



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, January 13, 2025
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -

A. Case No. 20240089

City of St. Pete Beach v. Patrick Thomas McNulty & Annette Weis-McNulty

Address: 104 46th Ave. St. Pete Beach FL 33706

Status hearing on the 90-day extension to apply and secure a permit for the driveway and ISR violation.

B. Case No. 20240157

City of St. Pete Beach v. 1008 Airport Rd LLC

Address: 8010 Blind Pass Rd. St. Pete Beach FL 33706

Status hearing on a 30-day extension to secure the permit.

C. Case No. 20240287

City of St. Pete Beach v. Thomas M. Cuddihy REV Trust & Thomas M. Cuddihy TRE

Address: 7801 Boca Ciega Dr. # 5 St. Pete Beach FL 33706

Status hearing on a 30-day extension to secure an after-the-fact permit for the structure.

D. Case No. 20240475

City of St. Pete Beach v. Bayside Shops LLC

Address: 5501 Gulf Blvd. St. Pete Beach FL 33706

Sec. 38.5. - Prohibited uses and structures

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the AC Activity Center District.

4. Repeat Violations -
5. New Cases

A. Case No. 20240502

City of St. Pete Beach v. Kimberly Piepmeier

Address: 504 70th Ave. St. Pete Beach FL 33706

Sec. 33.5. - Prohibited uses and structures.

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

B. Case No. 20240557

City of St. Pete Beach v. Donald R. Flassing TRE, Julie L. Durhman TRE, & Flassing Family Trust

Address: 6439 2nd Palm Pt. St. Pete Beach FL 33706

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

C. Case No. 20240539

City of St. Pete Beach v. Thomas Simmons

Address: 100 3rd Ave. St. Pete Beach FL 33706

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

D. Case No. 20240580

City of St. Pete Beach v. John O. Kiley & Kostandinov Vartsakis

Address: 423 85th Ave. St. Pete Beach FL 33706

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

E. Case No. 20240636

City of St. Pete Beach v. Marian Czerwien & Bogumila Czerwien

Address: 141 72nd Ave. St. Pete Beach FL 33706

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

F. Case No. 20240633

City of St. Pete Beach v. Nancy Gibbs Roy & Janet Gibbs Skelley Hayden

Address: 190 73rd Ave. St. Pete Beach FL 33706

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

G.

Case No. 20240650

City of St. Pete Beach v. Valerie Powell-Stafford

Address: 350 80th Ave. St. Pete Beach FL 33706

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

H. Case No. 20240664

City of St. Pete Beach v. IGI FL LLC

Address: 7200 Bay St. St. Pete Beach FL 33706

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or

improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

I.

Case No. 20240668

City of St. Pete Beach v. Transformme LLC

Address: 6305 Gulf Blvd. St. Pete Beach FL 33706

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited.

The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

J.

Case No. 20240663

City of St. Pete Beach v. Family International Home Builders LLC

Address: 7210 Gulf Blvd. St. Pete Beach FL 33706

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited.

The following conditions are prohibited on any real property in the City:

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Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

6. Cases Complied -

A. Case No. 20240214

City of St. Pete Beach v. SW-GOM LTD PTNERSHP

Address: 2705 Sunset Way St. Pete Beach FL 33706

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

7. Old Cases

A. Case No. 20240430

City of St. Pete Beach v. Christopher Smith & Briana S. Smith

Address: 7700 Boca Ciega Dr. St. Pete Beach FL 33706

Request for hearing to challenge fine.

8. Lien Reductions

A. Case No. 20240429

City of St. Pete Beach v. Cast Holdings LLC

Address: 3612 Gulf Blvd St. Pete Beach FL 33706

Lien Reduction Request

9. Next Meeting:

10. Adjournment -

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

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

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

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

All agenda material is available for review at City Hall.

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

Agenda Report

Agenda Title Name: Case No. 20240089
City of St. Pete Beach v. Patrick Thomas
McNulty & Annette Weis-McNulty
Address: 104 46th Ave. St. Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Steven Rivera, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing on the 90-day extension to apply and secure a permit for the driveway and ISR violation.

Funding: N/A

Attachments:

1. Special Magistrate order 6/10/2024
2. Special Magistrate order 7/8/2024
3. Special Magistrate order 8/13/2024

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240089

ADDRESS: 104 46th Ave.

**PATRICK THOMAS MCNULTY
and ANNETTE WEIS-MCNULTY,**

Respondents.

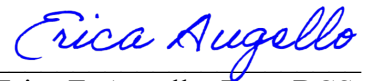
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ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This case came before the Special Magistrate on June 10, 2024. The Special Magistrate, based on the information presented at the hearing relating to technical issues with the presentation of evidence, issues the following order:

IT IS ADJUDGED that this matter is continued until the **July 8, 2024**, Code Enforcement Special Magistrate Hearing.

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 10th day of June 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondents at 1100 Boca Ciega Isle Dr., St. Pete Beach, FL 33706.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240089

ADDRESS: 104 46th Ave.

**PATRICK THOMAS MCNULTY
and ANNETTE WEIS-MCNULTY,**

Respondents.

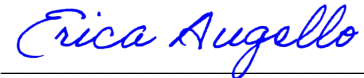
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ORDER GRANTING SECOND CONTINUANCE TO DATE CERTAIN

This case came before the Special Magistrate on July 8, 2024. The Special Magistrate, based on the information and argument presented at the hearing, issues the following order:

IT IS ADJUDGED that this matter, by agreement of the parties, is continued until the hearing of the Code Enforcement Special Magistrate on **August 12, 2024, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 8th day of July 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondents at 1100 Boca Ciega Isle Dr., St. Pete Beach, FL 33706.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240089

ADDRESS: 104 46th Ave.

**PATRICK THOMAS MCNULTY
and ANNETTE WEIS-MCNULTY.,**

Respondents.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on August 12, 2024, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Steven Rivera.
2. Respondent Patrick McNulty appeared and represented Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 22.4 and 23.11 of the City's Code of Ordinances for maintaining non-vegetative materials exceeding the 20% limit that is permitted and for maintaining loose material for driveway use without prior approval of the City.
5. Code Enforcement Officer Rivera submitted photographic evidence demonstrating the installation of a shell surface covering the entirety of the front yard of the property, to include the removal of any vegetative land cover and driveway.
6. Respondent testified that the property had been in bad shape and the land cover was a mix of shell, pea gravel, sod, and various other materials. He intended to improve the property by installing the shell covering to allow for grading and uniformity. He received the notice from the City and met with Code Enforcement Officer Rivera and Brandon Barry with the Planning and Zoning Department to discuss solutions. Messrs. Rivera and Barry indicated

that Respondent needed 200 sq. ft. of vegetative cover in order to comply with the 20% ISR rule.

7. Respondent, in May 2024, purchased the permissible land cover and installed 600 sq. ft. of the allowable vegetative cover, leaving the remainder of the front yard shell.
8. Respondent is seeking an alternative to a cement driveway and is willing to work with the City to find a solution, or to have a concrete driveway installed if necessary.

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

9. Respondent is found to be compliant with Section 22.4 of the City's Code of Ordinances, however if upon inspection by the City the property is found to not be in compliance with the ISR, the City may come back at the status hearing to address the issue.
10. Respondent is found to be in violation of Section 23.11 for maintaining an unapproved shell driveway.
11. Respondent shall have **ninety (90) days** from the date of this Order, or by **Monday November 11, 2024**, to apply for and secure a permit for the installation of the driveway to bring the property into compliance.
12. A hearing is set for **December 9, 2024, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
13. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
14. It is Respondent's responsibility to notify the City once the property is in compliance.
15. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on August 13, 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at patrickmcnulty34@hotmail.com on August 13, 2024.

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 thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

Agenda Report

Agenda Title Name: Case No. 20240157
City of St. Pete Beach v. 1008 Airport Rd LLC
Address: 8010 Blind Pass Rd. St. Pete Beach FL
33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Kristin Coman, Community Development Director

Summary of Issue: Status hearing on a 30-day extension to secure the permit.

Funding: N/A

Attachments:

1. Special Magistrate Order 8/13/2024
2. Special Magistrate Order 9/11/2024
3. Special Magistrate Order 12/6/2024

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240157
ADDRESS: 8010 Blind Pass Rd.**

1008 AIRPORT RD, LLC.,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on August 12, 2024, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Steven Rivera.
2. Respondent failed to appear.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 6.12, 46-33, 98-65, and 98-66 of the City's Code of Ordinances for allowing unshielded dumpsters on the property as well as the impermissible outside storage of paint and debris, and other items.
5. Code Enforcement Officer Rivera submitted photographic evidence demonstrating a dumpster on the property without the required enclosure, as well as paint cans, and other debris and equipment stored outside within public view.

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

6. Respondent is found to be in violation of the stated code sections and shall have **twenty-eight (28) days** from the date of the hearing, or by **Monday, September 9, 2024**, to bring the property into compliance.

7. A hearing is set for **September 9, 2024, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
8. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
9. It is Respondent's responsibility to notify the City once the property is in compliance.
10. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on August 13, 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 1008 Airport Rd., Ste. F, Destin, FL 32541-2822 on August 13, 2024.

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 thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240157
ADDRESS: 8010 Blind Pass Rd.**

1008 AIRPORT RD, LLC.,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on September 9, 2024, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Luis Cruz.
2. Jonathan Finch appeared on behalf of the Respondent. Mr. Finch is the property manager and possessed the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 6.12, 46-33, 98-65, and 98-66 of the City's Code of Ordinances for allowing unshielded dumpsters on the property as well as the impermissible outside storage of paint and debris, and other items.
5. In a Final Administrative Order dated July 8, 2024, Respondent was allotted **twenty-eight (28)** days to bring the property into compliance.
6. Code Enforcement Officer Cruz testified that the property remains non-compliant, though a permit for the dumpster enclosure had been applied for but not yet secured.
7. Respondent testified that a permit was applied for on August 28, 2024, after having had to change contractors. He testified that the property has otherwise been cleaned up relative to the paint and debris, and other items.
8. Respondent testified that in addition to the permit for the masonry dumpster enclosure, the application required a variance review relative to other improvements on the property. As

it was presented as a single application, the permit for the enclosure as well as the other improvements are being reviewed and run concurrently, to include the variance review.

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

9. Respondent failed to comply with the Final Administrative Order dated August 12, 2024, and remains in violation of the cited Code sections.
10. Due to the credible testimony of Respondent regarding the permit for the enclosure and the variance application being run concurrently, though not dependent on each other for issue, Respondent shall have an additional **thirty (30) day** extension from the date of this Order to secure the permit. It is suggested that Respondent confer with the City to see if the improvements on the application can be separated for individual review instead of concurrent review.
11. A hearing is Set for **October 14, 2024, at 10:00 a.m.** to determine compliance and to assess any authorized fees and costs.
12. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
13. It is Respondent's responsibility to notify the City once the property is in compliance.
14. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on September 11, 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at Jonathan.Finch@resortrentals.us on September 11, 2024.

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 thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240157
ADDRESS: 8010 Blind Pass Rd.**

1008 AIRPORT RD, LLC.,

Respondent.

_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter having come before the Special Magistrate on **September 11, 2024**, was set for **October 14, 2024**, which was cancelled due to the effects of hurricane Helene and Milton. In consideration of the information presented, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until the **January 13, 2025**,
Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 6th day
of December 2024.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at Jonathan.Finch@resortrentals.us on December 6th, 2024.

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

Agenda Report

Agenda Title Name: Case No. 20240287
City of St. Pete Beach v. Thomas M. Cuddihy
REV Trust & Thomas M. Cuddihy TRE
Address: 7801 Boca Ciega Dr. # 5 St. Pete Beach
FL 33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing on a 30-day extension to secure an after-the-fact permit for the structure.

