



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, May 8, 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.

3. New Cases

A. Case No. 20230160

City of St. Pete Beach v. Irrazabal, Eduardo Irrazabal, Claudia Lucia

Address: 220 45th Ave. St. Pete Beach FL 33706

Sec. 9.2. - Permitted principal uses and structures.

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

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

4. Old Cases

5. Repeat Violation

A. Case No. 20230162

City of St. Pete Beach v. Schwind, Edward M

Address: 280 72nd Ave. St. Pete Beach FL 33706

Sec. 9.2. - Permitted principal uses and structures.

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

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

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: May 8, 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:

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

Agenda Report

Issue Considered: **Case No. 20230160**
 City of St. Pete Beach v. Irrazabal, Eduardo
 Irrazabal, Claudia Lucia
 Address: 220 45th Ave. St. Pete Beach FL 33706

Date: May 8, 2023

Prepared By: Steven Rivera

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

Summary of Issue: **Sec. 9.2. - Permitted principal uses and structures.**

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

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

Short-term rental is not permitted in RU-2 Residential area.

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

03/14/2023

IRRAZABAL, EDUARDO IRRAZABAL, CLAUDIA LUCIA
6519 GRAZING LN
ODESSA FL 33556-1810

RE: Case Number 20230160
Violation Address: 220 45TH AVE
Parcel ID#: 073216516780030170

Dear Property Owner:

Short-term rental is not permitted in RU-2 Residential area.

Short-term Rental (Less than 30 days)

Sec. 9.2. - Permitted principal uses and structures.

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

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

These violation(s) must be corrected **no later than 03/19/2023**. 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,

Steven Rivera
Code Enforcement Officer

CE20230160

- Respondent(s): Eduardo and Claudia Lucia Irrazabal**
- Violation address: 220 45th Ave**
- Violation(s) description: The property was being advertised as transient occupancy in the RU-2 zoning district, in violation of section 9.2 of the Land Development Code of the City of St. Pete Beach**

CE20230160

Case Summary

- Initial inspection: 03/09/2023**
- Notice of Violation dated: 03/14/2023**
- Compliance date: 03/19/2023**
- Notices of Hearing dated and posted on the property: 03/23/2023**

CE20230160

Affidavit of Posting



220 45th Ave

CE20230160

Online ad

Beautiful contemporary 2BR bungalow located in St Pete Beach, FL.

Save

Share

Clear dates

March 2023

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

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23	24	25	26	27	28	29
30						

5 night minimum stay

Close

Check In: Check Out:

Guests: 2 guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 3254050

Report this property

Become a Vrbo host and earn extra money. See how

7:31 PM 3/9/2023

220 45th Ave

CE20230160

Online ad

Beautiful contemporary 2BR bungalow located in St Pete Beach, FL

Save

\$250 avg/night
4.9 rating on other travel sites
New to Vrbo

ⓘ Add dates for total pricing

Check In: Check Out:

Guests: 2 guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 3254050
Report this property

Just fox and go.
Discount car rental that doesn't feel cheap.
fox rent a car

March 2023

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April 2023

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5 night minimum stay

Close

+6 photos

Type here to search

4:21 PM
3/12/2023

220 45th Ave

CE20230160

Online ad

Beautiful contemporary 2BR bungalow located in St Pete Beach, Fl.

Save

Clear dates

March 2023

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April 2023

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

5 night minimum stay

Close

Check In

Check Out

Guests
2 guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 3254050

Report this property

Just fox and go. Discount car rental that doesn't feel cheap.

fox rent a car

10:33 AM 3/13/2023

220 45th Ave

CE20230160

Online ad

Beautiful contemporary 2BR bungalow located in St Pete Beach, Fl.

Save

Share

Clear dates

March 2023

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
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April 2023

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

5 night minimum stay

Close

+6 photos

\$250 avg/night

4.9 rating on other travel sites

New to Vrbo

Add dates for total pricing

Check In: Check Out:

Guests

2 guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 3254050

Report this property

FLORIDA elevated

Visit Tallahassee

Pretty. Unexpected.

9:01 AM 3/14/2023

220 45th Ave

CE20230160

Online Reviews

St. Pete Beach, FL |... Home Page Pinellas County Pro... ConnectSuite e-Cer... Phone-List-INTER-... municode - Search Passport Portal ConnectSuite e-Cer... Login SeeClickFix CRM Login To iWorQ ww... Laserfiche | Home Meetings View

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

Amazing Stay

5/5 ★★★★★ Stayed Mar 2023

Beautiful location and extremely clean! Spacious and wonderful little home with gorgeous backyard.

