



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, April 10, 2023
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Cases Complied or Continued

A. 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.

B. Case No. 20220648

City of St. Pete Beach v. Josias Guzman Alcantara

Address: 131 72nd Ave St. Pete Beach FL 33706

Continued for update.

3. New Cases

A. Case No. 2022671

City of St. Pete Beach v. Doyle, Brendan D.

Address: 107 4th Ave. 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.

B. Case No. 20230117

City of St. Pete Beach v. Lavallee, Jason and Mellace, Christine

Address: 108 21st Ave. St. Pete Beach FL 33706

Sec. 20.03. - Permitted principal uses and structures.

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

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

4. Old Cases

5. Repeat Violation

A. Case No. 20230105

City of St. Pete Beach v. Dasani, Nehal and Dasani, Gita

Address: 102 13th Ave. Pete Beach FL 33706

Sec. 20.03. - Permitted principal uses and structures.

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

a. All uses permitted in the underlying zoning district; and

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

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

6. Lien Reductions

7. Next Meeting:

8. Adjournment -

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

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

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

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

All agenda material is available for review at City Hall.

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

Agenda Report

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

Date: April 10, 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. Pete Beach'. 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. Pete Beach

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

ABODENCE

\$86 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 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

aircover

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

[Learn more](#)

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.

 **\$100 night**

Select dates (circled in red)
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	
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

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

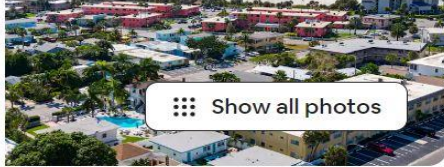
562 71st Ave

CE20220685

Online ads

One bedroom in St Pete Beach - x +

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

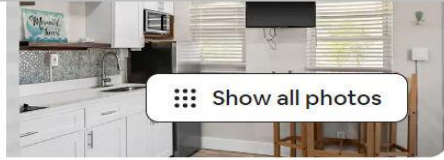
562 71st Ave

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.

 \$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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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
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January 2023

Su	Mo	Tu	We	Th	Fr	Sa
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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...



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

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
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January 2023

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10:32 AM 12/12/2022

562 71st Ave

CE20220685

Online ads

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

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

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
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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

\$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
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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

Close

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

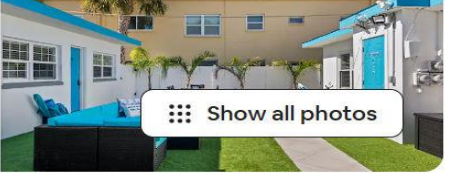
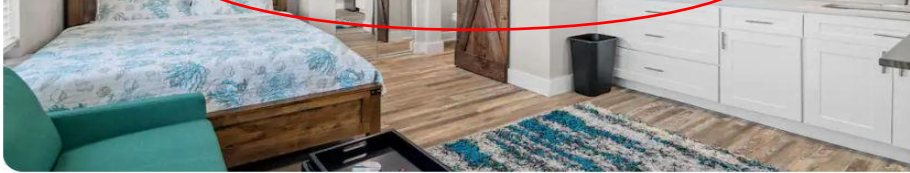
562 71st Ave

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
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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

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

\$121 night

December 2022

Su	Mo	Tu	We	Th	Fr	Sa
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January 2023

Su	Mo	Tu	We	Th	Fr	Sa
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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
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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

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				

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							January 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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25	26	27	28	29	30	31	1	2	3	4	5	6	7

11:32 AM
12/27/2022

562 71st Ave

CE20220685

Online ads

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

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
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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

\$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

Winter Wonderland Redefined.

Head down I-95 then east to the coast.

Learn More

the Crystal Coast
North Carolina's southern outer banks

+16 photos

Type here to search

11:33 AM
12/27/2022

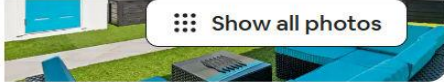
562 71st Ave

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](#)

 **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](#)

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				

9:44 AM
1/15/2023

562 71st Ave

CE20220685

Online ads

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

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	

2 night minimum stay

\$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

+16 photos

look better

2023 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 with the Airbnb website. The address bar contains the URL https://www.airbnb.com/rooms/759894061314507152?source_impression_id=p3_1673362494_9ySNhKMCZT%2FzhAps, which is circled in red. The page title is "Close to the Beach - Studio in St". Below the title are tabs for "Photos", "Amenities", "Reviews", and "Location". A calendar shows dates from 15 to 28. A dropdown menu shows "1 guest" and a "Check availability" button. A link "Clear dates" is visible. A link "Report this listing" is also present. The "1 review" section shows a review by "Sandy" from "January 2023", which is circled in red. 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 at the bottom shows the time as 9:55 AM on 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 selected, 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. Further down, there is a "1 review" section with the text "Average rating will appear after 3 reviews". A reviewer named "Audrie" is listed with a profile picture and the date "January 2023", which 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 browser window, the Windows taskbar is visible, showing the search bar and various application icons. The system clock in the bottom right corner displays "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!

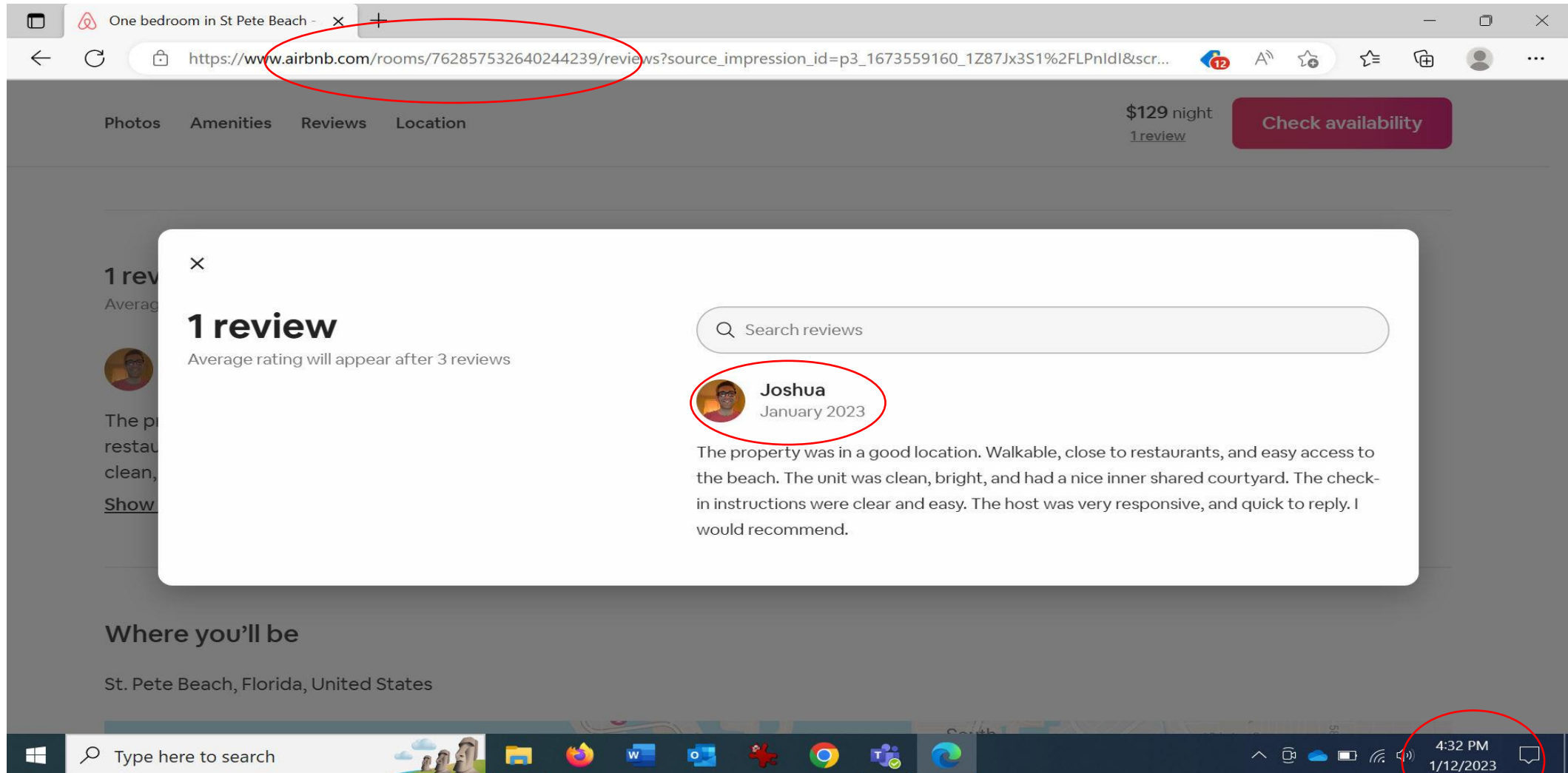
Type here to search

4:30 PM
1/12/2023

562 71st Ave

CE20220685

Online ads



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
Map Satellite
Bardmoor Pinellas Park