Funding: N/A

Attachments:

1. Special Magistrate Order 7/8/2024
2. Special Magistrate 11/13/2024
3. Special Magistrate Order 12/6/2024

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240287

ADDRESS: 7801 Boca Ceiga Dr., #5

**THOMAS M. CUDDIHY REV TRUST
and THOMAS M. CUDDIHY TRE,**

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

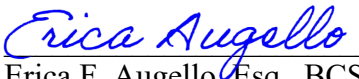
This case came before the Special Magistrate on July 8, 2024, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Luis Cruz.
2. Mr. Thomas M. Cuddihy appeared on behalf of Respondent. Mr. Cuddihy possessed the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Section 123.1 for failing to secure a permit prior to the erection of a tiki hut in the rear of the property.
5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating the erection of the tiki hut.
6. Respondent testified his contractor represented that a permit was unnecessary as it was being erected by a member of the Seminole Indian Tribe, however, he understands that does not exempt him from permitting. He has already applied for a permit for the tiki hut.

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

7. Respondent is found to be in violation of Section 98-123.1 for failing to secure a permit prior to erecting a tiki hut structure on the property.
8. Respondent shall have **thirty (30) days** from the date of this Order, or by **Wednesday, August 7, 2024**, to secure an after-the-fact permit for the structure.
9. A hearing is set for **September 9, 2024, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
10. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
11. It is Respondent's responsibility to notify the City once the property is in compliance.
12. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 8, 2024.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 7801 Boca Ciega Dr., Apt. #5, St. Pete Beach, Florida 33706-1848.

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 thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240287

ADDRESS: 7801 Boca Ciega Dr., #5

**THOMAS M. CUDDIHY REV TRUST
& THOMAS M. CUDDIHY TRE,**

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on September 9, 2024, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Luis Cruz.
2. Thomas M. Cuddihy appeared on behalf of Respondent. Mr. Cuddihy possessed the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Section 98-123.1 for failing to secure a permit prior to the erection of a tiki hut in the rear of the property.
5. In a Final Administrative Order dated July 8, 2024, the Magistrate found Respondent to be in violation of the stated code section and required compliance by way of securing an after-the-fact permit for the tiki hut by August 7, 2024.
6. The Magistrate set a hearing for September 9, 2024, to determine compliance and to assess any authorized fines and costs.
7. Code Enforcement Officer Cruz testified that as of the date of the hearing he does not know the status of the permit.
8. Mr. Cuddihy relayed that he applied for the after-the-fact permit over 2 months ago and never heard back from the City if it was denied or approved. He also testified that he never

received any comments from the City regarding any additional information required for review.

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

9. Respondent attempted to comply with the Final Administrative Order dated July 8, 2024, however, based on credible testimony, through no fault of his own, has not yet received an after-the-fact permit from the City.
10. Respondent has been granted an extension until the next hearing scheduled for **October 14, 2024, at 10:00 a.m. to** secure the permit for the structure. The City shall make a reasonable effort to timely review the request for the after-the-fact permit.
11. A hearing is set for **October 14, 2024, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
12. No decision as to fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
13. It is Respondent's responsibility to notify the City once the property is in compliance.
14. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on November 13, 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 7801 Boca Ciega Dr. Apt #5, St. Pete Beach, Florida 33706-1848 on November 13, 2024.

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 submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240287

ADDRESS:7801 Boca Ciega Dr., #5.

**THOMAS M. CUDDIHY REV TRUST
& THOMAS M. CUDDIHY TRE,**

Respondent.

_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter having come before the Special Magistrate on **September 11, 2024**, was set for **October 14, 2024**, which was cancelled due to the effects of hurricane Helene and Milton. In consideration of the information presented, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until the **January 13, 2025**,
Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 6th day
of December 2024.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 7801 Boca Ciega Dr. Apt #5, St. Pete Beach, Florida 33706-1848 on December 6th, 2024.

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

Agenda Report

Agenda Title Name: Case No. 20240475
City of St. Pete Beach v. Bayside Shops LLC
Address: 5501 Gulf Blvd. St. Pete Beach FL
33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Kristin Coman, Community Development Director

Summary of Issue: **Sec. 38.5. - Prohibited uses and structures**
All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the AC Activity Center District.

The property is located in the AC zoning district and is only permitted to be rented on a monthly basis. As for the Short-Term-Rental stays that have occurred on the property, this is prohibited and irreparable or irreversible in nature. Due to the nature of this violation, the case is being referred to a Special Magistrate.

Funding: N/A

Attachments:

1. Irreparable or Irreversible Notice of Violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Special Magistrate Order 9/12/2024
6. Special Magistrate Order 12/6/2024



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

Irreparable or Irreversible Notice of Violation

08/14/2024

BAYSIDE SHOPS LLC
66 MARTINIQUE AVE
TAMPA, FL 33606-4039

Re: **Case Number 20240475**
Violation Address: 5501 GULF BLVD, ST PETE BEACH FL 33706
Parcel ID#: 063216114120040010

Dear Property Owner:

Your property is located in the AC zoning district and is only permitted to be rented on a monthly basis. As for the Short-Term-Rental stays that have occurred on your property, this is prohibited and irreparable or irreversible in nature. Due to the nature of this violation, your case is being referred to a Special Magistrate. You are in violation of the following Code Section:

Sec. 38.5. - Prohibited uses and structures

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the AC Activity Center District.

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **9/9/2024, at 10am**

If the Code Officer has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the Code Officer shall make a reasonable effort to notify the violator and may immediately schedule a Special Magistrate hearing without reasonable time to correct the violation. However, if the Magistrate finds the violation to be irreparable or irreversible in nature, the Magistrate may impose a fine not to exceed \$5,000 per violation.

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

Sincerely,

Luis Cruz
Code Enforcement Officer

Luis Cruz 727-589-2564

CE20240475

- Respondent(s): Bayside Shops LLC**
- Violation address: 5501 Gulf Blvd.**
- Violation(s) description: The property is in violation of section 38.5 Prohibited uses and structures of the Land Development code of the city of St. Pete Beach**

CE20240475

Case Summary

- Initial inspection: 8/14/2024**
- Notice of Irreparable or Irreversible Violation dated: 8/14/2024**
- Notices of Hearing dated and posted on the property: 8/14/2024**

CE20240475

Affidavit of Posting

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 5501 GULF BLVD

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706
Name of Property Owner(s): BAYSIDE SHOPS LLC
Case No.: 20240475 Code Enforcement Officer: Luis Cruz
Hearing Date: 09/09/2024 at 10 a.m.

AFFIDAVIT OF POSTING
I HEREBY CERTIFY that copies of the attached Notices of Hearing and Violation were posted on the date and at the address noted below by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162. 12, Florida Statutes, and

DATE OF POSTING 08/14/2024
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Luis Cruz Luis Cruz
Signature of Officer posting Print Name

Aug 14, 2024 at 5:21:45 PM

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

airbnb.com/rooms/776308893220156875?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-08-14&check_out=2024-08-19&source_impression_id=p3_1723575505_P3Cm...

airbnb

Anywhere Any week Add guests Airbnb your home

Charming, Retro Style Beach Apt!

Share Save



Show all photos

Entire rental unit in St. Pete Beach, Florida
2 guests · 1 bedroom · 1 bed · 1 bath
★ 4.68 · 75 reviews

Hosted by Kenny
9 years hosting

Fast wifi
At 409 Mbps, you can take video calls and stream videos for your whole group.

\$130 night

CHECK-IN 8/14/2024	CHECKOUT 8/19/2024
GUESTS 1 guest	

Reserve

You won't be charged yet

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

The screenshot shows a web browser window displaying an Airbnb user profile for 'Kenny'. The browser's address bar shows 'airbnb.com/users/show/34312106'. The profile card on the left includes a profile picture of a man, the name 'Kenny', the title 'Host', '195 Reviews', a '4.59★' rating, and '9 Years hosting'. Below this, a section titled 'Kenny's confirmed information' lists 'Identity', 'Email address', and 'Phone number' as verified. A red box highlights the 'About Kenny' section, which contains 'My work: Stand Up Comedian' and 'Lives in St. Pete Beach, FL'. To the right of this box, it says 'Speaks English'. Below the 'About' section is a 'Kenny's reviews' section with two review cards. The first card is from 'Hannah' dated 'August 2024' and the second is from 'Ashleigh' dated 'August 2024'. At the bottom of the profile section, there is a 'Kenny's listings' section with a partially visible image of a room. The Windows taskbar at the bottom shows various application icons and the system clock indicating '5:07 PM 8/13/2024'.

airbnb

Airbnb your home

About Kenny

My work: Stand Up Comedian

Lives in St. Pete Beach, FL

Speaks English

Im a Stand Up Comedian!

Kenny's confirmed information

- ✓ Identity
- ✓ Email address
- ✓ Phone number

[Report this profile](#)

Kenny's reviews

"...Kenny was super helpful and described how to get to the apartment perfectly. He was very friendly and his place is super cute! It could use some touch ups, but that was no biggie. The place is right across the..."

Hannah
August 2024

"...Great location! Can't beat it..."

Ashleigh
August 2024

[Show more reviews](#)

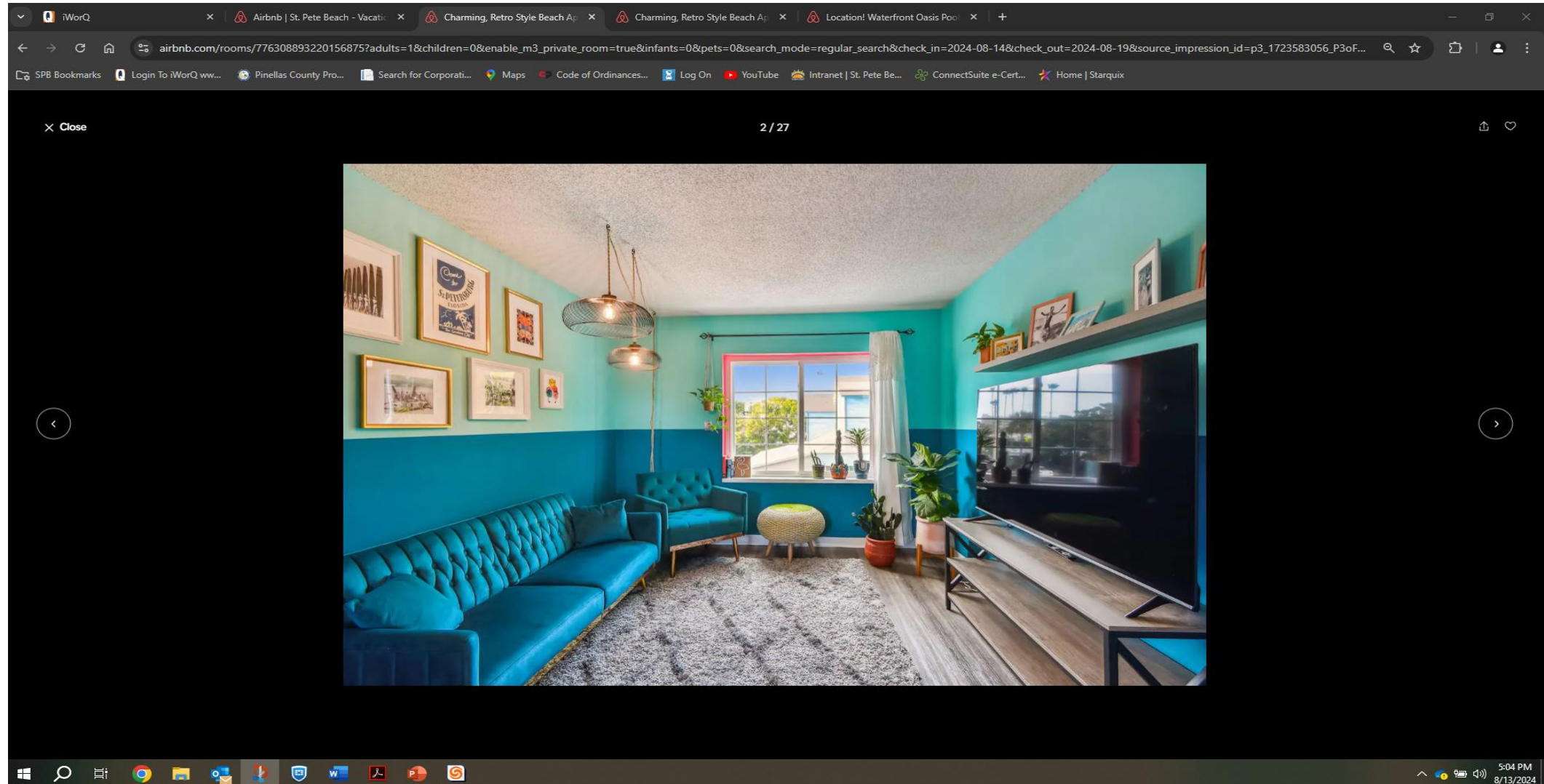
Some info has been automatically translated. [Show original](#)