Published Mar 19, 2023

Family Getaway

5/5 ★★★★★ Stayed Mar 2023

Enna I.

Our stay made our vacation perfect!

Published Mar 14, 2023

1-2 of 2

Policies

Cancellation policy

Your booking will not qualify for a refund based on your trip dates.

Free cancellation deadlines are in the property's timezone. Learn more about [cancellation policies](#).

Damage and incidentals

\$220 /night

★ 5 (2 Reviews) · New to Vrbo

Does not meet minimum stay

Check In

Apr 27

Check Out

Apr 30

Guests

Book now

Contact host

Property # 3254050

[Report this property](#)

Budget

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

Book your Budget

*Terms apply

10:56 AM

4/25/2023

220 45th Ave

Page 14 of 37

CE20230160

Compliant Online ad

Beautiful contemporary 2BR bungalow located in St Pete Beach, Fl.

Save Share

\$250 avg/night
★ 5 (1 Review) · New to Vrbo

⚠ Add dates for total pricing

Check In Check Out

Guests
2 guests

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 3254050
[Report this property](#)

March 2023 April 2023

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

30 night minimum stay

Close

8:59 AM 3/17/2023

220 45th 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: 220 45TH AVE

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

Name of Property Owner(s): IRRAZABAL, EDUARDO IRRAZABAL, CLAUDIA LUCIA

Case No.: 20230160

Code Enforcement Officer: Steven Rivera

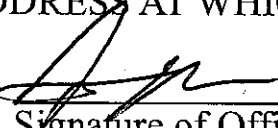
Hearing Date: 05/08/2023 at 10 a.m.

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

Steven Rivera

Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20230160

vs.

IRRAZABAL, EDUARDO IRRAZABAL, CLAUDIA LUCIA
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 **05/08/2023** 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 **220 45TH 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,

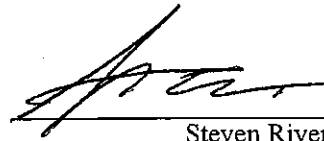
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 03/23/2023



Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.

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

Agenda Report

Issue Considered: Case No. 20230162
City of St. Pete Beach v. Schwind, Edward M
Address: 280 72nd Ave. St. Pete Beach FL 33706

Date: May 8, 2023

Prepared By: Luis Cruz, Code Enforcement Officer

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

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

Property is being advertised online for short-term rental, which is prohibited in the zoning district.

Funding: N/A

Requested Motion: N/A

Attachments:

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

CASE NUMBER: 20180189

Petitioner,

vs.

LORES SCHWIND and
EDWARD SCHWIND,

Respondents.
_____ /

FINDINGS OF FACT AND ORDER

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on August 13, 2018, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being advised in the premises, hereby issues this Findings of fact, Conclusions of Law, and Order:

The Special Magistrate makes the following findings of fact:

1. The City was represented by the City Attorney, Andrew Dickman and its Code Enforcement Officer, Peyt Dewar.
2. No one was present at the hearing on behalf of the Respondents (hereinafter the "Respondent").
3. The property in question, located at 280 72nd Avenue, St. Pete Beach, Florida 33706 ("Property"), is owned by the Respondent.
4. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.
5. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of St. Pete Beach to wit:

Sec. 9.2. Permitted principal uses and structures.

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

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

6. The violations set forth in Paragraph 5 above existed as of the date of the Notice of Violation herein, but all activities to lease the Property on a short term basis ceased immediately prior to the hearing. As such, the Property is currently no longer in violation.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED:

1. That the Respondent and the property at the above mentioned location was found to be in violation of Section 9.2(a), of the Code of Ordinances of the City of St. Pete Beach, but such violation has been cured and the Property is now in compliance.

2. That any further violation of Section 9.2(a), of the Code of Ordinances of the City of St. Pete Beach, shall be deemed a repeat violation and a fine in the amount of Five Hundred and 00/100 Dollars (\$500.00) per day shall be imposed.

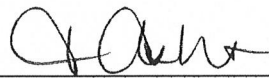
3. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 23rd day of August, 2018.



Amber Ashton
Special Magistrate

A true and correct copy of this Findings of Fact and Special Magistrate Order was delivered by certified mail and regular mail to: **Lores and Edward Schwind, 280 72nd Avenue, St. Pete Beach, Florida 33706**, on this 23rd day of August, 2018.