\$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

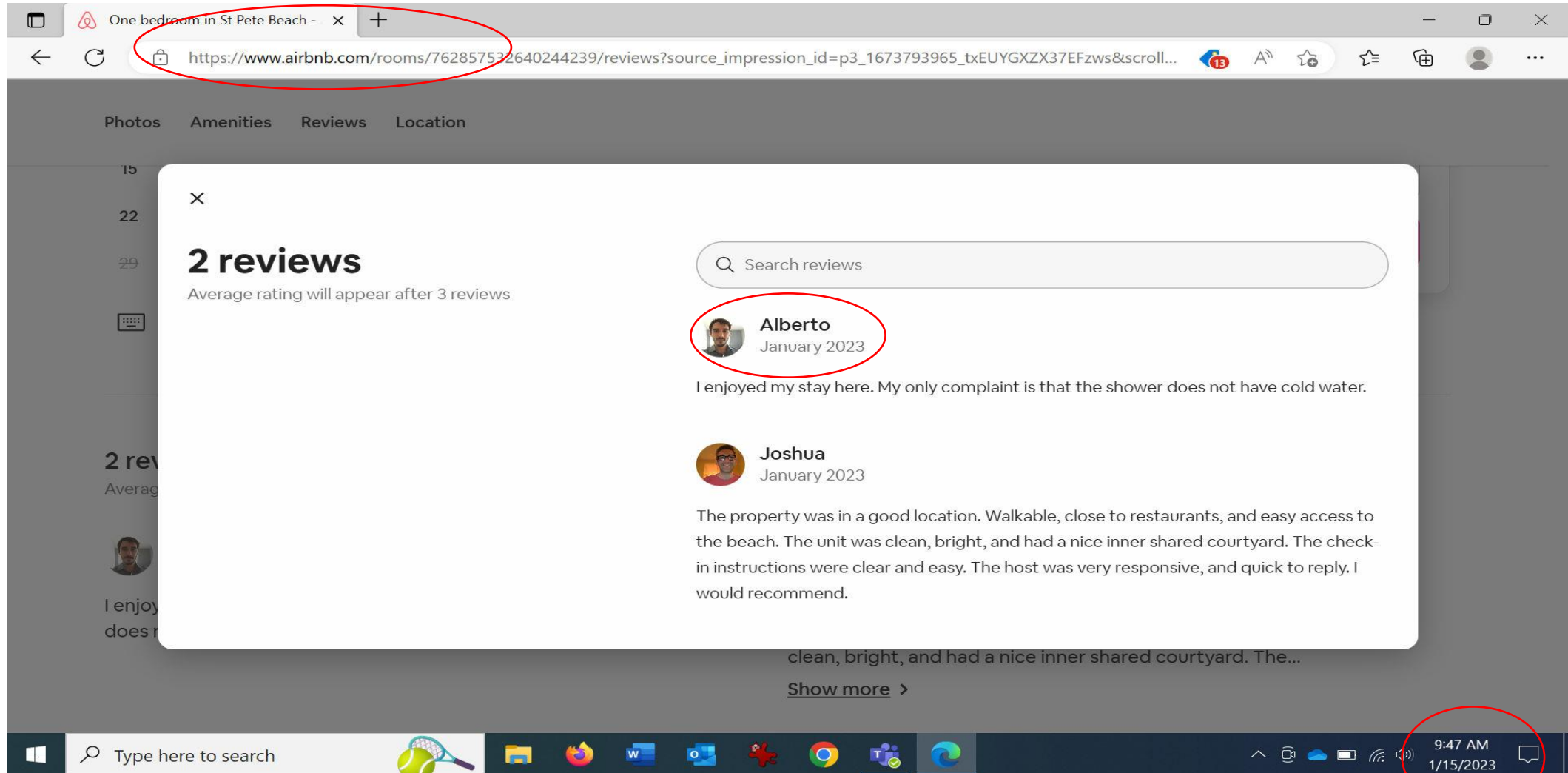
Book your Budget
*Terms apply

4:00 PM
1/12/2023

562 71st Ave

CE20220685

Online ads



562 71st Ave

CE20220685

Online ads

The screenshot shows a web browser window with the URL https://www.airbnb.com/rooms/758477079643039313/reviews?source_impression_id=p3_1673883431_2qVAzZlQ5RAXZalQ&scrol... circled in red. The page displays two reviews for a property. The first review is by Kath, dated January 2023, with a red circle around her profile picture. The second review is by Audrie, also dated January 2023. The Windows taskbar at the bottom shows the system clock as 10:38 AM on 1/16/2023, which is also circled in red.

2 reviews
Average rating will appear after 3 reviews

Kath
January 2023

Absolutely perfect location. We walked to the beach, to get food, and we even walked to a Sun Runner bus stop to go downtown. Used less than a tank of gas the entire week! Had a mix up with door codes for checking in and a refrigerator that froze our food at first, but everything was promptly taken care of and the disruption to our vacation was minimized. The place was clean but often times felt like things were just a little janky such as the cold water hose being disconnected in the bathroom sink, the shower not draining well, the main gate to get inside, and no kitchen seasonings despite what the description said. Overall these things were manageable and we had an awesome time being so close to everything we enjoy in St. Pete Beach. We would stay here again!