Kenny's listings

5501 Gulf Blvd.

CE20240475

Airbnb advertisement



5501 Gulf Blvd.

CE20240475

Airbnb advertisement

The screenshot displays an Airbnb listing page for a property at 5501 Gulf Blvd. The overall rating is 4.68 stars based on 75 reviews. The reviews are sorted by 'Most recent'. Four reviews are highlighted with red boxes and numbered 1 through 4:

- Review 4 (Krista):** 5 stars, September 2023. Stayed a few nights. Great location, LOVE the bnb decor!! Walkable to the beach and restaurants. Parking available for our rental car was another huge plus as my husband and I wanted to explore the area- John's Pass Village & Boardwalk for renting wave runners and lunch, Dali museum and groceries from Publix Market down the road. Host Kenny reached out to make sure we were settled in and also invited us to a show at the comedy club next to the bnb which was awesome! We will stay here again.
- Review 3 (Kayla):** 5 stars, August 2023. Stayed about a week. Excellent spot in St Pete Beach!
- Review 2 (Courtney):** 5 stars, August 2023. Stayed about a week. Had a great stay! Kenny was very helpful and responsive. Very cute apartment!
- Review 1 (Kaylee Jane):** 5 stars, August 2023. Stayed a few nights. Great place for a couple! Lots of restaurants and bars within walking distance. Really cool spot!

The background shows the Airbnb interface with the property name 'Charming, Retro Style Beach Apartment' and a price of \$130 per night. The browser address bar shows the URL: airbnb.com/rooms/776308893220156875/reviews?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-08-14&check_out=2024-08-19&source_impression_id=p3_172358326...

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

★ 4.68 75 reviews

Overall rating

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

Brad
Philadelphia, Pennsylvania
★★★★★ · November 2023 · Stayed a few nights
Good location, walkable to restaurants, bars, Starbucks, beach access, etc. We really enjoyed the decor inside.

Mary
Cleveland, Ohio
★★★★★ · November 2023 · Stayed with a pet
Kenny was a great host and was very nice. We enjoyed the location and look forward to coming back.

Andrew
Lincoln, Nebraska
★★★★★ · October 2023 · Stayed a few nights
Everything about the place and host were fantastic. Especially if attending something at Tradewinds, this is the perfect location and perfect option without being subject to higher prices at resort stays.

Krista
1 year on Airbnb
★★★★★ · September 2023 · Stayed a few nights
Great location, LOVE the bnb decor!! Walkable to the beach and restaurants. Parking available for our rental car was another huge plus as my husband and I wanted to explore the area- John's Pass Village & Boardwalk for renting wave runners and lunch, Dali museum and groceries from Publix Market down the road. Host Kenny reached out to make sure we were settled in and also invited us to a show at the comedy club next to the bnb which was awesome! We will stay here again.

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

airbnb.com/rooms/776308893220156875/reviews?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-08-14&check_out=2024-08-19&source_impression_id=p3_172358326...

★ 4.68

75 reviews

Overall rating

Cleanliness 4.6

Accuracy 4.8

Check-in 4.8

Communication 4.9

Location 4.7

Value 4.8

12

Lizzy
Gum Spring, Virginia
★★★★★ · January 2024 · Stayed a few nights
Kenny is an awesome host. Very responsive & nice.

11

Jim
Fredericksburg, Virginia
★★★★★ · January 2024 · Stayed a few nights
Can't say enough just how convenient this spot was to get around. Literally 15 steps and mins from everything you could want to at the beach. The host was very responsive and the listing was as advertised.

10

Andrea
Rochester, New York
★★★★★ · January 2024 · Stayed a few nights
Very cute spot! Clean room w/ accurate pics. Kenny was a great host, provided helpful & clear communication for how to find the place, where to park, etc. Loved the keyless entry, the Keurig and the complimentary coffee pods. Fridge was very convenient for leftovers & drinks. Heat & AC worked great, smart TV was a lovely feature. Very nice to invite us to the comedy club, too! Definitely bring earplugs for the audible chatter outside the club right under the bedroom window. I always travel with them anyway, so it wasn't an issue for me. Great proximity to the beach (4 min walk), plus a quick 15 min drive to Grand Central area where we spent most of our time for coffee, food, drink & museums. Thank you, Kenny!

9

Monica
Winter Garden, Florida
★★★★★ · January 2024 · Stayed with a pet
Great location. Kenny was an amazing host ! Thank you Kenny !

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

The screenshot shows an Airbnb listing for a property in St. Pete Beach. The overall rating is 4.68 stars based on 75 reviews. A modal window displays the reviews, with four reviews highlighted by red boxes and numbered 13, 14, 15, and 16. The reviews are from Kaylee, Meera, Bob, and Kaitlyn, all dated February 2024.

Reviewer	Rating	Date	Stayed	Review Text
Kaylee	5 stars	February 2024	Stayed a few nights	Kenny's place was cute and cozy and right next to/walking distance to the beach. I would recommend!
Meera	5 stars	February 2024	Stayed a few nights	We had a great time staying here and so close to the beach and restaurants!
Bob	5 stars	February 2024	Stayed a few nights	Attended a conference at Tradewinds Resort. Super convenient and easy walk. Great shower and plenty of room to unwind after a day of business meetings.
Kaitlyn	5 stars	February 2024	Stayed a few nights	amazing location and easy check in and out!

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

The screenshot shows an Airbnb listing for a room in St. Pete Beach, Florida. The listing is titled "Charming, Retro Style Beach Apartment" and is located at 5501 Gulf Blvd. The listing has a 4.68 rating and 75 reviews. The reviews are highlighted with red boxes and numbered 17, 18, 19, and 20.

Overall rating: 4.68

75 reviews

Reviews:

- Erin** (Louisville, Kentucky) - 5 stars - March 2024 - Stayed a few nights. Review: "We stayed for my boyfriend's 30th birthday although the retro interior was for me :) the location was amazing, walkable to the beach and a short drive to the restaurants we wanted to go to. We didn't have a problem with noise from the businesses next door. The instructions given made it extremely easy to find the apartment. We will definitely be back to St. Pete beach and will stay here again!" (20)
- Ben** (Carmel, Indiana) - 5 stars - March 2024 - Stayed a few nights. Review: "Kenny's place was exactly like the pictures showed. He went above and beyond to help make our stay a good one. Great value for the price." (19)
- Christina** (Baltimore, Maryland) - 5 stars - March 2024 - Stayed a few nights. Review: "Adorable little place in walking distance to everything you need. Kenny was also very responsive and helpful." (18)
- John** (7 months on Airbnb) - 5 stars - March 2024 - Stayed a few nights. Review: "The interior was immaculate. The balcony is shared with one other unit and provides a partial view of the inland waterway if you move the comfy rockers near the landing (no grill, however). We had no issues accessing the beach through the parking lot across the street. Take the free shuttle (but tip driver) to Willy's Burgers (known for cheap seafood more than burgers). The Comedy Club that the host also owns closes by midnight and has an impressive wine selection. Would return to stay here again!" (17)

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

The screenshot shows an Airbnb review page for a property in St. Pete Beach. The page displays a 4.68 star rating from 75 reviews. Four reviews are highlighted with red boxes and numbered 21, 22, 23, and 24. The reviews are from Bill, Chris, Janelle, and Aaditya, all giving 5-star ratings.

Overall rating: 4.68 (75 reviews)

Overall rating breakdown:

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

Highlighted Reviews:

- 24** Bill, Sacramento, California
★★★★★ · April 2024 · Stayed a few nights
Kenny's place is in a great location in St. Pete Beach. Unit was clean with comfy bed and very hip and beachy. Easy walk to food, drinks and the beach! Stop by Kenny's comedy club and bar below. Lots of great people I made new friends with. I also enjoyed using the kitchen and made a few home-cooked meals with food I bought at Publix about a 1/4 mile down Gulf.
- 23** Chris, Laurel, Maryland
★★★★★ · April 2024 · Stayed a few nights
Great central Gulf Blvd location, close to beach and restaurants. Good deal and perfectly matched the description.
- 22** Janelle, 4 years on Airbnb
★★★★★ · March 2024 · Stayed with kids
This place was so cute! We LOVED the beach vibes and bright happy colors. Perfect location tucked away with a little privacy. The neighbor was awesome! Kenny was responsive and great to deal with. He owns the comedy club below the Airbnb and you MUST check it out 🍷 even with "night life" below the Airbnb, it doesn't keep you up! Overall a great place to stay! We'll be back.
- 21** Aaditya, 2 years on Airbnb
★★★★★ · March 2024 · Stayed a few nights
Perfect location for a beach vacation. It's a short walk to the closest beach. We enjoyed our stay. This place was as described and fully equipped.

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

The screenshot shows an Airbnb review page for a property in St. Pete Beach. The overall rating is 4.68 stars based on 75 reviews. The reviews are sorted by 'Most recent'. Four reviews are highlighted with red boxes and numbered 25, 26, 27, and 28. The reviews are from Katie, Shui, Chris, and Carolyn, all giving 5-star ratings.

Reviewer	Rating	Stayed	Review Text	Highlighted
Katie	5 stars	June 2024	Stayed a few nights. We had a great stay at Kenny's place! The decorations are just as cute as the pictures show. Very close to the beach and easy to park nearby. We even enjoyed a couple comedy shows at Kenny's comedy club downstairs and highly recommend checking that out when you stay. Kenny was also very easy to get in touch with throughout the trip. We would love to stay again next time we're in the area!	28
Shui	5 stars	May 2024	Stayed a few nights. Kenny's place was really lovely. Peaceful, has everything I needed and close to food places and entertainment. Kenny is helpful and proactive, would love to stay there again! Side note: There's an extremely tame, blue heron that visits every other day. A delightful sight!	27
Chris	5 stars	May 2024	Stayed a few nights. very nice and clean place. Nice and close location to beach and restaurants.	26
Carolyn	5 stars	April 2024	Stayed a few nights. I was so happy with my stay. The apartment looks just like the photos. Kenny was very clear about check-in instructions and was very responsive. There are lots of things to do in the area and I'm glad I had a great place to stay in for the weekend.	25

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

airbnb.com/rooms/776308893220156875/reviews?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-08-14&check_out=2024-08-19&source_impression_id=p3_172358326...

Photos Amenities Reviews Location \$130 night

★ 4.68 75 reviews Most recent

Overall rating

Cleanliness 4.6

Accuracy 4.8

Check-in 4.8

Communication 4.9

Location 4.7

Value 4.8

Jen Terre Haute, Indiana
★★★★★ · July 2024 · Stayed a few nights
Kenny's place was absolutely ADORABLE!! My bf and I stayed here to celebrate my 30th birthday and the decor was so beautifully put together. I couldn't have asked for a cuter place to spend my birthday. ♥️ Kenny was also so responsive! When we first arrived, the beach chairs were missing, but within 10 min of messaging, Kenny had 2 chairs delivered right to us. Also, the bed and pillows were SO comfortable, I slept like a baby the entire time! I would recommend this place and would absolutely stay here again. Thanks again for a fabulous stay!

