022	(Owner)	Guest payment of 200.00 received (Rental payment)
Aug/25/2022	HomeAway API	Created booking
Nov/30/2022	Administrator	Emailed: MANUAL - Guest Booking Confirmation
Nov/30/2022	Administrator	Rates and extras updated due to booking edit
Nov/30/2022	Administrator	Booking dates changed
Nov/30/2022	Administrator	Rates and extras updated due to booking edit
Nov/30/2022	Administrator	Booking dates changed
Dec/20/2022	(Owner)	Guest payment of 9609.53 received (Rental payment)
Jan/03/2023	Administrator	Rates and extras updated due to booking edit
Jan/03/2023	Administrator	Booking dates changed

Create Filter



Search



tion Software

X

Inbox (174) - fmvpropertymgmt

X

+

tionandquoting/bookingsmanager

RESERVATION TRACKER ID:36743320

Date	Added By	Action
Q	Q	Q
Aug/08/2022	Administrator	Emailed: MANUAL - Balance Due Reminder
Aug/08/2022	Administrator	Emailed: MANUAL - Guest Booking Confirmation
Aug/08/2022	Administrator	Created booking
Aug/08/2022	Unknown	Deposit submitted against booking
Aug/09/2022	(Owner)	Guest payment of 200.00 received (Rental payment)
Jan/24/2023	Unknown	Card payment submitted against booking
Jan/25/2023	(Owner)	Guest payment of 15018.84 received (Rental payment)

Create Filter

37178895	BLACKED OUT	cant book	Feb/10/2023	Feb/17/2023	7
37239393	OWN	Mark Carlson	Feb/17/2023	Feb/20/2023	3
36743320	PMC	Mary rollert	Feb/25/2023	Mar/31/2023	34
36810014	Vrbo/PPR	Michael Spampinato	May/01/2023	May/31/2023	30
36879110	Vrbo/PPR	Shala O'Neal	Jun/01/2023	Jul/01/2023	30

Showing 7 Bookings

Create Filter

McAfee Security

Windows

Search

Taskbar icons

RESERVATIONS			RESERVATION TRACKER ID:36879110		
ID	Source	Guest Name	Date	Added By	Action
36823024	Vrbo/PPR	Wesley Nolde	Sep/16/2022	HomeAway API	Tentative booking confirmed by online
36810550	Vrbo/PPR	Lynn Lenkiewicz	Sep/16/2022	(Owner)	Guest payment of 200.00 received (Rental payment)
37178895	BLACKED OUT	Grant Book	Sep/16/2022	HomeAway API	Created booking
37239393	QVN	Mark Carlson	Jan/03/2023	Administrator	Booking dates changed
36745520	PMC	Mary Collett	Jan/03/2023	Administrator	Rates and extras updated due to booking edit
36810014	Vrbo/PPR	Michael Scamporrino	Jan/03/2023	Administrator	Booking dates changed
36879110	Vrbo/PPR	Shale O'Neal	Jan/03/2023	Administrator	Rates and extras updated due to booking edit
			Jan/03/2023	Administrator	Booking dates changed
			Jan/03/2023	Administrator	Rates and extras updated due to booking edit
			Jan/03/2023	Administrator	Rates and extras updated due to booking edit
			Jan/03/2023	Administrator	Rates and extras updated due to booking edit
			Jan/03/2023	Administrator	Booking dates changed
			Jan/03/2023	Administrator	Booking dates changed
			Jan/11/2023	Administrator	Emailed: MANUAL - Guest Booking Confirmation
			Jan/11/2023	Administrator	Emailed: MANUAL - Balance Due Reminder

Create Filter

Handwritten notes on sticky notes:

- You are the mom
- Kirsten off 1/19-1/21 2/6-2/10
- Cleaner subject over email cleaning 2/28 8/5/2023

W reservations since

01/2022



☒ Show Cancelled?