Audrie
January 2023

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

Where you'll be

10:38 AM
1/16/2023

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

★ 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 😊

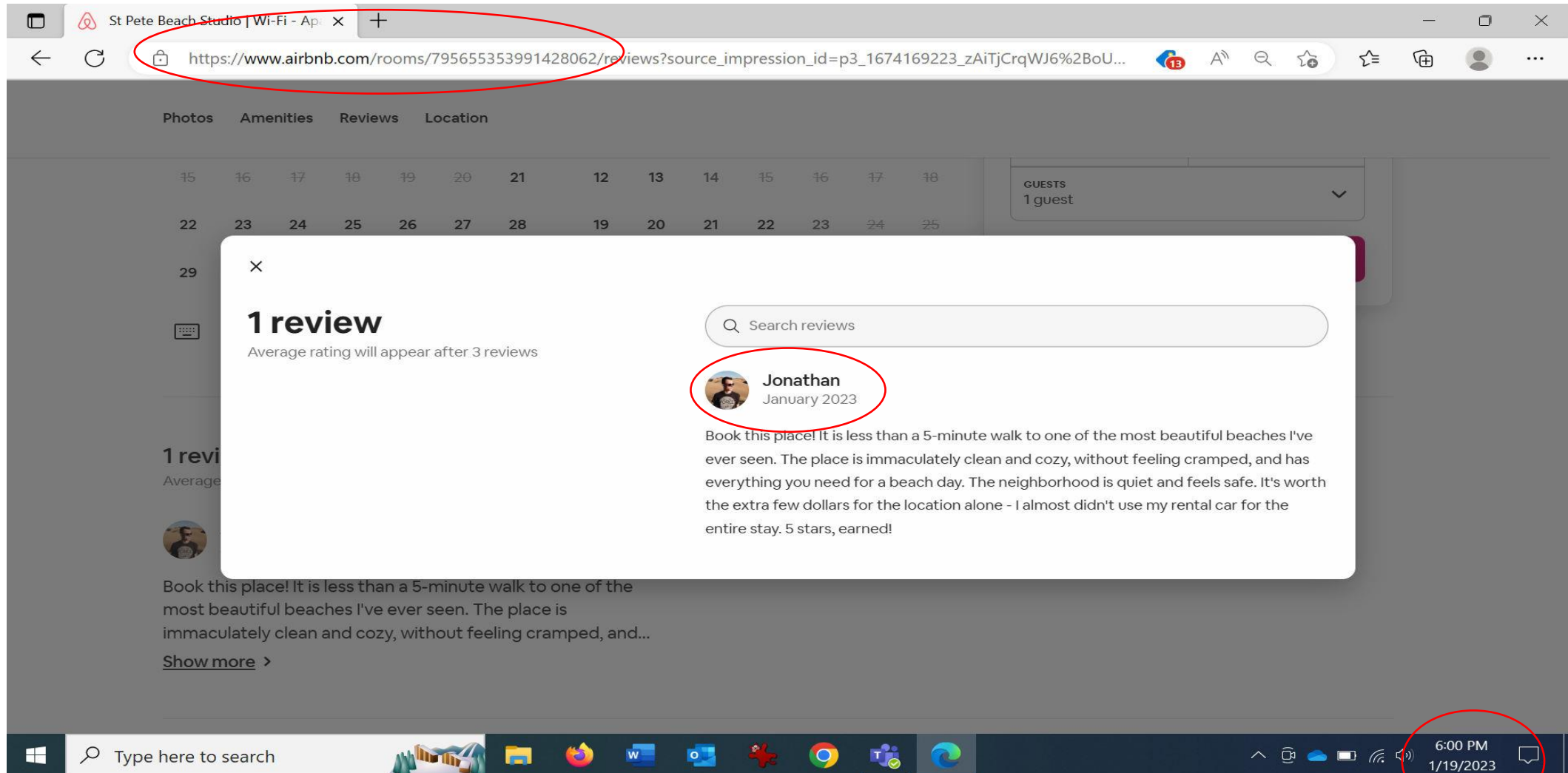
Type here to search

10:58 AM
1/16/2023

562 71st Ave

CE20220685

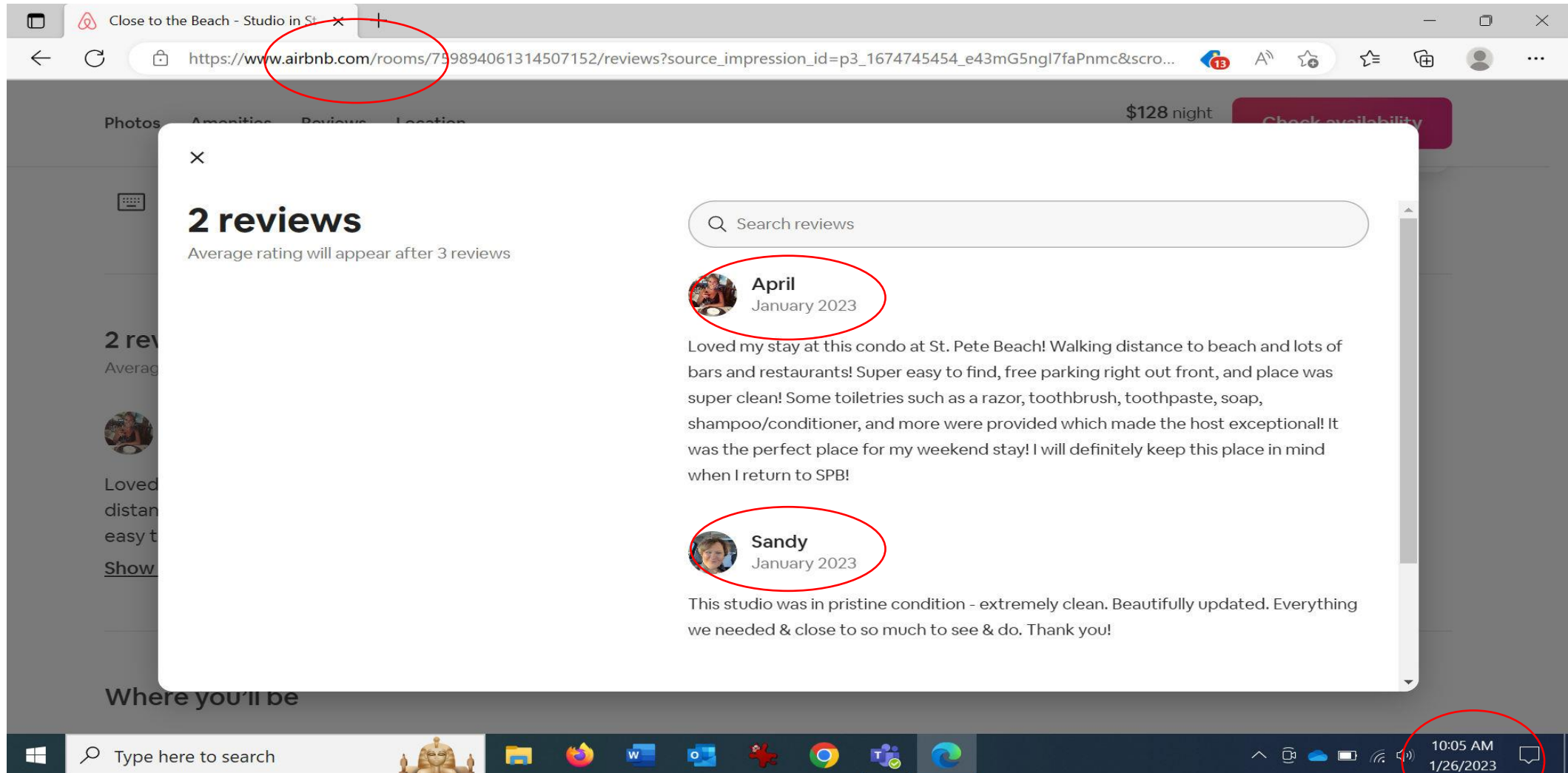
Online ads



562 71st Ave

CE20220685

Online ads



562 71st Ave

CE20220685

Online ads

The screenshot shows an Airbnb listing page for '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 4.80 star rating 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 toke 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 rules such as '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' and '5/5 ★★★★★ Stayed Jan 2023'. The review text describes the location and amenities. The right side of the page displays the price '\$174 avg/night', a 5-star rating, and a 'Check availability' button. A sidebar on the right features a Citi Bank advertisement for a 4.05% APY savings account. The Windows taskbar at the bottom shows the system clock 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.

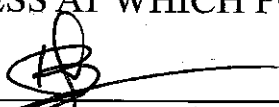
AFFIDAVIT OF POSTING

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,

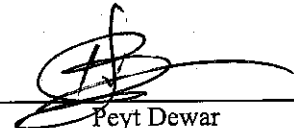
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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.20220648**
 City of St. Pete Beach v. Josias Guzman
 Alcantara
 Address: 131 72nd Ave St. Pete Beach FL 33706

Date: April 10, 2023

Prepared By: Patrick Hawk, Code Enforcement Officer

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

Summary of Issue: Continued for update.

Funding: N/A

Requested Motion: N/A

Attachments: 1. Special Magistrate Order

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20220648
ADDRESS: 131 72nd Ave.**

JOSIAS GUZMAN ALACANTRA,

Respondent(s).

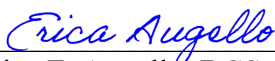
_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This case came before the Special Magistrate on March 13, 2023. The Special Magistrate, upon request of the parties, issues the following order:

IT IS ADJUDGED that the matter being heard on March 13, 2023, is continued until the April 10, 2023, Code Enforcement Special Magistrate Hearing, beginning at 10:00am. During the interim period, Respondent shall submit his application for a variance, along with the required fees, to the City to remedy the setback and permitting issues that pertain to the pergola installed by the prior owner of the property.

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 13th day of March 2023.



Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent to Respondent via US Mail at 8501 E. Adamo Drive, Ste. B, Tampa, FL 33619-3544.

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

Agenda Report

Issue Considered: Case No. 2022671
City of St. Pete Beach v. Doyle, Brendan D.
Address: 107 4th Ave. Pete Beach FL 33706

Date: April 10, 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

11/28/2022

DOYLE, BRENDAN D
8015 INVERNESS LAKES TRL
FORT WAYNE, IN 46804-3845

RE: Case Number 20220671
Violation Address: 107 4TH AVE
Parcel ID#: 193216589320080180

Dear Property Owner:

Your property is being advertised and rented on a short-term basis beyond the allowable 3 times in a 12 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

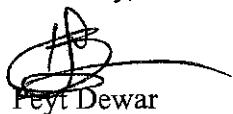
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

- (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 12/03/2022**. 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 'Feyt Dewar', with a large, stylized flourish extending from the end of the signature.

Feyt Dewar
Code Enforcement Manager

CE20220671

- Respondent(s): Brendan Doyle**
- Violation address: 107 4th Ave**
- Violation(s) description: The property was 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**

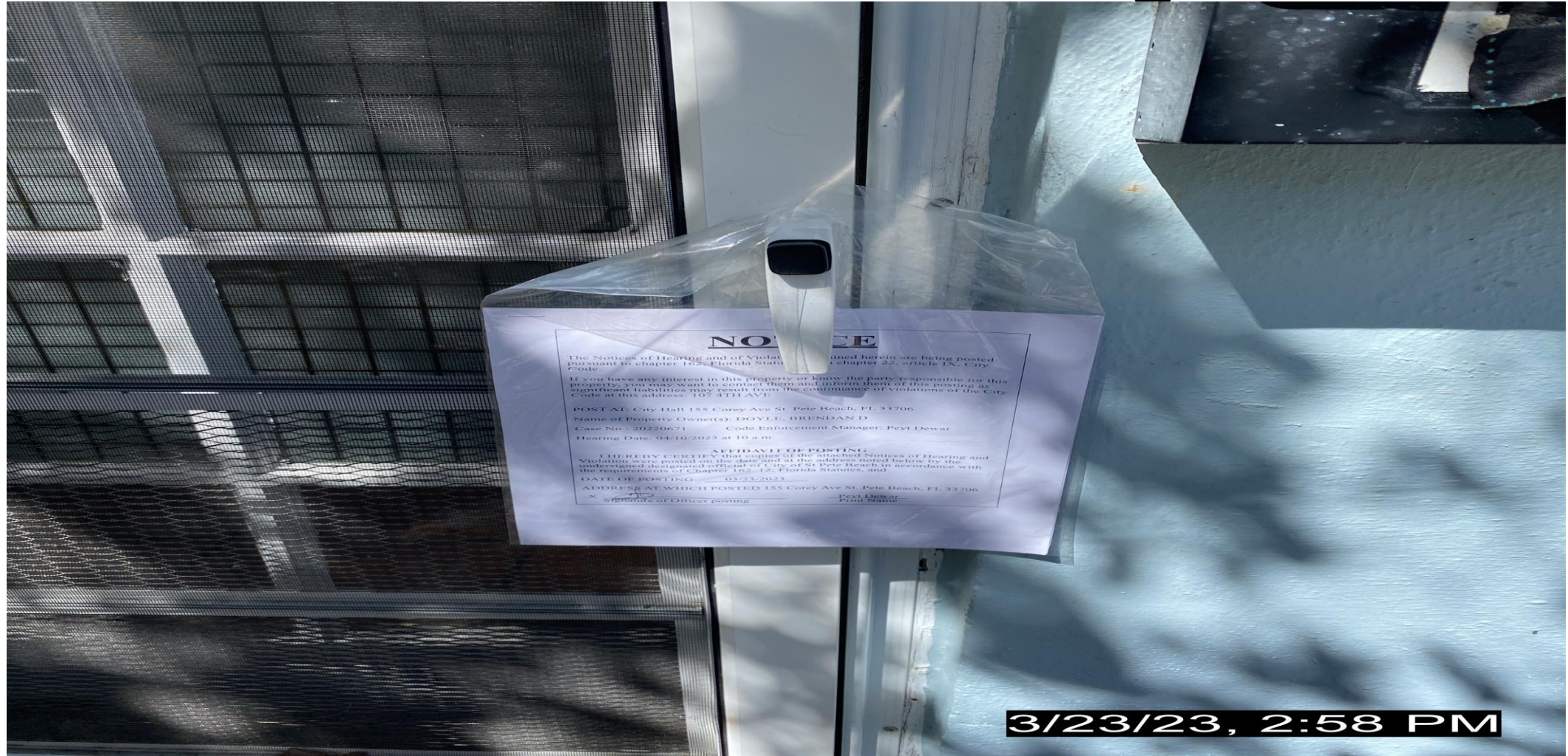
CE20220671

Case Summary

- Initial inspection: 11/28/2022**
- Notice of Violation dated: 11/28/2022**
- Compliance date: 12/03/2022**
- Notices of Hearing dated and posted on the property: 02/15/2023**

CE20220671

Affidavit of Posting



107 4th Ave

CE20220671

Online ad

2 bed Villa in Relaxing Pass-A-Grille. Half a

Save

Clear dates

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

Check In
Nov 30

Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 2934070

Report this property

+22 photos

28

30

11:48 AM
11/28/2022

Come explore beyond the shore.