Celeste Knoxville, Tennessee
★★★★★ · June 2024 · Stayed a few nights
Located close to everything, plenty large enough for just me, and was nicely air conditioned. You must sneak/lurk between the back of a strip mall and the back of a few condos to get to the unit stairs. The keypad worked as described. But once inside, it was FILTHY. The sheets were wrinkled in the shape of whoever slept there previously. The toilet bowl was disgusting, the shower curtain was stained & mildewed, and there were toothpaste splatters on the mirror. The kitchen sink and silverware were splotchy. Every horizontal surface was dusty. Kenny gives tips for getting hot water in the shower but they will not work. He offered up two beach chairs that were no where to be found. But I did find about 7 dirty rags and 2 empty bottles of cleaner. He provides 4 dingy towels and 2 stained beach towels, but no washcloths, hand towels, or paper towels. Even the quaint patio between the apts is disgustingly cluttered. Can't believe I paid money for this - he should pay me for cleaning.

Response from Kenny
June 2024

5:15 PM 8/13/2024

5501 Gulf Blvd.

CE20240475

Airbnb advertisement

The screenshot shows an Airbnb listing for a room in St. Pete Beach, Florida. The listing has a 4.68 overall rating from 75 reviews. The page displays details about the room, including its location, amenities, and a list of reviews. Three reviews are highlighted with red boxes and numbered 31, 32, and 33.

Overall rating: 4.68 (75 reviews)

Overall rating breakdown:

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

Highlighted Reviews:

- Review 33:** Hannah, Athens, Georgia. 5 stars. 2 days ago. Stayed a few nights. Kenny was super helpful and described how to get to the apartment perfectly. He was very friendly and his place is super cute! It could use some touch ups, but that was no biggie. The place is right across the street from St. Pete beach and there are all kinds of restaurants and shopping within walking distance. Kenny also owns the comedy club downstairs and we highly recommend going! We thoroughly enjoyed ourselves.
- Review 32:** Ashleigh, 7 months on Airbnb. 5 stars. 6 days ago. Stayed a few nights. Great location! Can't beat it.
- Review 31:** Kristen, Edwardsville, Illinois. 5 stars. 3 weeks ago. Stayed a few nights. Such a cute and charming place! It was perfect for us. 5 minute walk to the beach and near so many restaurants! Kenny was awesome!

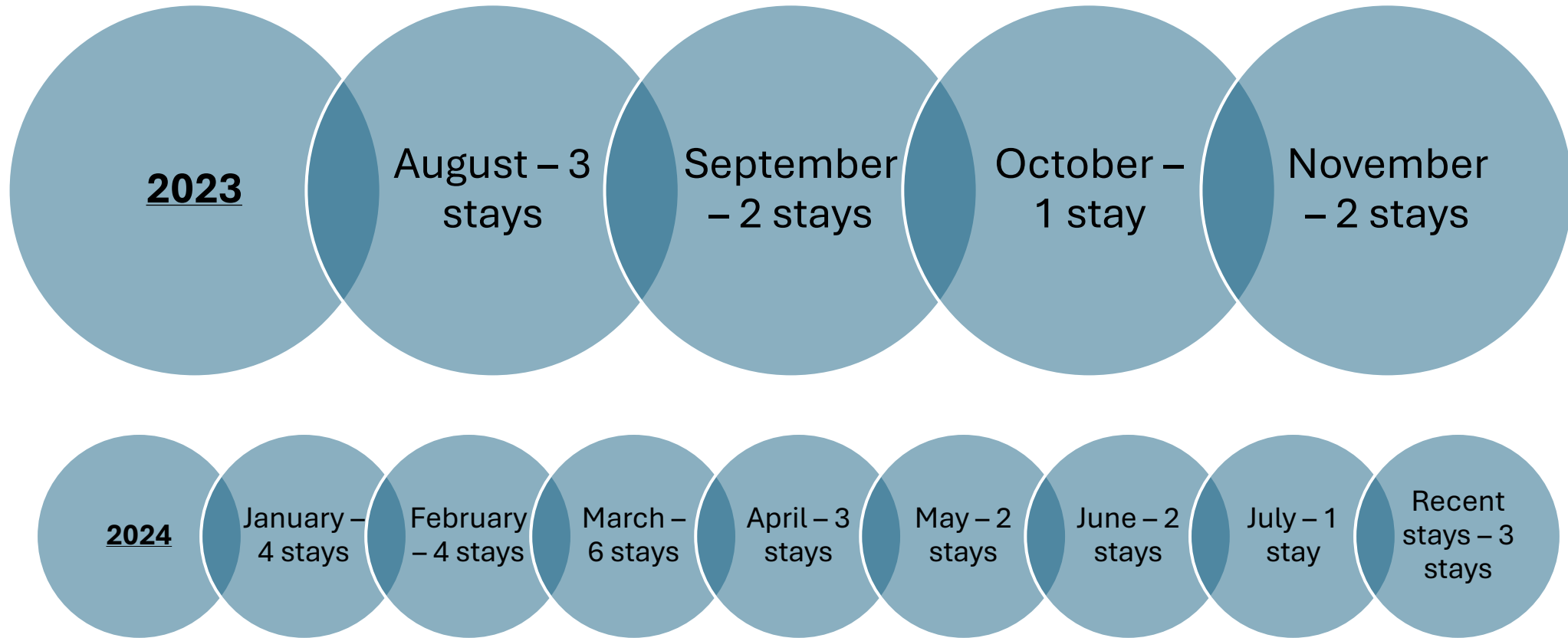
Other Review:

- Jen, Terre Haute, Indiana.** 5 stars. July 2024. Stayed a few nights. Kenny's place was absolutely ADORABLE!! My bf and I stayed here to celebrate my 30th birthday and the decor was so beautifully put together. I couldn't have asked for a cuter place to spend my birthday. ♥️ Kenny was also so responsive! When we first arrived, the beach chairs were missing, but within 10 min of messaging, Kenny had 2 chairs delivered right to us. Also, the bed and pillows were SO comfortable, I slept like a baby the entire time! I would recommend this place and would absolutely stay here again. Thanks again for a fabulous stay!

5501 Gulf Blvd.

CE20240475

2023 & 2024 Stays



Total of 33 Short-Term-Rentals

5501 Gulf Blvd.

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 5501 GULF BLVD

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

Name of Property Owner(s): BAYSIDE SHOPS LLC

Case No.: 20240475 Code Enforcement Officer: Luis Cruz

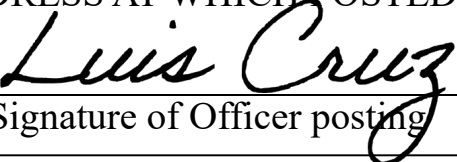
Hearing Date: 09/09/2024 at 10 a.m.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that copies of the attached Notices of Hearing and Violation were posted on the date and at the address noted below by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162. 12, Florida Statutes, and

DATE OF POSTING 08/14/2024

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,

Case Number: 20240475

vs.
BAYSIDE SHOPS LLC
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **09/09/2024** 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 **5501 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

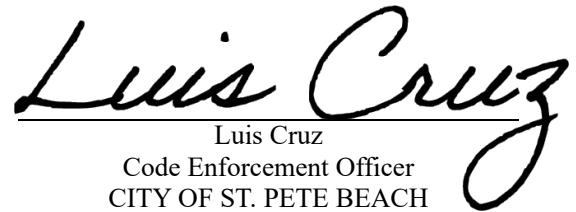
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 08/14/2024


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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

BAYSIDE SHOPS, LLC,

Respondent.

**CASE NO.: CE20240475
ADDRESS: 5501 Gulf Blvd.**

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This case came before the Special Magistrate on September 9, 2024. The Special Magistrate, based on motion made by Respondent, information presented at the hearing, and by agreement of the parties, issues the following order:

IT IS ADJUDGED that this matter is continued until the **November 4, 2024**, Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.** The City reserves the right to include additional evidence that is secures relative to the violation for presentation at the November 4, 2024, hearing.

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 12th day of September 2024.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for the Respondent, James Denhardt, Esq. at denhardtlaw@aol.com on September 12, 2024.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

BAYSIDE SHOPS, LLC,

Respondent.

**CASE NO.: CE20240475
ADDRESS: 5501 Gulf Blvd.**

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter having come before the Special Magistrate on **September 11, 2024**, was set for **November 4, 2024**, which was cancelled due to the effects of hurricane Helene and Milton. In consideration of the information presented, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until the **January 13, 2025**,
Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 6th day
of December 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for the Respondent, James Denhardt, Esq. at denhardtlaw@aol.com on December 6th, 2024.

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

Agenda Report

Agenda Title Name: **Case No. 20240502**
 City of St. Pete Beach v. Kimberly Piepmeier
 Address: 504 70th Ave. St. Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
 Denise Sanderson, Community Development Director

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

The property is located in the CC2 zoning district and is only permitted to be rented on a monthly basis. As for the Short-Term-Rental stays that have been done, this is prohibited and irreparable or irreversible in nature. Due to the nature of this violation, the case is being referred to a Special Magistrate.

Funding: N/A

Attachments: 1. Irreparable or Irreversible Notice of Violation
 2. Evidence
 3. Affidavit of Posting
 4. Notice of Hearing



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

Irreparable or Irreversible Notice of Violation

12/23/2024

PIEPMEIER, KIMBERLY
504 70TH AVE
ST. PETE BEACH FL 33706

Re: **Case Number 20240502**
Violation Address: 504 70TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 363115783360020300

Dear Property Owner:

-AMENDED IRREPARABLE OR IRREVERSIBLE NOTICE OF VIOLATION- Your property is located in the CC2 zoning district and is only permitted to be rented on a monthly basis. As for the Short-Term-Rental stays you have done, this is prohibited and irreparable or irreversible in nature. Due to the nature of this violation, your case is being referred to a Special Magistrate. You are in violation of the following Code Section:

Sec. 33.5. - Prohibited uses and structures.

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **01/13/2025, at 10 am.**

If the Code Officer has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the Code Officer shall make a reasonable effort to notify the violator and may immediately schedule a Special Magistrate hearing without reasonable time to correct the violation. However, if the Magistrate finds the violation to be irreparable or irreversible in nature, the Magistrate may impose a fine not to exceed \$5,000 per violation.