Amber Ashton

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova 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 to be appealed. Ss. 162-11.



The Sunset Capital of Florida

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

NOTICE OF REPEAT VIOLATION

3/20/2023

SCHWIND, EDWARD M.
280 72ND AVE
ST PETE BEACH FL 33706-1911

RE: Case Number 20230162
Violation: Sec. 9.2
Violation Address: 280 72ND AVE
Parcel ID#: 363115050940400040

Dear Property Owner:

Your property is being advertised online for short term rental which is prohibited in your zoning district. You are in violation of Section 9.2 - Permitted principal uses and structures.

Your property was found in violation by the Special Magistrate on 8/23/2018, for the same violation (Sec. 9.2). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on 04/10/2023 at 10am.

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,

Luis Cruz
Code Enforcement Officer

CE20230162

- Respondent(s): Edward M Schwind**
- Violation address: 280 72nd Ave.**
- Violation(s) description: The property was being advertised as transient occupancy in the RU-2 zoning district, in violation of section 9.2 (A) of the Land Development Code of the City of St. Pete Beach**

CE20230162

Case Summary

- Initial inspection: 03/15/2023**
- Notice of Violation dated: 03/20/2023**
- Notices of Hearing dated and posted on the property: 04/11/2023**

CE20230162

Affidavit of Posting



280 72nd Ave

CE20230162

Online ad

Beach House - Must see!, walk to x

https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1678673350_IKyqGvIEhmBJmaqD#availability-c...

6 guests · 2 bedrooms · 4 beds · 2 baths

Entire home hosted by Ed

\$215 night 2 reviews

Select dates
Minimum stay: 14 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

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

Beach living, steps to everything; shopping, live music, restaur

10:09 PM
3/12/2023

280 72nd Ave

CE20230162

Online ad

The screenshot shows an Airbnb listing for a 'Beach House' hosted by Ed. The listing details include 6 guests, 2 bedrooms, 4 beds, and 2 baths. Key features highlighted are a 'Dedicated workspace' and 'Self check-in'. A price of \$215 per night is shown with 2 reviews. A date selection calendar is overlaid on the listing, showing March and April 2023. The calendar has a 'Select dates' header and a 'Minimum stay: 14 nights' requirement. The check-in date is set to 4/10/2023, and the check-out date is 'Add date'. The date 10 is selected in the calendar. The Windows taskbar at the bottom shows the time as 10:32 AM on 3/13/2023.

Beach House - Must see!, walk to x

https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1678717922_slTgq7dH0ILXVsBC&guests=1&ad...

Entire home hosted by Ed

6 guests · 2 bedrooms · 4 beds · 2 baths

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

Self check-in
Check yourself in with the lockbox.

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

Beach living, steps to everything; shopping, live music, restaurant
Community center - health club, pool, movies in the park, activities
beach. Stop at all the resorts/bars/live music along the beach

\$215 night [2 reviews](#)

Select dates
Minimum stay: 14 nights

CHECK-IN 4/10/2023 × CHECKOUT Add date

March 2023 April 2023

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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							30						

10:32 AM 3/13/2023

280 72ndAve

CE20230162

Online ad

Beach House - Must see!, walk to x

https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1678798963_jJDfItlGyD3TMSP#availability-calend...

Entire home hosted by Ed
6 guests · 2 bedrooms · 4 beds · 2 baths

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

Self check-in
Check yourself in with the lockbox.

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

Beach living, steps to everything; shopping, live music, restaurant
Community center - health club, pool, movies in the park, activities

Select dates
Minimum stay: 14 nights

\$215 night [2 reviews](#)

Check-in
MM/DD/YYYY

Check-out
Add date

March 2023

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April 2023

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9:03 AM
3/14/2023

280 72nd Ave

CE20230162

Online ad

Beach House - Must see!, walk to

https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1679007228_16JDME0%2Bu60wiF...

Entire home hosted by Ed

6 guests · 2 bedrooms · 4 beds · 2 baths

\$215 night [2 reviews](#)

Select dates

Minimum stay: 14 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

March 2023

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April 2023

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aircover

Every booking includes free protection from H... inaccuracies, and other issues like trouble che...

[Learn more](#)

Type here to search

6:54 PM
3/16/2023

280 72nd Ave

CE20230162

Online ad

Beach House - Must see!, walk to ...

https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1679057991_OJj3YdT1qOWm4Are#avail...