DAYTONA BEACH.

PLAN A TRIP

107 4th Ave

CE20220671

Online ad

2 bed Villa in Relaxing Pass-A-Grille

https://www.airbnb.com/rooms/750772268366953108?source_impression_id=p3_1670160090_ad6kGYzngus1CMwn&check_in=2...

Entire villa hosted by Cameron

6 guests · 2 bedrooms · 4 beds · 1 bath

Experienced host
Cameron has 55 reviews for other places.

aircover

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

[Learn more](#)

Located in historic Pass a Grille, known for some of the most beautiful beach atmosphere, this recently purchased beach villa is

Select dates
Minimum stay: 7 nights

CHECK-IN
12/4/2022

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				

8:21 AM
12/4/2022

107 4th Ave

CE20220671

Online ad

2 Bdrm/1 Ba Villa in Historic Bea

https://www.airbnb.com/rooms/684728624827509960?source_impression_id=p3_1671633051_5Zo9dmtRFWs9B6OG&check_in=2...

Entire villa hosted by Cameron

6 guests · 2 bedrooms · 5 beds · 1 bath

\$300 night

★ 5.0 · 3 reviews

Select dates

Minimum stay: 7 nights

CHECK-IN 12/21/2022

CHECKOUT Add date

aircover

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

9:31 AM 12/21/2022

107 4th Ave

CE20220671

Online ad

Sunny Studio Steps From The Beach

https://www.vrbo.com/2934059

Sunny Studio Steps From The Beach and Historic Downtown With All The Activities

Saved

Share

Clear dates

November 2022

December 2022

Su

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7 night minimum stay

Close

+33 photos

\$118 avg/night

★ 5 (1 Review)

Add dates for total pricing

Check In

Nov 30

Check Out

Guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 2934059

Report this property

Special place, special rate

Discover Dollar's one-way rates to Florida.

Terms apply.

See more

dollar. CAR RENTAL

11:23 AM

11/28/2022

107 4th Ave

107 4th Ave

Page 51 of 108

107 4th Ave

Page 52 of 108

CE20220671

Online ad

1 Bdrm Villa Steps from Beach & x +

https://www.airbnb.com/rooms/684989016957615333?source_impression_id=p3_1668827080_MBJis%2B0wgk0yHate&check_in=...



Show all photos

Entire villa hosted by Cameron
4 guests · 1 bedroom · 2 beds · 1 bath

 **\$173** night **★ 5.0 · 3 reviews**

Select dates
Minimum stay: 7 nights

CHECK-IN 12/3/2022 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

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

Type here to search

10:04 PM 11/18/2022

107 4th Ave

CE20220671

Online ad

Sunny Studio Steps From The Be x +

https://www.airbnb.com/rooms/689366732782377797?source_impression_id=p3_1668827457_kTtpYHWqyFEogKyh&chec...

Entire villa hosted by Cameron
2 guests · Studio · 1 bed · 1 bath

\$180 night ★ 3.67 · 3 reviews

Select dates
Minimum stay: 7 nights

CHECK-IN
11/25/2022

CHECKOUT
Add date

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

10:13 PM
11/18/2022

107 4th Ave

CE20220671

Online ad

2 bed Villa in Relaxing Pass-A-Grille. Half a Block from the Beach

https://www.vrbo.com/2934070?adultCount=1

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

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

30 night minimum stay

\$193 avg/night

Add dates for total pricing

Check in Jan 2

Check Out

Guests 1 guest

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 2934070

Report this property

Book your Budget

Enjoy 10% off cars rental with Budget

*Terms apply

9:26 AM 12/22/2022

107 4th Ave

CE20220671

Online ad

2 bed Villa in Relaxing Pass-A-Grille

https://www.airbnb.com/rooms/750772268366953108?source_impression_id=p3_1676425242_lyYsZOymp%2F%2BsLzj1&guests=1&...



Show all photos

Entire villa hosted by Cameron

6 guests · 2 bedrooms · 4 beds · 1 bath

Experienced host

Cameron has 69 reviews for other places.

aircover

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

[Learn more](#)

Located in historic Pass a Grille, known for some of the most beautiful beach atmosphere, this recently purchased beach villa is

Select dates

Minimum stay: 28 nights

CHECK-IN 3/8/2023

CHECKOUT Add date

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

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19	20	21	22	23	24	25
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8:41 PM 2/14/2023

107 4th Ave

CE20220671

Online ad

Sunny Studio Steps From The Beach x +

https://www.vrbo.com/2934059?adultsCount=2

Sunny Studio Steps From The Beach and Historic Downtown With All The Activities

♥ Saved

↑ Share

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

28 night minimum stay

Close

\$127 avg/night

★ 5 (2 Reviews)

⚠ 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 # 2934059

Report this property

Type here to search

8:33 PM
2/14/2023

107 4th Ave

107 4th Ave

8:27 PM
2/14/2023

CE20220671

Online ad

2 Bed/1 Bath Villa in Historic Bea x +

https://www.vrbo.com/2933990?adultsCount=1

2 Bed/1 Bath Villa in Historic Beach Town - Walk to the Beach & Downtown

Saved

\$263 avg/night

★ 5 (1 Review)

Clear dates

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				

28 night minimum stay

Check In Feb 12

Check Out

Guests 1 guest

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 2933990

Report this property

BOOK NOW

29 photos

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

Type here to search

9:33 AM 12/22/2022

107 4th Ave

CE20220671

Online ad

2 Bdrm/1 Ba Villa in Historic Beach

https://www.airbnb.com/rooms/684728624827509960?source_impression_id=p3_1676424660_aDgU%2BfBkc3wdVKqL&check_in...

Entire villa hosted by Cameron

6 guests · 2 bedrooms · 5 beds · 1 bath

\$188 night ★ 5.0 · 5 reviews

Select dates
Minimum stay: 28 nights

CHECK-IN 4/6/2023 × CHECKOUT Add date

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

8:31 PM 2/14/2023

107 4th Ave

CE20220671

Online ad

1 Bdrm Villa Steps from Beach & x +

https://www.airbnb.com/rooms/684989016957615333?source_impression_id=p3_1671719386_sPZmwCwMgoN4tGaA&check_in=...



Show all photos

Entire villa hosted by Cameron
4 guests · 1 bedroom · 2 beds · 1 bath

 **\$222 night** ★ 5.0 · 4 reviews

Select dates
Minimum stay: 28 nights

CHECK-IN 3/1/2023 × CHECKOUT Add date

< February 2023 > 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				

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

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

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

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

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

Type here to search

9:32 AM 12/22/2022

107 4th Ave

CE20220671

Online ad

Sunny Studio Steps From The Beach

https://www.airbnb.com/rooms/689366732782377797?source_impression_id=p3_1671719846_GI2OBAKycKrZ40d8&check_in=20...

Entire villa hosted by Cameron

2 guests · Studio · 1 bed · 1 bath

\$183 night ★ 3.75 · 4 reviews

Select dates
Minimum stay: 28 nights

CHECK-IN
3/6/2023

CHECKOUT
Add date

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

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

Experienced host
Cameron has 52 reviews for other places.

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

February 2023

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

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	

9:37 AM
12/22/2022

107 4th Ave

CE20220671

Online reviews

The screenshot shows a web browser window with the URL <https://www.vrbo.com/2934059>. The browser's address bar and the tab title "Sunny Studio Steps From The Be..." are circled in red. The page displays a property listing for "Pass-a-Grille" with a 5-star rating and a review from Stephanie Y. dated Nov 2022. The review text is "Great spot for a quick getaway. Loved our first visit to PAG" and was published on Nov 27, 2022. The property price is \$118/night. A "Check availability" button is visible. On the right, there is a red advertisement for Dollar Car Rental with the text "Special place, special rate" and "Discover Dollar's one-way rates to Florida." The Windows taskbar at the bottom shows the time as 11:25 AM on 11/28/2022, which is also circled in red.

Sunny Studio Steps From The Be... x +

https://www.vrbo.com/2934059

About Policies Amenities Reviews Rooms & beds Map >

1 Review

★ 5

Pass-a-Grille

5/5 ★★★★★ Stayed Nov 2022

Stephanie Y.