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

Sincerely,

Luis Cruz
Code Enforcement Officer

727-589-2564

CE20240502

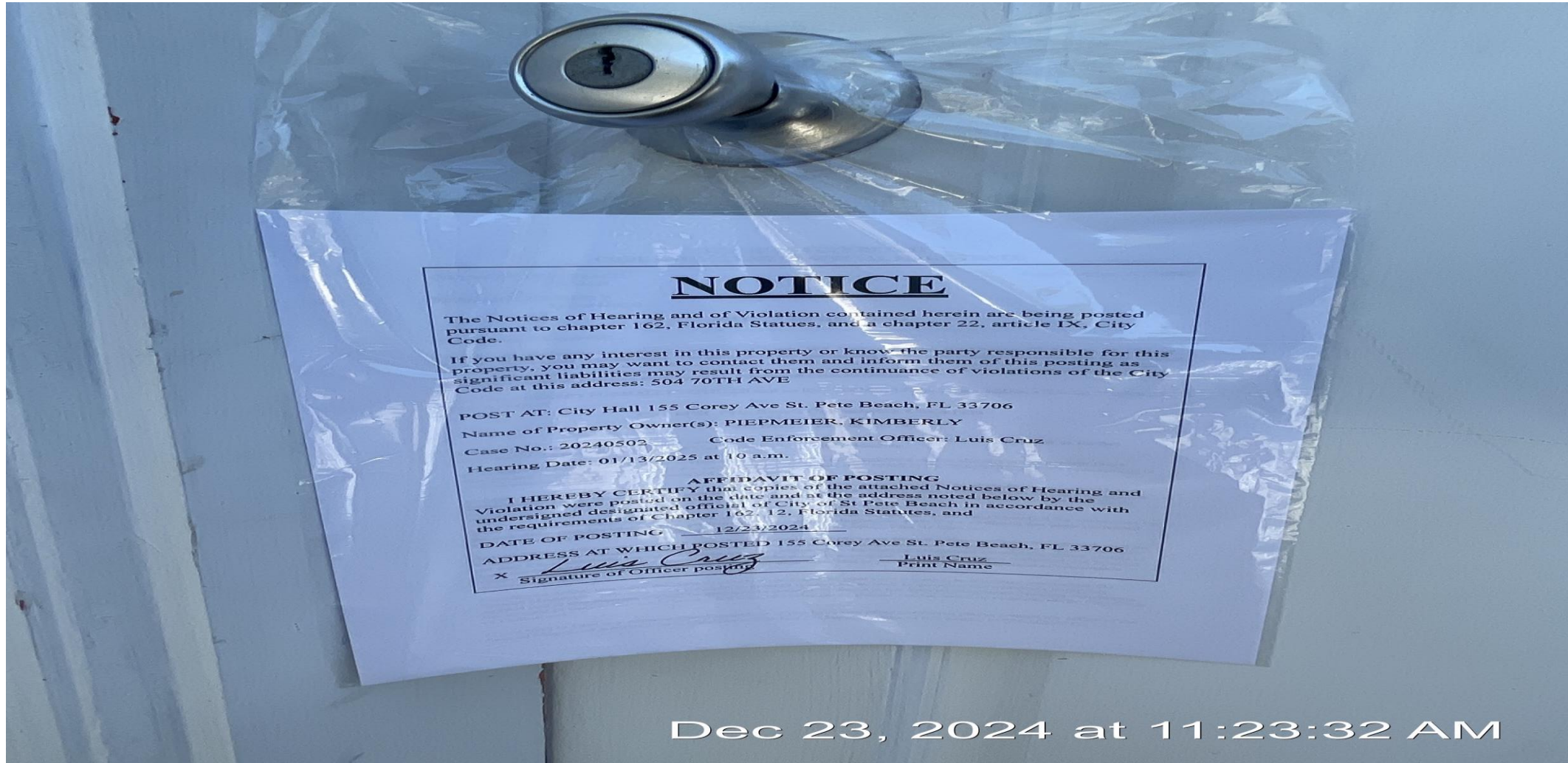
- Respondent(s): Kimberly Piepmeier**
- Violation address: 504 70th Ave.**
- Violation(s) description: The property is in violation of section 33.5 Prohibited uses and structures of the Land Development code of the city of St. Pete Beach**

Case Summary

- Initial inspection: 9/6/2024**
- Notice of Irreparable or Irreversible Violation dated: 12/23/2024**
- Notices of Hearing dated and posted on the property: 12/23/2024**

CE20240502

Affidavit of Posting



504 70th Ave.

CE20240502

Airbnb advertisement

A screenshot of an Airbnb listing for "St. Pete Beach 1 Bed & Sofa Bed" in St. Pete Beach, Florida. The listing is for an entire home, suitable for 4 guests, with 1 bedroom, 2 beds, and 2 baths. The price is \$125 per night, with a crossed-out \$150. The listing has a 5.0 rating from 8 reviews and is marked as a "Guest favorite". The host is Cristina, who has been hosting for 4 months. The listing includes several photos of the interior and exterior of the property. The browser address bar shows the URL: airbnb.com/rooms/1131447795648074913?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-09-15&check_out=2024-09-20&source_impression_id=p3_1725637700_P3A...

St. Pete Beach 1 Bed & Sofa Bed

Entire home in St. Pete Beach, Florida
4 guests · 1 bedroom · 2 beds · 2 baths

Guest favorite One of the most loved homes on Airbnb, according to guests 5.0 8 Reviews

Hosted by Cristina
4 months hosting

\$150 \$125 night

CHECK-IN 9/15/2024 CHECKOUT 9/20/2024

GUESTS 1 guest

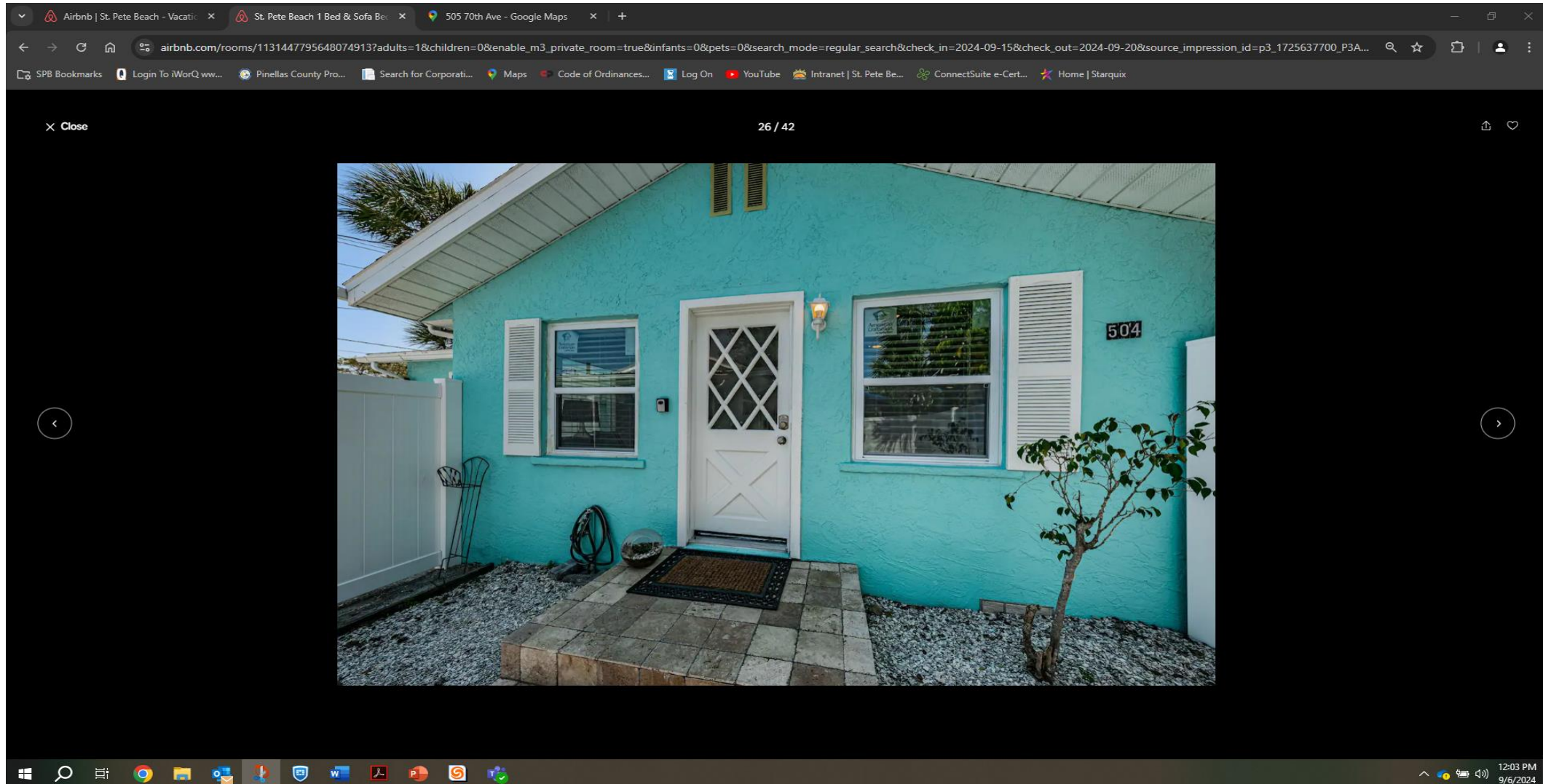
Reserve

You won't be charged yet

504 70th Ave.

CE20240502

Airbnb advertisement



504 70th Ave.

CE20240502

Airbnb advertisement

The screenshot shows an Airbnb listing for a property at 504 70th Ave. The listing has a 5.0 rating, 8 reviews, and a 'Guest favorite' badge. The overall rating is 5.0, and the property is in the top 5% of eligible listings based on ratings, reviews, and reliability. The listing is for a 1-bedroom, 1-bathroom property with a private room, located in St. Pete Beach, Florida. The listing is for a stay from September 15, 2024, to September 20, 2024, with a total price of \$150 (\$125 per night). The listing is for a stay of 1 night.

5.0
Guest favorite
This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

8 reviews
[Learn how reviews work](#)

Search reviews

recommend this place and hope to be back to St Pete and stay here again!

3

Joy
Asheville, North Carolina
***** - May 2024 - Stayed with a pet
We loved our beach getaway at Cristina's airbnb. This spot is a gem and was perfect for a couple. We could walk to coffee shops, restaurants, beach bars, the beach, and take our dog for nice long walks in the area. It was very safe and peaceful. I even worked remotely a few days and the internet was so fast. The full kitchen was a plus for cooking meals at the house and Cristina was so communicative and accommodating.

2

Bernard
Michigan, United States
***** - May 2024 - Stayed with kids
The place was very conveniently located close to restaurants, coffee, ice cream and shopping. Only 5 minute walk to the beach. Looked like place was recently renovated, so everything was new and clean. Cristina was helpful and responsive on any questions or recommendations. If we travel to St. Pete's again, we will definitely be back. Thank you for hosting us!

1

Kim
6 years on Airbnb
***** - April 2024 - Stayed one night
We are so glad to have found this little treasure! Cristina was very helpful from start to finish. Never needed our car as restaurants, bars, and beaches were literally minutes by foot. The cottage is clean, modern and very private. We enjoyed having our morning coffee out on our private courtyard. We highly recommend this cottage and can't wait to come back next year!

Overall rating

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

504 70th Ave.

CE20240502

Airbnb advertisement

airbnb.com/rooms/1131447795648074913/reviews?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-09-15&check_out=2024-09-20&source_impression_id=p3_17256377...

504 70th Ave. - Google Maps

Property Details | Pinellas County

5.0

Guest favorite

This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

8 reviews

Learn how reviews work

Search reviews

Overall rating

Cleanliness 5.0

Accuracy 5.0

Check-in 5.0

Communication 5.0

Location 5.0

Value 5.0

Alana
Grosse Pointe Woods, Michigan

★★★★★ · July 2024 · Stayed a few nights

We loved this place! Next time we won't bring a car because you can walk to everything. We come to Florida every year and this will be my go to spot! Everything has been completely renovated and beautifully decorated. There was plenty of room for the 2 of us, but even 4 wouldn't be a problem. Our daily walks to the beach were a definite highlight. We come to Florida for the beach, so to have one a 5 minute walk from the house was wonderful. Friends of ours that live in Florida came over and loved the house. It is truly a hidden gem! Hopefully it will be available the next time we come.

Skylar
Chicago, Illinois

★★★★★ · June 2024 · Stayed a few nights

Cristina was an amazing host. Everything was as described. We had a wonderful stay

Nupur
5 years on Airbnb

★★★★★ · May 2024 · Stayed a few nights

This place was wonderful and so close to the beach and restaurants. We were able to walk or take our bikes to the beach everyday. Would definitely recommend this place and hope to be back to St Pete and stay here again!

Joy

12:06 PM 9/6/2024

504 70th Ave.

CE20240502

Airbnb advertisement

airbnb.com/rooms/1131447795648074913/reviews?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-09-15&check_out=2024-09-20&source_impression_id=p3_17256377...