Show all photos

Entire home hosted by Ed

6 guests · 2 bedrooms · 4 beds · 2 baths

 \$215 night [2 reviews](#)

Select dates
Minimum stay: 14 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

March 2023

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April 2023

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aircover

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

[Learn more](#)

Beach living, steps to everything; shopping, live music, restaur...

9:00 AM
3/17/2023

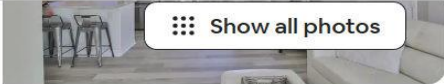
280 72nd Ave

CE20230162

Online ad

Beach House - Must see!, walk to

https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1679146314_K4... This site has coupons!



Show all photos

Entire home hosted by Ed

6 guests · 2 bedrooms · 4 beds · 2 baths



\$215 night

2 reviews

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

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

aircover

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

[Learn more](#)

Select dates

Minimum stay: 14 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

March 2023

April 2023

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Beach living, steps to everything; shopping, live music, restaur

Type here to search



9:32 AM
3/18/2023

280 72nd Ave

CE20230162

Online ad

Beach House - Must see!, walk to x

https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1679233240_YwDvGhFH0lpI7OTH#avail...

Entire home hosted by Ed

6 guests · 2 bedrooms · 4 beds · 2 baths

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

Self check-in
Check yourself in with the lockbox.

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

Beach living, steps to everything; shopping, live music, restaurant
Community center - health club, pool, movies in the park, activities

Select dates
Minimum stay: 14 nights

\$215 night [2 reviews](#)

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

March 2023

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April 2023

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Type here to search

9:40 AM
3/19/2023

280 72nd Ave

CE20230162

Online ad

Beach House - Must see!, walk to x +

https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1679319663_f55wO8syLZ7MHroc#avail...

Show all photos

Entire home hosted by Ed

6 guests · 2 bedrooms · 4 beds · 2 baths



\$215 night 2 reviews

Select dates
Minimum stay: 14 nights

CHECK-IN
MM/DD/YYYY

CHECKOUT
Add date

aircover

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

[Learn more](#)

Beach living, steps to everything: shopping, live music, restaur...

9:41 AM
3/20/2023

280 72nd Ave

CE20230162

Compliant Online ad

The screenshot shows an Airbnb listing for a 'Beach House'. The URL in the browser is https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1679417608_y%2BXLPvFmA6nQ94i%2B.... The listing has 2 reviews and a price of \$196 per night. A calendar overlay is open, showing the 'Select dates' section with a 'Minimum stay: 30 nights' requirement. The calendar displays March and April 2023. The Windows taskbar at the bottom shows the time as 12:54 PM on 3/21/2023.

Beach House - Must see!, walk to x

https://www.airbnb.com/rooms/599292861236316375?source_impression_id=p3_1679417608_y%2BXLPvFmA6nQ94i%2B...

Photos Amenities Reviews Location

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

1 2 3 4 1

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2 reviews

Average rating will appear after 3 reviews

Select dates

Minimum stay: 30 nights

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

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12:54 PM
3/21/2023

280 72nd 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: 280 72ND AVE

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

Name of Property Owner(s): SCHWIND, EDWARD M

Case No.: 20230162 Code Enforcement Officer: Luis Cruz

Hearing Date: 05/08/2023 at 1 p.m.

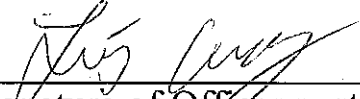
AFFIDAVIT OF POSTING

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 04/11/2023

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

X


Signature of Officer posting

Luis Cruz
Print Name

CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF ST. PETE BEACH,
Petitioner,
vs.
SCHWIND, EDWARD M
Respondent(s)

Case Number: 20230162

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 **05/08/2023** at 1 p.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 **280 72ND 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,

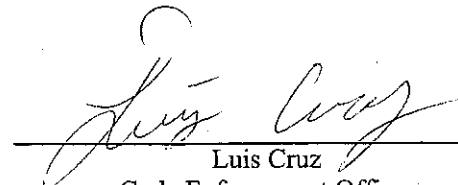
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 04/11/2023



Luis Cruz
Code Enforcement Officer
CITY OF ST. PETE BEACH

ADVICE TO THE PUBLIC: Any party wishing to appeal a decision made with respect to any matter considered at the above Special Magistrate Hearing, will need a verbatim record of the proceedings, including the testimony and evidence, which record is not provided by the City of St. Pete Beach.

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.