Great spot for a quick getaway. Loved our first visit to PAG

Published Nov 27, 2022

1-1 of 1

Rooms & beds

\$118 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

[Contact host](#)

Property # 2934059

[Report this property](#)

dollar.
CAR RENTAL

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

See more

Type here to search

11:25 AM
11/28/2022

107 4th Ave

CE20220671

Online reviews

Sunny Studio Steps From The Beach

https://www.airbnb.com/rooms/689366732782377797?source_impression_id=p3_1668827457_kTTpYHWqyFEogKyh&gues...

Photos Amenities Reviews Location

\$180 night
★ 3.67 · 3 reviews

Check availability

Cleanliness	5.0	Accuracy	3.7
Communication	3.7	Location	4.7
Check-in	5.0	Value	4.0

Cindy
October 2022

This location is very clean and updates have been made to improve the space, but it is very small. The kitchen table is next to the bed and the microwave is at the foot of the bed....
[Show more >](#)

Maggy
October 2022

This condo is a very cozy, charming place to hang out--I'd say it's perfect for 1 adult (maybe 2). The area is super quiet, the neighbors friendly. I loved the endless walks along the...
[Show more >](#)

Matthew
September 2022

This little beach town has the perfect mix of small-town vibe and laid back paradise town. The views are breathtaking. The most majestic sunsets i have ever seen. The restaurants we...
[Show more >](#)

10:14 PM
11/18/2022

107 4th Ave

CE20220671

Online reviews

The screenshot shows a web browser window with the URL https://www.airbnb.com/rooms/689366732782377797/reviews?source_impression_id=p3_1673040602_x68Wp9yyCrpUf161&gues.... The browser tab is titled 'Sunny Studio Steps From The Beach'. The page displays a modal window for reviews. The modal has a title '★ 4.0 · 5 reviews' and a search bar 'Search reviews'. On the left, there are five categories with progress bars and ratings: Cleanliness (4.8), Accuracy (3.8), Communication (4.2), Location (4.8), and Check-in (5.0). The Value category is partially visible with a rating of 4.0. On the right, there are two reviews. The first review is by 'Dale' from 'December 2022', with a profile picture circled in red. The review text says: 'Cameron's property was great! Close to the beach and great restaurants. Cameron was very helpful referring many local establishments and activities. The property was very clean and comfortable. There were many everyday items to use before getting to the store. All the neighbors were very friendly and welcoming. Thank you for 10 great days!'. The second review is by 'Paul' from 'November 2022', with a profile picture circled in red. The review text says: 'Great Location!' and 'Clean, small rental'. The background of the page shows the listing details for 'Sunny Studio Steps From The Beach' with a price of '\$115 night' and a 'Check availability' button. The Windows taskbar at the bottom shows the search bar, taskbar icons, and system tray with the time '4:30 PM' and date '1/6/2023' circled in red.

Sunny Studio Steps From The Beach

https://www.airbnb.com/rooms/689366732782377797/reviews?source_impression_id=p3_1673040602_x68Wp9yyCrpUf161&gues...

Photos Amenities Reviews Location

\$115 night

Check availability

★ 4.0 · 5 reviews

Search reviews

Cleanliness 4.8

Accuracy 3.8

Communication 4.2

Location 4.8

Check-in 5.0

Value 4.0

Dale
December 2022

Cameron's property was great! Close to the beach and great restaurants. Cameron was very helpful referring many local establishments and activities. The property was very clean and comfortable. There were many everyday items to use before getting to the store. All the neighbors were very friendly and welcoming. Thank you for 10 great days!

Paul
November 2022

Great Location!

Clean, small rental

Type here to search

4:30 PM
1/6/2023

107 4th Ave

CE20220671

Online reviews

The screenshot shows an Airbnb listing page for a property named "2 Bdrm/1 Ba Villa in Historic Bear". The URL in the browser's address bar is https://www.airbnb.com/rooms/684728624827509960?source_impression_id=p3_1673363364_esC09tOgEPVbvHlm&check_in=20.... The listing has a price of \$190 per night and a 5.0-star rating based on 4 reviews. A "Check availability" button is visible.

The reviews section displays four individual reviews, each with a profile picture, name, date, and text:

Reviewer	Date	Review Text
John	January 2023	Spacious and clean in great beach location.
Alice	October 2022	Thank you for an incredible stay.
Maria	November 2022	Amazing location. Quiet clean and beside the most amazing beach.
Chase	October 2022	Excellent location! The proximity to the beach and restaurants is very convenient.

The Windows taskbar at the bottom shows the system clock as 10:10 AM on 1/10/2023.

107 4th Ave

CE20220671

Online reviews

2 Bdrm/1 Ba Villa in Historic Bear

https://www.airbnb.com/rooms/684728624827509960/reviews?source_impression_id=p3_1677461350_tNSGIO1wkxO8JqMZ&che...

Photos Amenities Reviews Location

\$205 night

Check availability

★ 5.0 • 6 reviews

Search reviews

Cleanliness 4.7

Accuracy 4.8

Communication 4.8

Location 5.0

Check-in 5.0

Value 4.8

Michael
February 2023

Can't say enough about this gem.... walk out the door, look left or right and your steps to the beach either way. Do you want a perfect sunset turn right, or wanna go hang with dogs frolicking in the beach and water while dolphins lazily swim by, turn left. Choose your own adventure. Loved it and hope to come back.

Terri
January 2023

Cute 2 bedroom unit from the sidewalk
Look to the left is the bay
Look to the right is the gulf.
Sunrise and sunsets easy to see.
Great location.

Type here to search

8:29 PM
2/26/2023

107 4th 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: 107 4TH AVE

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

Name of Property Owner(s): DOYLE, BRENDAN D

Case No.: 20220671 Code Enforcement Manager: Peyt Dewar

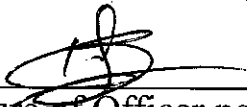
Hearing Date: 03/13/2023 at 10 a.m.

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 02/15/2023

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: 20220671

vs.

DOYLE, BRENDAN D
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 **03/13/2023** 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 **107 4TH 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 02/15/2023



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. 20230117
City of St. Pete Beach v. Lavallee, Jason and Mellace, Christine
Address: 108 21st Ave. St. Pete Beach FL 33706

Date: April 10, 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



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

NOTICE OF VIOLATION

03/01/2023

LAVALLEE, JASON & MELLACE, CHRISTINE
108 22ND AVE
ST PETE BEACH, FL 33706-4106

RE: Case Number 20230117
Violation Address: 108 21ST AVE
Parcel ID#: 183216686340091010

Dear Property Owner:

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

Sec. 20.03 Permitted principal uses and structures

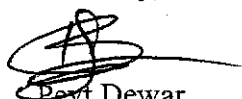
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Overlay District are as follows:

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

These violation(s) must be corrected **no later than 03/06/2023**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

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

Peyt Dewar
Code Enforcement Manager

CE20230117

- Respondent(s): Jason Lavallee and Christine Mellace**
- Violation address: 108 21st Ave**
- Violation(s) description: The property was 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**