5.0

Guest favorite

This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

Overall rating

5	
4	
3	
2	
1	

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

8 reviews

Search reviews

Eva
1 month on Airbnb

★★★★★ · 3 weeks ago · Stayed with a pet

This place was perfect for our mini girls trip. It is walking distance from the beach and easy to get place to place. Only complaint we had was that both bathrooms are very tight spaces, but other than that we loved how clean the place was.

Isabella
3 months on Airbnb

★★★★★ · July 2024 · Stayed a few nights

We loved staying here! The Airbnb was very walkable to a ton of different restaurants and the beach. Our favorite part was the outside patio!

Alana
Grosse Pointe Woods, Michigan

★★★★★ · July 2024 · Stayed a few nights

We loved this place! Next time we won't bring a car because you can walk to everything. We come to Florida every year and this will be my go to spot! Everything has been completely renovated and beautifully decorated. There was plenty of room for the 2 of us, but even 4 wouldn't be a problem. Our daily walks to the beach were a definite highlight. We come to Florida for the beach, so to have one a 5 minute walk from the house was wonderful. Friends of ours that live in Florida came over and loved the house. It is truly a hidden gem! Hopefully it will be available the next time we come.

Skylar
Chicago, Illinois

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Cristina was an amazing host. Everything was as described. We had a wonderful stay

504 70th Ave.

CE20240502

2024 Short-Term Stays



Total of 7 Short-Term-Rentals

504 70th Ave.

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

Name of Property Owner(s): PIEPMEIER, KIMBERLY

Case No.: 20240502 Code Enforcement Officer: Luis Cruz

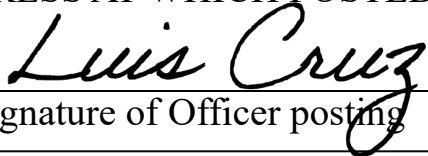
Hearing Date: 01/13/2025 at 10 a.m.

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 12/23/2024

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,

Case Number: 20240502

vs.
PIEPMEIER, KIMBERLY
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

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155 Corey Ave
St Pete Beach, Florida 33706**

The hearing is in reference to your violation(s) of the City of St. Pete Beach Code of Ordinances as further described in the attached Affidavit of Violation and Request for Hearing.

YOU ARE HEREBY ORDERED to appear before the Special Magistrate on the above date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence and an Order being entered against you.

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **504 70TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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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 12/23/2024


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.

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

Agenda Report

Agenda Title Name: Case No. 20240557
City of St. Pete Beach v. Donald R. Flassing
TRE, Julie L. Durhman TRE, & Flassing Family
Trust
Address: 6439 2nd Palm Pt. St. Pete Beach FL
33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Denise Sanderson, Community Development Director

Summary of Issue: **Sec. 98-123.1. - Permits required.**
Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

The property has installed drywall and a new water heater without the proper permit. To better assist you through this process, the permit department is open Monday-Saturday and is fast tracking all permits

relating to hurricane damage (727-363-9241).

Funding:

N/A

Attachments:

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



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

NOTICE OF VIOLATION

10/21/2024

FLASSING, DONALD R TRE DURHMAN, JULIE L TRE
FLASSING FAMILY TRUST
6439 2ND PALM POINT
ST PETE BEACH FL 33706-2119

RE: Case Number 20240557
Violation Address: 6439 2ND PALM PT
Parcel ID#: 313116907020000150

Dear Property Owner:

You have installed drywall and a new water heater without the proper permit. To better assist you through this process, the permit department is open Monday-Saturday and is fast tracking all permits relating to hurricane damage (727-363-9241). You are in violation of the following Code Section:

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

These violation(s) must be corrected **no later than 11/18/2024**. 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,

Luis Cruz 727-589-2564

Luis Cruz
Code Enforcement Officer

CE20240557

- Respondent(s): Donald R. Flassing TRE, Julie L. Durhman TRE, & Flassing Family Trust**
- Violation address: 6439 2nd Palm Pt.**
- Violation(s) description: The property is in violation of section 98-123.1 Permits required of the Code of Ordinances of the city of St. Pete Beach**

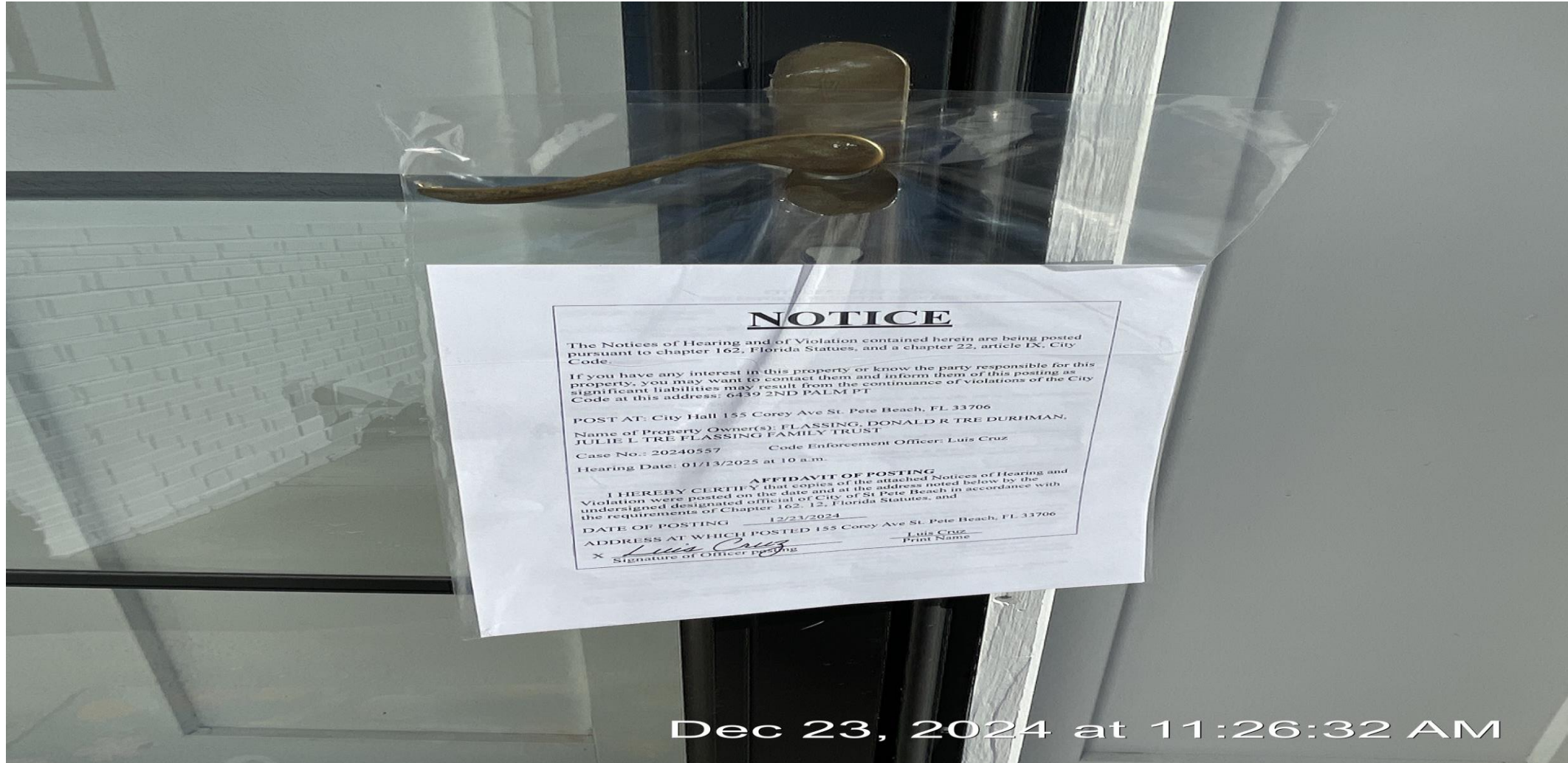
CE20240557

Case Summary

- Initial inspection: 10/20/2024**
- Notice of Violation dated: 10/21/2024**
- Notice of Violation compliance date: 11/18/2024**
- Notices of Hearing dated and posted on the property: 12/23/2024**

CE20240557

Affidavit of Posting



6439 2nd Palm Pt

CE20240557

Unpermitted installation of drywall & water heater



6439 2nd Palm Pt.

CE20240557

Unpermitted installation of drywall & water heater



6439 2nd Palm Pt.

CE20240557

Unpermitted installation of drywall & water heater



6439 2nd Palm Pt.

CE20240557

Unpermitted installation of drywall & water heater



6439 2nd Palm Pt.

CE20240557

Unpermitted installation of drywall & water heater



6439 2nd Palm Pt.

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: 6439 2ND PALM PT

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

Name of Property Owner(s): FLASSING, DONALD R TRE DURHMAN,
JULIE L TRE FLASSING FAMILY TRUST

Case No.: 20240557 Code Enforcement Officer: Luis Cruz

Hearing Date: 01/13/2025 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 12/23/2024

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

X *Luis Cruz*
Signature of Officer posting

Luis Cruz
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20240557

vs.

FLASSING, DONALD R TRE DURHMAN, JULIE L TRE FLASSING FAMILY TRUST
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 **01/13/2025** 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 **6439 2ND PALM PT** 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 12/23/2024


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.

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

Agenda Report

Agenda Title Name: **Case No. 20240539**
 City of St. Pete Beach v. Thomas Simmons
 Address: 100 3rd Ave. St. Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Steven Rivera, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 98-123.1. - Permits required.**
Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law

****Second Notice****The work being done to front porch area requires a permit. Please obtain a permit. Your property is in violation of the following code(s).

Funding: N/A

Attachments: 1. Notice of Violation
 2. Evidence

3. Affidavit of Posting
4. Notice of Hearing



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

NOTICE OF VIOLATION

10/16/2024

SIMMONS, THOMAS
100 3RD AVE
ST PETE BEACH FL 33706-4306

RE: Case Number 20240539
Violation Address: 100 3RD AVE
Parcel ID#: 193216589320100010

Dear Property Owner:

The work being done to front porch area requires a permit. Please obtain a permit.

** Permit department is currently open Monday-Saturday 8-430 and is currently fast-tracking permits related to storm damage. **

Sec. 98-123.1. - Permits required.