	ID	Source	Guest Name	Arrival Date	Departure Date
Q	Q		Q	Q	Q
...	35607824	PMC	John Kartz	Jan/03/2023	Jan/23/2023
...	36749323	AMP	Miles Anthony	Jan/17/2023	Jan/17/2023
...	36797157	PMCAWeb	Barbara Easter Dauter	Jan/17/2023	Jan/10/2023

RESERVATION TRACKER ID:36797157

Date	Added By	Action
Q	Q	Q
Aug/24/2022	Administrator	Emailed: MANUAL - Guest Booking Confirmation
Aug/24/2022		Created booking
Aug/24/2022	Unknown	Card payment submitted against booking
Dec/12/2022	(Owner)	Guest payment of 3043.32 received (Rental payment)
Dec/29/2022	Administrator	Booking moved from Property 374823 to 360186
Dec/29/2022	Administrator	Rates and extras updated due to booking edit
Jan/01/2023	Administrator	Booking cancelled
Jan/01/2023	Administrator	Booking cancelled

Create Filter

37250438 PMC/Web nanjiao zhang May/19/2023 May/24/2023

Showing 37 Bookings

Create Filter



Search



DELL

ove you

You are the best

Kirsten off

Automation Software

Inbox (174) - fmvpropertymgmt

reservationandquoting/bookingsmanager

hooser

alm point (374823) - Mark Carlson

RESERVATIONS

RESERVATION TRACKER ID:36790234

Date

Added By

Action

Q

Q

Q

Aug/22/2022

HomeAway API

Tentative booking confirmed by online

Aug/22/2022

(Owner)

Guest payment of 200.00 received (Rental payment)

Aug/22/2022

HomeAway API

Created booking

Jan/03/2023

Administrator

Booking cancelled

Jan/03/2023

Administrator

Booking cancelled

Create Filter

36790234

Vrbo/PPR

Susan Binnett

Feb/17/2023

Feb/25/2023

8

36743320

PMC

Mary rollert

Feb/25/2023

Mar/31/2023

34

36861399

Vrbo/PPR

Lisa Crispo

Mar/31/2023

Apr/30/2023

36

37178887

BLACKED OUT

cont-book

Apr/07/2023

Apr/23/2023

16

36815126

Vrbo/PPR

Sara Tibbette

Apr/23/2023

Apr/30/2023

2

36810014

Vrbo/PPR

Michael Spampinato

May/01/2023

May/31/2023

30

36879110

Vrbo/PPR

Shala O'Neal

Jun/01/2023

Jul/01/2023

30

Showing 13 Bookings

Create Filter

Search

Page 189 of 198

t (374823) - Mark Carlson

RESERVATIONS

ervations since

 RESERVATION TRACKER ID:36861399

Date	Added By	Action
Q	Q	Q
Sep/11/2022	HomeAway API	Tentative booking confirmed by online
Sep/11/2022	(Owner)	Guest payment of 200.00 received (Rental payment)
Sep/11/2022	HomeAway API	Created booking
Jan/03/2023	Administrator	Booking dates changed
Jan/03/2023	Administrator	Rates and extras updated due to booking edit
Jan/30/2023	Administrator	Booking cancelled
Jan/30/2023	Administrator	Booking cancelled

 Create Filter

36861399	Vrbo/PPR	Lisa Crispo	Mar/01/2023	Apr/30/2023	30
37178807	BLACKED OUT	cant book	Apr/07/2023	Apr/23/2023	16
36815126	Vrbo/PPR	Sam Tibbette	Apr/23/2023	Apr/30/2023	7
36810014	Vrbo/PPR	Michael Spampinato	May/01/2023	May/31/2023	30
36879110	Vrbo/PPR	Shala O'Neal	Jun/01/2023	Jul/01/2023	30

Showing 13 Bookings

 Create Filter



Search

USER

Point (374823) - Mark Carlson

RESERVATIONS

reservations since

1/01/2023



☒ Show Cancelled?