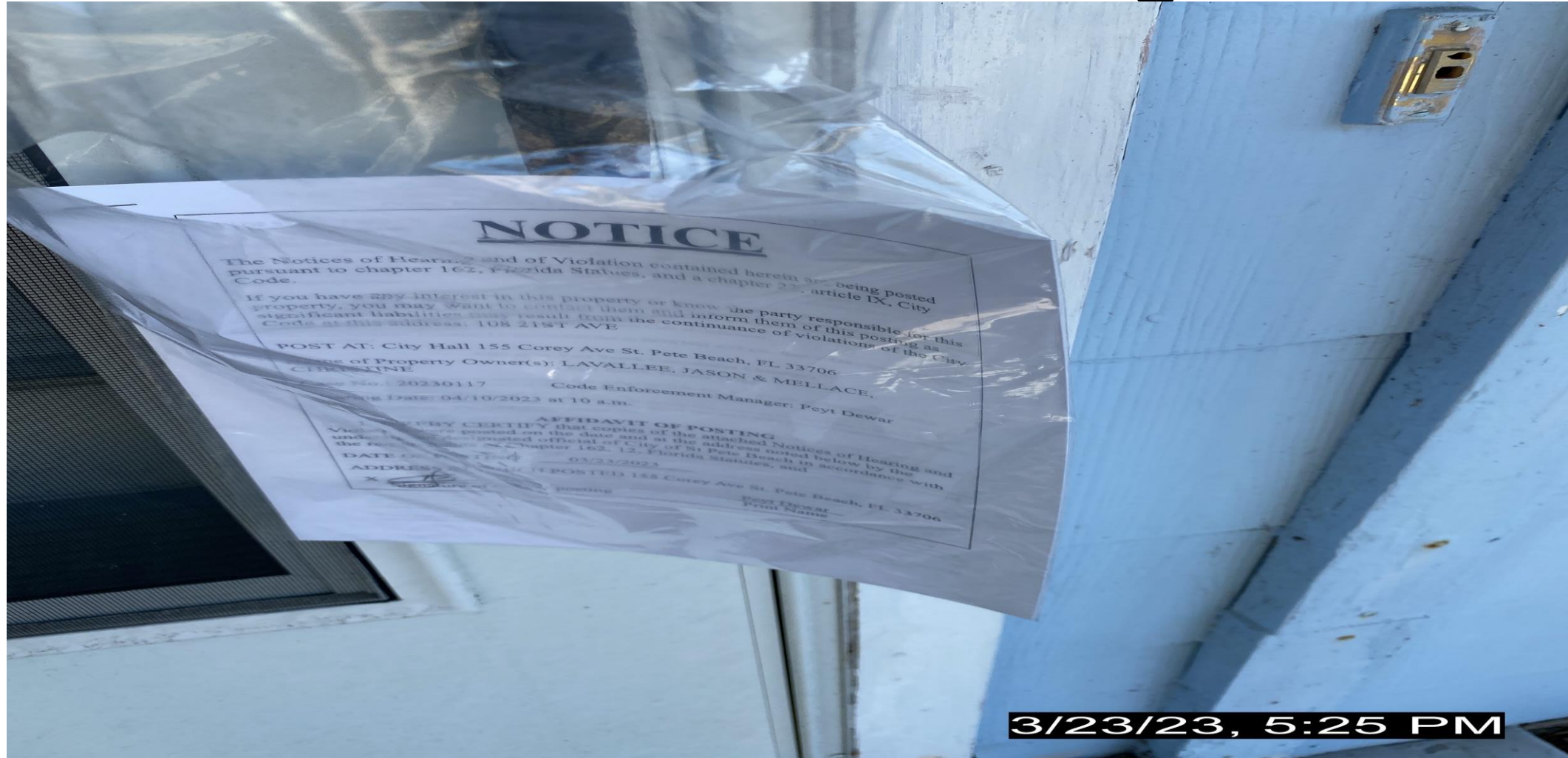
CE20230117

Case Summary

- Initial inspection: 02/23/2023**
- Notice of Violation dated: 03/01/2023**
- Compliance date: 03/06/2023**
- Notices of Hearing dated and posted on the property: 03/23/2023**

CE20230117

Affidavit of Posting



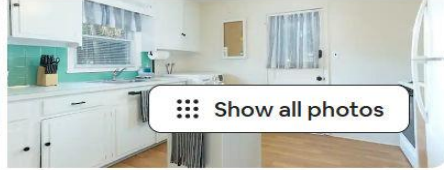
107 4th Ave

CE20230117

Online ad

Beach Bungalow, Walk to the Sa x +

https://www.airbnb.com/rooms/637913747818480942?source_impression_id=p3_1677198431_GQqKlt0uqtcZwmZ%2B#av...



Show all photos

Entire vacation home hosted by Christine

4 guests · 2 bedrooms · 3 beds · 1 bath

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

aircover

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

[Learn more](#)

Relax with the whole family at this peaceful private beach house with sand beaches. This home is nestled in Pass-A-Grille minutes

Select dates
Minimum stay: 3 nights

\$271 night ★ 4.57 · [7 reviews](#)

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

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
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5	6	7	8	9	10	11
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19	20	21	22	23	24	25
26	27	28	29	30	31	

7:29 PM
2/23/2023

108 21st Ave

CE20230117

Online ad

Beach Bungalow, Walk to the Sar x Beach Bungalow, Walk to the Sar x

https://www.airbnb.com/rooms/637913747818480942?source_impression_id=p3_1678196739_xb1T4FeFgrD%2BTuDs#availability...

Entire vacation home hosted by Christine

4 guests · 2 bedrooms · 3 beds · 1 bath

Self check-in
Check yourself in with the keypad.

aircover

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

[Learn more](#)

Relax with the whole family at this peaceful private beach hou sand beaches. This home in nestled in Pass- A- Grille, minutes Walking distance to bars and restaurants.

Select dates
Minimum stay: 3 nights

\$306 night ★ 4.63 · 8 reviews

CHECK-IN MM/DD/YYYY CHECKOUT Add date

March 2023 April 2023

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

8:45 AM 3/7/2023

108 21st Ave

CE20230117

Online reviews

Beach Bungalow, Walk to the Sea

https://www.airbnb.com/rooms/637913747818480942/reviews?source_impression_id=p3_1677198431_GQKlt0uqtcZwmZ%2B&...

Photos Amenities Reviews Location

\$271 night

Check availability

★ 4.57 · 7 reviews

Search reviews

Dawn
January 2023

Location. Location. Location. 1 block from the beach! Very clean. Great availability of beach chairs and even beach bags and beach towels, which was wonderful. Comfortable living room to retire to after a nice day at the ocean. Walking distance to downtown Pass-a-Grille, especially Paradise Grill - a must do. Only inconvenience was inability to do laundry. Other than that, it was perfect! Would stay here again.

Terry
January 2023

Had a nice 4 day stay. Very well stocked, nice furnishings and decor. Seems like the rooms are freshly painted. Outside of unit not very attractive but location location location. One suggestion would be an outside light by the kitchen door for night time entry otherwise great value! Would stay again.

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

The location of this property is ideal. Very close to the beach and that was all I wanted to do. The landscaping is poor and

Clean, comfortable, spacious cottage just a few steps from the beach. Perfect for some family time by the water.

Type here to search

7:30 PM
2/23/2023

108 21st Ave

CE20230117

Online reviews

Beach Bungalow, Walk to the Sar x +

https://www.airbnb.com/rooms/637913747818480942/reviews?source_impression_id=p3_1677198431_GQQklt0uqtcZwmZ%2B&s...

Photos Amenities Reviews Location \$271 night Check availability

★ 4.57 · 7 reviews

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

Search reviews

some family time by the water. Everything you need included.

Beth
January 2023

So I think this home is new to Air BNB scene given this is the second review. The inside of the house had a lot of thoughtful and lovely touches. Beds were very comfortable, as was the living area. And of course the location can't be beat. A few things to note- No washer/dryer, which in florida with the humidity is a challenge. The windows don't open at all. The outside def needs some sprucing up. The back door was tricky to get open and as the other reviewer said a light there would be great. This should be a great addition to the Pass a Grille choices, with a few improvements. Christine was great to communicate with. Overall it was a lovely stay.

The location of this property is ideal. Very close to the beach and that was all I wanted to do. The landscaping is poor and

Clean, comfortable, spacious cottage just a few steps from the beach. Perfect for some family time by the water.

Type here to search

7:31 PM
2/23/2023

108 21st Ave

CE20230117

Online reviews

Beach Bungalow, Walk to the Sea

https://www.airbnb.com/rooms/637913747818480942/reviews?source_impression_id=p3_1677198431_GQKlt0uqtcZwmZ%2B&s...

\$271 night

Check availability

★ 4.57 · 7 reviews

Search reviews

Category	Score
Cleanliness	5.0
Accuracy	4.9
Communication	5.0
Location	5.0
Check-in	5.0
Value	4.6

Brandi
February 2023

The location of this property is ideal. Very close to the beach and that was all I wanted to do. The landscaping is poor and makes the property look embarrassing on the outside but the inside was very clean, beds are comfortable, and the home is well stocked. Not having laundry available would be difficult with a family and is inconvenient. I would return here and hope the landscaping is done when I come back.

Matt
February 2023

Clean, comfortable, spacious cottage just a few steps from the beach. Perfect for some family time by the water. Everything you need included.

Type here to search

7:32 PM
2/23/2023

108 21st Ave

CE20230117

Online reviews

Beach Bungalow, Walk to the Sea

https://www.airbnb.com/rooms/637913747818480942/reviews?source_impression_id=p3_1677198431_GQKlt0uqtcZwmZ%2B&s...

\$271 night

Check availability

★ 4.57 · 7 reviews

Search reviews

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

Kevin
February 2023

Christine was a wonderful host. The place was exactly as described. Great location. We needed to extend our trip an extra night and Christine was responsive and very accommodating. Recommend highly!

The location of this property is ideal. Very close to the beach and that was all I wanted to do. The landscaping is poor and

Clean, comfortable, spacious cottage just a few steps from the beach. Perfect for some family time by the water.

7:33 PM
2/23/2023

108 21st Ave

CE20230117

Online reviews

Beach Bungalow, Walk to the Sea

https://www.airbnb.com/rooms/637913747818480942/reviews?source_impression_id=p3_1677198431_GQKlt0uqtcZwmZ%2B&s...

Photos Amenities Reviews Location

\$271 night

Check availability

★ 4.57 · 7 reviews

Cleanliness 5.0

Accuracy 4.9

Communication 5.0

Location 5.0

Check-in 5.0

Value 4.6

Search reviews

Alichia
February 2023

Christine and Michelle are wonderful hosts of a beautiful beach home! The house is exactly as described and photographed, incredibly clean, quiet, with all amenities listed and more! Steps from the beach, they offer everything you could need to have fun beach days.

We traveled with our 18 month old and Michelle and Christine went above and beyond to make our stay comfortable and fun so we didn't have to pack our whole house. The house is very kid friendly, the only thing I could think of to improve would be blackout shades or a black out pod to put over the pack and play for nap time but I get the shades would take away from the beachy airy feel.

We'd go back again and again, I can't say enough positive things about our stay and the hosts! Especially if you have young children, this is a must stay!

Kevin
February 2023

Clean, comfortable, spacious cottage just a few steps from the beach. Perfect for some family time by the water.

The location of this property is ideal. Very close to the beach and that was all I wanted to do. The landscaping is poor and

Type here to search

7:34 PM
2/23/2023

108 21st Ave

CE20230117

Online reviews

Beach Bungalow, Walk to the Sea

https://www.airbnb.com/rooms/637913747818480942/reviews?source_impression_id=p3_1677768309_ej8C9JUJZ6RQSQ3N&scr...

Photos Amenities Reviews Location

\$287 night

Check availability

★ 4.63 · 8 reviews

Cleanliness 5.0

Accuracy 4.9

Communication 5.0

Location 5.0

Check-in 5.0

Value 4.6

Search reviews

We traveled with our 18 month old and Michelle and Christine went above and beyond to make our stay comfortable and fun so we didn't have to pack our whole house. The house is very kid friendly, the only thing I could think of to improve would be blackout shades or a black out pod to put over the pack and play for nap time but I get the shades would take away from the beachy airy feel.