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

These violation(s) must be corrected **no later than 11/30/2024**. 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 727-235-5398

Steven Rivera
Code Enforcement Officer

CE20240539

- Respondent(s): Thomas Simmons**
- Violation address: 100 3rd Ave**
- Violation(s) description: The property is in violation of section 98-123.1 of the Code of Ordinances of the city of St. Pete Beach**

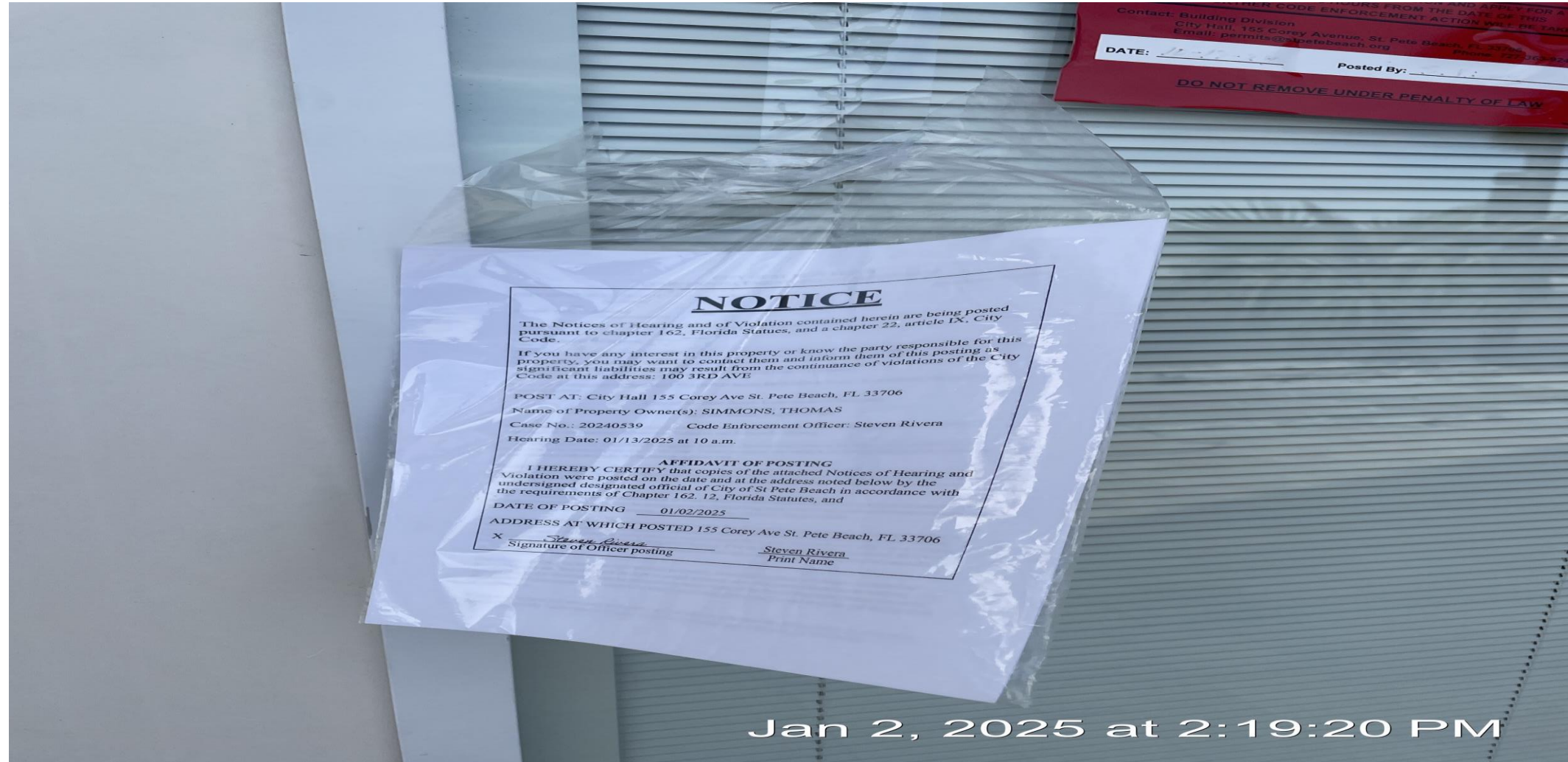
CE20240539

Case Summary

- Initial inspection: 10/15/2024**
- Notice of Violation dated: 10/16/2024**
- Notice of Violation compliance date: 12/30/2024**
- Notices of Hearing dated and posted on the property: 1/2/2025**

CE20240539

Affidavit of Posting



100 3rd Ave.

CE20240539

First SWO posted 10/15



100 3rd Ave.

CE20240539

Unpermitted repairs to exterior of structure



100 3rd Ave.

CE20240539

Unpermitted repairs to exterior of structure



100 3rd Ave.

CE20240539

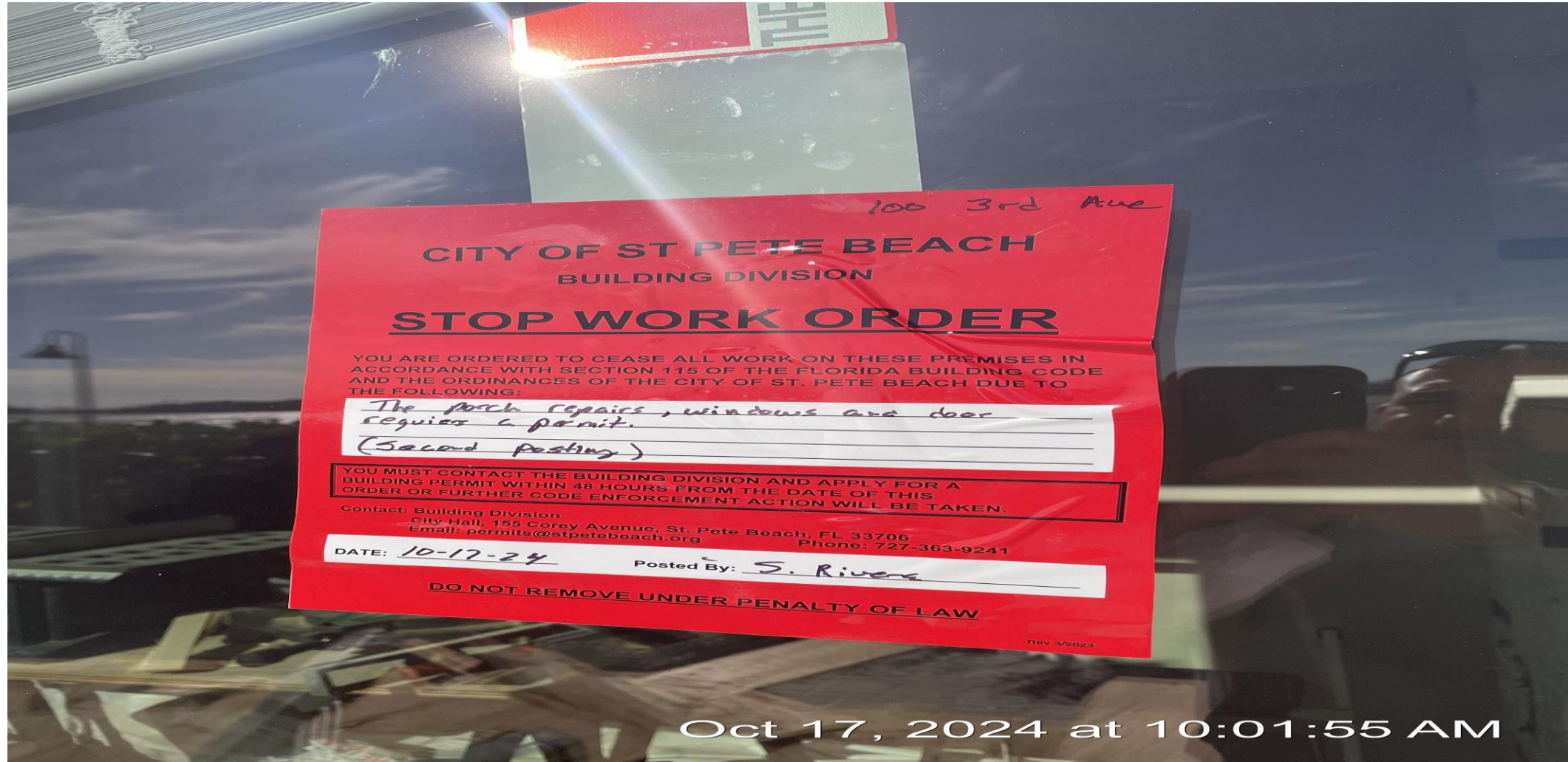
Unpermitted repairs to exterior of structure



100 3rd Ave.

CE20240539

Second SWO posted 10/17



100 3rd Ave.

CE20240539

Unpermitted repairs to exterior of structure



100 3rd Ave.

CE20240539

Unpermitted repairs to exterior of structure



100 3rd 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: 100 3RD AVE

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

Name of Property Owner(s): SIMMONS, THOMAS

Case No.: 20240539 Code Enforcement Officer: Steven Rivera

Hearing Date: 01/13/2025 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 01/02/2025

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

X Steven Rivera
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: 20240539

vs.
SIMMONS, THOMAS
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 **01/13/2025** 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 **100 3RD 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 01/02/2025

Steven Rivera

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
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Case No. 20240580
City of St. Pete Beach v. John O. Kiley &
Kostandinos Vartsakis
Address: 423 85th Ave. St. Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Denise Sanderson, Community Development Director

Summary of Issue: **Sec. 98-123.1. - Permits required.**
Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

The property has installed drywall without the proper permit(s). To better assist the property owner through this process, the permit department is open Monday-Saturday 8am-4:30pm and is fast tracking all permits relating to hurricane damage (727-363-9241).

Funding: N/A

Attachments:

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



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

NOTICE OF VIOLATION

10/30/2024

KILEY, JOHN O VARTSAKIS, KOSTANDINOS
423 85TH AVE
ST PETE BEACH , FL 33706-1511

RE: Case Number 20240580
Violation Address: 423 85TH AVE
Parcel ID#: 253115782461030040

Dear Property Owner:

You have installed drywall without the proper permit(s). To better assist you through this process, the permit department is open Monday-Saturday 8am-4:30pm and is fast tracking all permits relating to hurricane damage (727-363-9241). You are in violation of the following Code Section:

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the building official and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

These violation(s) must be corrected **no later than 11/27/2024**. 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,

Luis Cruz
Code Enforcement Officer

A handwritten signature in black ink that reads "Luis Cruz". The signature is written in a cursive, flowing style. The "L" is large and loops around the "uis". The "Cruz" is also cursive, with the "z" having a long, sweeping tail that loops back under the "u".

727-589-2564

- **Respondent(s): John O. Kiley & Kostandinos Vartsakis**
- **Violation address: 423 85th Ave.**
- **Violation(s) description: The property is in violation of section 98-123.1 Permits required of the Code of Ordinances of the city of St. Pete Beach**

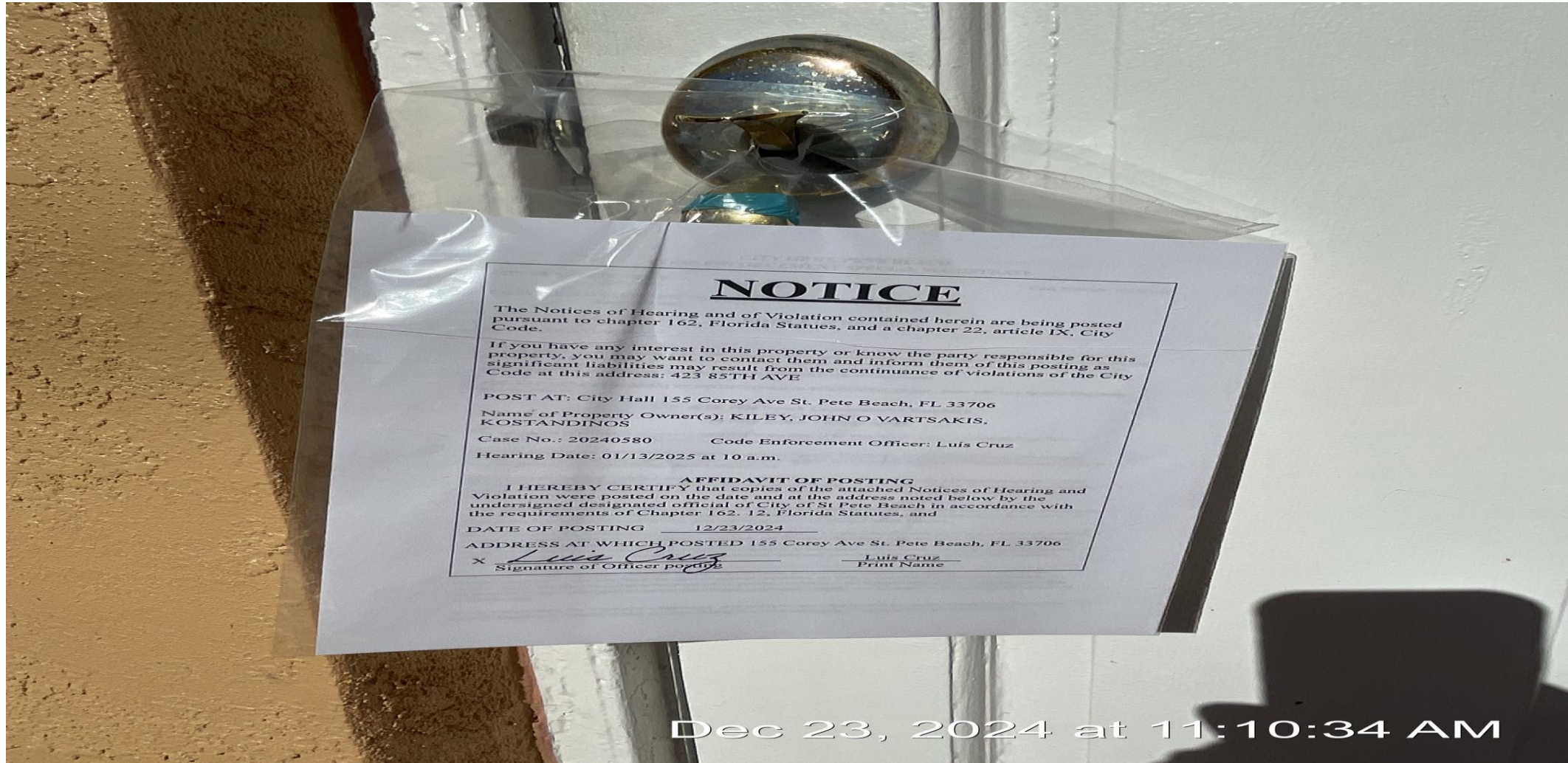
CE20240580

Case Summary

- Initial inspection: 10/26/2024**
- Notice of Violation dated: 10/30/2024**
- Notice of Violation compliance date: 11/27/2024**
- Notices of Hearing dated and posted on the property: 12/23/2024**

CE20240580

Affidavit of Posting



423 85th Ave.