ID Source

Guest Name

Arrival Date

Departure Date

Year: 20

RESERVATION TRACKER ID:36815126

Year: 20

Date	Added By	Action
Q	Q	Q
Aug/27/2022	HomeAway API	Tentative booking confirmed by online
Aug/27/2022	(Owner)	Guest payment of 200.00 received (Rental payment)
Aug/27/2022	HomeAway API	Created booking
Jan/03/2023	Administrator	Booking cancelled
Jan/03/2023	Administrator	Booking cancelled

Create Filter

36815126	Vrbo/PPR	Gern Tibbetts	Apr/23/2023	Apr/30/2023	30
36810014	Vrbo/PPR	Michael Spampinato	May/01/2023	May/31/2023	30
36879110	Vrbo/PPR	Shala O'Neal	Jun/01/2023	Jul/01/2023	30

Showing 13 Bookings

Create Filter



Search



6440 3rd Palm Point
 Fee Calculation

9/4/22	11/16/22	73	250	18,250
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				495
				<u>18,745</u>

				23,170
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Variance				4,425
Days				17.7

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

Agenda Report

Issue Considered: **Case No. 20220545**
 City of St. Pete Beach v. Blake and Ivy-Zophia
 Bevill
 Address: 105 17th Ave St. Pete Beach FL 33706

Date: February 13, 2023

Prepared By: Patrick Hawk, Code Enforcement Officer

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

Summary of Issue: Appeal Hearing.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Bevill Order
 2. Appeal Request

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20220545
ADDRESS: 105 17th Ave.**

BLAKE & IVY-ZOPHIA BEVILL,

Respondent(s).

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on December 12, 2022, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew McConnell and Code Enforcement Supervisor Peyt Dewar.
2. Respondent, Blake Bevill, was present and represented himself. Respondent Ivy-Zophya Bevill was represented by Venus McGhee, who possessed the requisite authority to represent Respondent.
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 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 advertised and rented for a period of less than thirty (30) days more than three (3) times in a 12-month period in violation of the City's Code. The property had been rented short-term five (5) times in June 2022, eight (8) times in July 2022, two (2) times in August 2022, and two (2) times in November 2022.
6. The City also presented evidence that the property was advertised for transient occupancy in violation of the City's Code.
7. Respondents testified that they had advertised and rented the property on short-term basis in excess of the time allowable under the City's Code.

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

8. Respondents and the subject property were in violation of the cited provision and were non-compliant on the date of the hearing. Respondents will be assessed a fine of \$250 per day from August 26, 2022 until the property is brought into compliance and the City is notified of same. Respondents will also be responsible for all reasonable administrative costs of the City related to the investigation and prosecution of this case.
9. Respondents are ordered to immediately cease renting the property for a term less than thirty (30) days until December 2023.
10. Within ten (10) days of this Order, Respondents shall provide proof to the City that there are no transient bookings from the date of this order through December 2023.
11. It is the Respondents' responsibility to inform the City that the property has come into compliance, if applicable.
12. Pursuant to Section 22-279 (a) of the City's Code of Ordinances, Respondents may request a hearing to challenge the fine amount within twenty (20) days of the date of this order.
13. Should Respondents 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 Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on December 15, 2022.

Erica F. Augello

Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to Respondents at venusmcghee2@gmail.com and Blake.bevill@fda.hhs.gov on December 15, 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.

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...

Luis Cruz

From: Ivy Bevill <ivy.bevill@gmail.com>
Sent: Wednesday, January 4, 2023 11:21 AM
To: Code Enforcement
Subject: Re: Case# 20220545 Bevill 105 17th Ave

Follow Up Flag: Follow up
Flag Status: Flagged

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

FYI -

I have updated my mailing address in the property appraisers system, however, it does say it may take up to 5 days to show.

My mailing address is as follows:

110 Juniper Lane
Longwood, FL 32779

Ivy

> On Jan 4, 2023, at 11:02 AM, Ivy Bevill <ivy.bevill@gmail.com> wrote:

>

>

>>

>> I would like to formally appeal the fines levied on my property at 105 17th Ave.

>> Please add me to the next scheduled calendar. Thanks

>>

>> Ivy