We'd go back again and again, I can't say enough positive things about our stay and the hosts! Especially if you have young children, this is a must stay!

Christine
February 2023

Location, Location. Location. Cute, clean and tidy bungalow just steps from the beach. The home had everything we needed for a long weekend at the beach... and, it was meticulously organized. The beds were super comfortable. The home was updated and spotless. Overall, great experience.

9:45 AM
3/2/2023

108 21st Ave

CE20230117

Online reviews

The screenshot shows an Airbnb listing page for a property named "Beach Bungalow, Walk to the Sea". The URL in the browser's address bar is https://www.airbnb.com/rooms/637913747818480942?source_impression_id=p3_1678801942_KybMQNwnfI4jPXjo. The listing shows a price of \$331 per night, a 4.70 star rating from 10 reviews, and a "Check availability" button. Below the listing, there are six reviews, each with a profile picture, name, date, and text. The reviews are:

- John** (March 2023): Best vacation ever!
- Michael** (March 2023): Nice cozy cottage house, beautiful location, peaceful and quite. Met all our expectations. Needs exterior updating but perfect inside.
- Alicha** (February 2023): Christine and Michelle are wonderful hosts of a beautiful beach home! The house is exactly as described and photographed, incredibly clean, quiet, with all amenities... [Show more >](#)
- Christine** (February 2023): Location, Location. Location. Cute, clean and tidy bungalow just steps from the beach. The home had everything we needed for a long weekend at the beach... and, it was... [Show more >](#)
- Kevin** (February 2023): Christine was a wonderful host. The place was exactly as described. Great location. We needed to extend our trip an extra night and Christine was responsive and very... [Show more >](#)
- Brandi** (February 2023): The location of this property is ideal. Very close to the beach and that was all I wanted to do. The landscaping is poor and makes the property look embarrassing on the outside but t... [Show more >](#)

The Windows taskbar at the bottom shows the time as 9:52 AM on 3/14/2023.

108 21st Ave

CE20230117

Online reviews

The screenshot shows an Airbnb listing page for a property titled "Beach Bungalow, Walk to the Sea". The URL in the browser's address bar is https://www.airbnb.com/rooms/637913747818480942?source_impression_id=p3_1678801942_KybMQNwnf14jPXjo. The listing price is \$331 per night, with a 4.70-star rating from 10 reviews. A "Check availability" button is visible. Below the listing details, there are six reviews, each with a profile picture, name, date, and text. The reviews are:

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- Alicha** (February 2023): Christine and Michelle are wonderful hosts of a beautiful beach home! The house is exactly as described and photographed, incredibly clean, quiet, with all amenities... [Show more >](#)
- Christine** (February 2023): Location, Location. Location. Cute, clean and tidy bungalow just steps from the beach. The home had everything we needed for a long weekend at the beach... and, it was... [Show more >](#)
- Kevin** (February 2023): Christine was a wonderful host. The place was exactly as described. Great location. We needed to extend our trip an extra night and Christine was responsive and very... [Show more >](#)
- Brandi** (February 2023): The location of this property is ideal. Very close to the beach and that was all I wanted to do. The landscaping is poor and makes the property look embarrassing on the outside but t... [Show more >](#)

The Windows taskbar at the bottom shows the time as 9:52 AM on 3/14/2023.

108 21st Ave

CE20230117

Online reviews

Beach Bungalow, Walk to the Sea

https://www.airbnb.com/rooms/637913747818480942/reviews?source_impression_id=p3_1679417399_pQMGRq%2BKYZe...

Photos Amenities Reviews Location

\$307 night

Check availability

★ 4.75 · 12 reviews

Cleanliness 5.0

Accuracy 4.9

Communication 5.0

Location 5.0

Check-in 5.0

Value 4.8

Search reviews

Paul
March 2023

My wife and I had a great time staying here for a few days. Even though we came during spring break, the section of the beach right next to us was not very crowded. More to the north and more to the south were more crowded but for whatever reason this part of the beach was pretty empty which was just fine with us. We walked to the paddleboard station and rented paddleboard's for a day, very convenient. We had been a little concerned that we weren't staying right on the beach, but the walk was extremely short and close. We came without kids but we also noticed how kid friendly the space would be with a whole shed for beach toys and games, floaty's, beach wagon, porta crib. Would be a great place to stay with little kids or older kids. Finally, Christine went above and beyond as a host, even picking up our grocery delivery when it arrived before us and putting our groceries away in the refrigerator! Thanks Christine!

Michael
March 2023

photographed, incredibly clean, quiet, with all amenities...

needed for a long weekend at the beach... and, it was...

Type here to search

12:51 PM
3/21/2023

108 21st Ave

CE20230117

Summary of reviews

3 in March
5 in February
3 in January

108 21st Ave

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 108 21ST AVE

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

Name of Property Owner(s): LAVALLEE, JASON & MELLACE,
CHRISTINE

Case No.: 20230117 Code Enforcement Manager: Peyt Dewar

Hearing Date: 04/10/2023 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 03/23/2023

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: 20230117

vs.

LAVALLEE, JASON & MELLACE, CHRISTINE
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 **04/10/2023** 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 **108 21ST AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURS() ACCORDINGLY,

DATED 03/23/2023



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. 20230105
City of St. Pete Beach v. Dasani, Nehal and Dasani,
Gita
Address: 102 13th Ave. Pete Beach FL 33706

Date: April 10, 2023

Prepared By: Peyt Dewar, Code Enforcement Manager

Through: Michelle Gonzalez, Community Development Director

Summary of Issue: The property was found in violation of section 20.03, by the Special Magistrate on November 7, 2022, for short-term rental. This constitutes a repeat violation of the section mentioned above.

Funding: N/A

Requested Motion: N/A

Attachments:

1. Special Magistrate Order
2. Evidence
3. Repeat Notice of Violation
4. Affidavit of Posting Repeat
5. Repeat Notice of Hearing

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20220596

ADDRESS: 102 13th Ave.

NETHA & GITA DASSANI,

Respondent(s).

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on November 7, 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, Gita Dassani, was present and represented herself.
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**

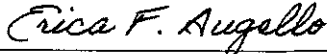
will be permitted, if the building meets the standards set forth in this division of the Code.

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 seven (7) times in August 2022 and four (4) times in September 2022.
6. The City also presented evidence that the property was advertised for transient occupancy in violation of the City's Code.
7. The Respondent testified that they had recently bought the property and that neither she nor the property management company were aware they could not rent it for short term occupancy more than three times within a calendar year. As soon as she was made aware, they ceased advertising the property for rental.

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 but are now in compliance. Respondents will not be assessed any fines but will 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 September 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 September 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 November 7, 2022.


Erica F. Augello, BCS

Special Magistrate

A copy of this Order was sent via email to Respondent at Gita0901@gmail.com on November 8, 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.

CE20230105

Online Ad

The screenshot shows an Airbnb listing for 'Charming Cottage' hosted by Matthew. The listing details include 4 guests, 1 bedroom, 2 beds, and 1 bath. A date selection calendar is overlaid on the listing, showing December 2022 and January 2023. The calendar highlights the 2nd of January 2023 as the selected date. The price is \$190 per night, and the listing has a 5.0 rating with 12 reviews. The listing also features a dedicated workspace, self check-in, and is a Superhost listing. The Windows taskbar at the bottom shows the time as 9:43 AM on 12/21/2022.

Charming Cottage ~ Sleeps 4, 3+
https://www.airbnb.com/rooms/629191616559523296?source=impression_id=p3_1671633759_YqBVjncS4XjOK4My&guests=1&a...

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

\$190 night
★ 5.0 · 12 reviews

Select dates
Minimum stay: 7 nights

CHECK-IN
1/2/2023

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				

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

9:43 AM
12/21/2022

102 13th Ave

CE20230105

Online Ad

The screenshot shows a web browser window displaying a VRBO listing for "Charming Pass-A-Grille Cottage". The browser's address bar shows the URL "https://www.vrbo.com/2813565?adultsCount=1". The listing title "Charming Pass-A-Grille Cottage" is circled in red. Below the title, there are two calendar views for January and February 2023. A blue information box states "7 night minimum stay", which is also circled in red. To the right, the price is listed as "\$318 avg/night". Below the price, there are fields for "Check In", "Check Out", and "Guests" (currently set to "1 guest"). A blue button labeled "Check availability" is visible. Further down, it says "Free cancellation up to 14 days before check-in". The host's name "Matthew" and "Contact host" link are shown. The property number "2813565" and a "Report this property" link are also present. At the bottom of the listing, there are several photos of the property and a "+30 photos" link. On the right side of the browser window, there is a vertical advertisement for Budget car rental with the text "Flocking to Florida? Enjoy 10% off cars rental with Budget" and a "Book your Budget" button. The Windows taskbar at the bottom shows the search bar, several application icons, and the system clock in the bottom right corner, which displays "9:50 AM 1/5/2023" and is circled in red.

Charming Pass-A-Grille Cottage

Steps to

January 2023

February 2023

\$318 avg/night

Add dates for total pricing

Check In

Check Out

Guests

1 guest

Check availability

Free cancellation up to 14 days before check-in

Matthew

Contact host

Property # 2813565

Report this property

7 night minimum stay

Book your Budget

Flocking to Florida? Enjoy 10% off cars rental with Budget

9:50 AM 1/5/2023

102 13th Ave

CE20230105

Online Ad

The screenshot shows a web browser window with the following elements:

- Browser Tab:** "Beachy Pass-A-Grille Bungalow - X" (circled in red).
- Address Bar:** "https://www.vrbo.com/2837448?adultsCount=1".
- Listing Title:** "Beachy Pass-A-Grille Bungalow ~ Sleeps 4," (circled in red).
- Calendar:** Displays January and February 2023. The date "5" in January is selected.
- Price:** "\$225 avg/night".
- Check In/Out:** Fields for "Check In" and "Check Out".
- Guests:** "1 guest".
- Check availability:** A blue button.
- Free cancellation:** "Free cancellation up to 14 days before check-in".
- Host:** "Matthew" with a "Contact host" link.
- Property #:** "2837448".
- Report this property:** A link.
- Photos:** A row of five images showing the property's interior and exterior, with a "+7 photos" link.
- 5 night minimum stay:** A blue notification box with an information icon and the text "5 night minimum stay" (circled in red).
- System Clock:** "9:51 AM 1/5/2023" (circled in red).

102 13th Ave

CE20230105

Online Ad

The screenshot shows a web browser window with the following elements:

- Browser Tab:** "Charming Pass-A-Grille Cottage" (circled in red).
- Address Bar:** "https://www.vrbo.com/2813565".
- Page Title:** "Charming Pass-A-Grille Cottage ~ Steps to Beach!".
- Calendar:** Displays January and February 2023. A tooltip for January 16th states "7 night minimum stay" (circled in red).
- Pricing:** "\$318 avg/night".
- Check-in/Check-out:** Fields for "Check In" and "Check Out".
- Guests:** A field for "Guests".
- Buttons:** "Check availability" (blue), "Free cancellation up to 14 days before check-in", "Contact host" (for Matthew), and "Report this property".
- Property Details:** "Property # 2813565", "Embrace the island lifestyle at Isle of Palms", and a "Book now" button.
- System Tray:** Shows the time "10:31 AM" and date "1/16/2023" (circled in red).

102 13th Ave

CE20230105

Online Ad

The screenshot shows a web browser window displaying a VRBO listing for "Beachy Pass-A-Grille Bungalow ~ Sleeps 4, Steps to the Shore!". The browser's address bar shows the URL "https://www.vrbo.com/2837448". A calendar overlay is visible, showing January and February 2023. A notification box states "5 night minimum stay". The listing price is "\$225 avg/night". The host's name is "Matthew". The property number is "2837448". The Windows taskbar at the bottom shows the date and time as "10:32 AM 1/16/2023".

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

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				

5 night minimum stay

\$225 avg/night

Add dates for total pricing

Check In Check Out

Guests

Check availability

Free cancellation up to 14 days before check-in

Matthew
Contact host

Property # 2837448
Report this property

10:32 AM
1/16/2023

102 13th Ave

CE2023105

Reviews

The screenshot shows an Airbnb listing for 'Charming Cottage ~ Sleeps 4, Studio'. The URL in the browser is https://www.airbnb.com/rooms/629191616559523296?source_impression_id=p3_1671631858_SwAmhm7%2FgstD1ZyY&guests=.... The listing has a price of \$190 per night, a 5.0-star rating from 12 reviews, and a 'Check availability' button. The 'Reviews' tab is selected and circled in red. There are six reviews visible, each with a profile picture, name, date, and text, all circled in red:

- Ann** (November 2022): Loved the residential beach neighborhood. Cottage was cute and well stocked. Had a great long weekend.
- Donald** (November 2022): My stay was nice.
- Britta** (October 2022): Beautiful cottage in a quiet location; if you are looking for a low-key, relaxing beach getaway then this is the place for you. My partner and I especially appreciated the ease of check-i... [Show more >](#)
- Don** (October 2022): ~~Matthew was~~ great to work with. Very helpful and cooperative. We had alot to deal with as my stay was right in time for Hurricane Ian and there were many unknowns right... [Show more >](#)
- Jennifer** (September 2022): My family LOVED staying in Matt's cottage! It was adorable and had everything we needed for cooking, laundry, etc. AND all the beach supplies we needed. The location is perfect an... [Show more >](#)
- Brenda** (September 2022): Excellent place, with everything you need. Steps away from the beach eh is a huge plus! House is full equipped with everything necessary for your... [Show more >](#)

The Windows taskbar at the bottom shows the system clock as 9:13 AM on 12/21/2022, which is also circled in red.

102 13th Ave

CE2023105

Reviews

The screenshot shows an Airbnb listing for 'Beachy Bungalow' with a URL circled in red: https://www.airbnb.com/rooms/629686640406560777?source_impression_id=p3_1671632085_4CECu8fEv1SdKN0e&guests=1&a.... The listing is priced at \$154 per night with a 4.62 rating from 13 reviews. A 'Check availability' button is visible. Below the listing, six reviews are shown, each with the reviewer's name and date circled in red:

- Lois** (November 2022): Love the pass a grille area, and the cottage was very cozy and fairly comfortable. Kitchen very well stocked. Location was excellent. Loved being so close to beach and sunsets and... [Show more >](#)
- Michael** (November 2022): Matthew was an awesome host and everything was as expected. The location is perfect and Pass-a-grill is a wonderful place to visit. Would recommend
- Richard** (November 2022): The place has a good location, but it needs attention. The bath tub was so dirty we had to buy mats in order to use it. Dirty floors. The laundry area in the garage was dirty and... [Show more >](#)
- Michelle** (October 2022): Sweet little house in an ideal location. We had never stayed in Pass a Grille before and loved it. Beautiful beach on one side and the intercoastal on the other. Lot's of great restaurants... [Show more >](#)
- Holly** (September 2022): This is a gem of a little beach hangout -- well-located, well-appointed with everything you need to enjoy your time at the
- Lee Ann J** (September 2022): Great cute place! Just few steps from the beach. Great neighborhood. The people! Amazing! So friendly! My

The Windows taskbar at the bottom shows the time as 9:15 AM on 12/21/2022, which is also circled in red.

102 13th Ave

CE2023105

Reviews

The screenshot shows an Airbnb listing for 'Charming Cottage' with a modal displaying reviews. The URL in the browser is https://www.airbnb.com/rooms/629191616559523296/reviews?source_impression_id=p3_1675606872_R909f3K%2BqtZFI5c.... The modal shows a 5.0 star rating with 14 reviews. The reviews are as follows:

Reviewer	Date	Review Text
Jayne	January 2023	Matthew, Thank you so much for letting us stay in your beach house. Location, location, location! Loved the furnishings. Loved the porch and the patio grilling area. Loved sharing the whole house with my twin. The kitchen was well equipped. We really enjoyed our visit. Thank you so much.
Alex	January 2023	Great location!
Ann	November 2022	Loved the residential beach neighborhood. Cottage was cute and well stocked. Had a great long weekend.

The system clock in the bottom right corner shows 9:22 AM on 2/5/2023.

102 13th Ave

CE2023105

Reviews

The screenshot shows an Airbnb listing for a 'Beachy Bungalow' with a URL circled in red: https://www.airbnb.com/rooms/629686640406560777?source_impression_id=p3_1676421284_hEQBWmvCISnlg9kF. The listing is priced at \$185 per night with a 4.67 star rating from 15 reviews. A 'Check availability' button is visible. Below the listing, several reviews are shown, with the reviewer's name and profile picture circled in red for each:

- Julie** (January 2023): Location, location, location! Had everything we wanted and needed. Equipped kitchen, grill and washer and dryer!
- Rebecca** (January 2023): This was the perfect little bungalow to enjoy a vacation in St Pete Beach. It was clean and had all the amenities described. We loved how close it was to the beach and lots of... [Show more >](#)
- Lois** (November 2022): Love the pass a grille area, and the cottage was very cozy and fairly comfortable. Kitchen very well stocked. Location was excellent. Loved being so close to beach and sunsets and... [Show more >](#)
- Michael** (November 2022): Matthew was an awesome host and everything was as expected. The location is perfect and Pass-a-grill is a wonderful place to visit. Would recommend
- Richard** (November 2022): The place has a good location, but it needs attention. The bath tub was so dirty we had to buy mats in order to use it.
- Michelle** (October 2022): Sweet little house in an ideal location. We had never stayed in Pass a Grille before and loved it. Beautiful beach on one side

The Windows taskbar at the bottom shows the time as 7:35 PM on 2/14/2023, which is also circled in red.

102 13th Ave



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

NOTICE OF REPEAT VIOLATION

02/26/2023

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

RE: Case Number 20230105
Violation: Sort term rental
Violation Address: 102 13TH AVE
Parcel ID#: 183216954540030520

Dear Property Owner:

There are online ads and reviews showing that your property was rented prior to the date ordered by the Special Magistrate.

Your property was found in violation by the Special Magistrate on November 7, 2022, for the same violation (Sec. 20.03. - Permitted principal uses and structures.). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on March 13, 2023.

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

Sincerely,

Peyt Dewar
Code Enforcement Manager

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 102 13TH AVE

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

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

Case No.: 20230105 Code Enforcement Manager: Peyt Dewar

Hearing Date: 03/13/2023 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 02/26/2023

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

X  _____
Signature of Officer posting

Peyt Dewar
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
DASSANI, NETHAL and GITA
Respondent(s)

Case Number: 20230105

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 **03/13/2023** 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 **102 13TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 02/26/2023



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.