CE20240580

Stop-Work-Order posted on property

423 85th Ave.

CITY OF ST PETE BEACH
BUILDING DIVISION

STOP WORK ORDER

YOU ARE ORDERED TO CEASE ALL WORK ON THESE PREMISES IN ACCORDANCE WITH SECTION 115 OF THE FLORIDA BUILDING CODE AND THE ORDINANCES OF THE CITY OF ST. PETE BEACH DUE TO THE FOLLOWING:

unpermitted dry wall installation

YOU MUST CONTACT THE BUILDING DIVISION AND APPLY FOR A BUILDING PERMIT WITHIN 48 HOURS FROM THE DATE OF THIS ORDER OR FURTHER CODE ENFORCEMENT ACTION WILL BE TAKEN.

Contact: Building Division
City Hall, 155 Corey Avenue, St. Pete Beach, FL 33706
Email: permits@stpetebeach.org Phone: 727-363-9241

DATE: 10/26/24 Posted By: LUIS CRUZ

DO NOT REMOVE UNDER PENALTY OF LAW

Rev 3/2023

Oct 26, 2024 at 3:44:46 PM

423 85th Ave.

CE20240580

Unpermitted drywall installation



423 85th Ave.

CE20240580

Unpermitted drywall installation



423 85th Ave.

CE20240580

Unpermitted drywall installation



423 85th Ave.

CE20240580

Unpermitted drywall installation



423 85th 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: 423 85TH AVE

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

Name of Property Owner(s): KILEY, JOHN O VARTSAKIS,
KOSTANDINOS

Case No.: 20240580 Code Enforcement Officer: Luis Cruz

Hearing Date: 01/13/2025 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 12/23/2024

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

X *Luis Cruz*
Signature of Officer posting

Luis Cruz
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20240580

vs.
KILEY, JOHN O VARTSAKIS, KOSTANDINOS
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 **01/13/2025** 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 **423 85TH 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,

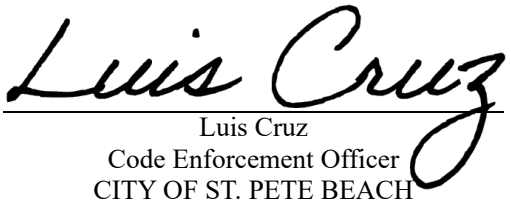
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 12/23/2024


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.

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

Agenda Report

Agenda Title Name: Case No. 20240636
City of St. Pete Beach v. Marian Czerwien &
Bogumila Czerwien
Address: 141 72nd Ave. St. Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Denise Sanderson, Community Development Director

Summary of Issue: **Sec. 98-64. - General Maintenance**
(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw,

discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

The storm debris that was removed from the building and stacked at the curb must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties.

Funding:

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

12/06/2024

CZERWIEN, MARIAN CZERWIEN, BOGUMILA
633 71ST AVE
ST PETE BEACH FL 33706-3609 ,

RE: Case Number 20240636
Violation Address: 141 72ND AVE
Parcel ID#: 363115051120030140

Dear Property Owner:

The storm debris that was removed from the building and stacked at the curb must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties. Your property is in violation of the following code(s):

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits

of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

These violation(s) must be corrected **no later than 12/23/2024**. 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,

Luis Cruz
Code Enforcement Officer

A handwritten signature in black ink that reads "Luis Cruz". The signature is written in a cursive, flowing style.

727-589-2564

CE20240636

- Respondent(s): Marian Czerwien & Bogumila Czerwien**
- Violation address: 141 72nd Ave.**
- Violation(s) description: The property is in violation of section 98-64 General maintenance (a), 98-65 Unsightly conditions (4), & 98-66 Residential and commercial property maintenance (a), (b), (c) (2) and (3) of the Code of Ordinances of the city of St. Pete Beach**

CE20240636

Case Summary

- Initial inspection: 11/21/2024**
- Notice of Violation dated: 12/6/2024**
- Notice of Violation compliance date: 12/23/2024**
- Notices of Hearing dated and posted on the property: 1/3/2024**

CE20240636

Affidavit of Posting



141 72nd Ave.

CE20240636

Debris in ROW and/or property



141 72nd Ave.

CE20240636

Courtesy Notice left on property



141 72nd Ave.

CE20240636

Debris in ROW and/or property



141 72nd Ave.

CE20240636

Debris in ROW and/or property



141 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: 141 72ND AVE

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

Name of Property Owner(s): CZERWIEN, MARIAN CZERWIEN,
BOGUMILA

Case No.: 20240636 Code Enforcement Officer: Luis Cruz

Hearing Date: 01/13/2025 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 01/03/2025

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

X *Luis Cruz*
Signature of Officer posting

Luis Cruz
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20240636

vs.

CZERWIEN, MARIAN CZERWIEN, BOGUMILA
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 **01/13/2025** 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 **141 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 01/03/2025



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.

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

Agenda Report

Agenda Title Name: Case No. 20240633
City of St. Pete Beach v. Nancy Gibbs Roy &
Janet Gibbs Skelley Hayden
Address: 190 73rd Ave. St. Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Denise Sanderson, Community Development Director

Summary of Issue: **Sec. 98-64. - General Maintenance**
(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw,

discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

The storm debris that was removed from the building and stacked at the curb must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties.

Funding:

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

12/05/2024

ROY, NANCY GIBBS HAYDEN, JANET GIBBS SKELLEY
301 COLONY POINT RD S
ST PETERSBURG FL 33705-6226 ,

RE: Case Number 20240633
Violation Address: 190 73RD AVE
Parcel ID#: 363115051120030070

Dear Property Owner:

The storm debris that was removed from the building and stacked at the curb must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties. Your property is in violation of the following code(s).

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

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Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

These violation(s) must be corrected **no later than 12/23/2024**. 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,



727-589-2564

Luis Cruz
Code Enforcement Officer

CE20240633

- Respondent(s): Nancy Gibbs Roy & Janet Gibbs Skelley Hayden**
- Violation address: 190 73rd Ave.**
- Violation(s) description: The property is in violation of section 98-64 General maintenance (a), 98-65 Unsightly conditions (4), & 98-66 Residential and commercial property maintenance (a), (b), (c) (2) and (3) of the Code of Ordinances of the city of St. Pete Beach**

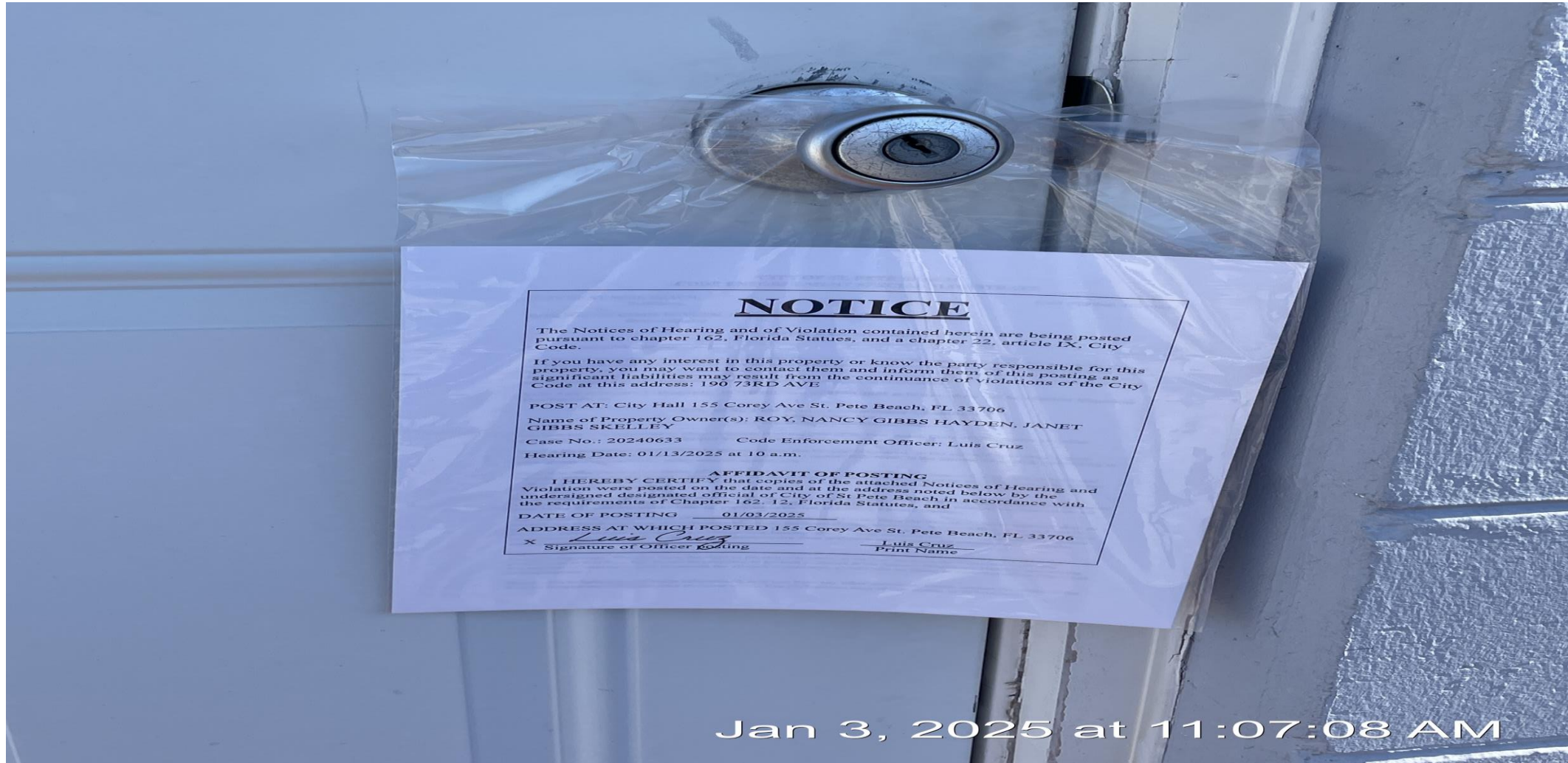
CE20240633

Case Summary

- Initial inspection: 11/20/2024**
- Notice of Violation dated: 12/5/2024**
- Notice of Violation compliance date: 12/23/2024**
- Notices of Hearing dated and posted on the property: 1/3/2024**

CE20240633

Affidavit of Posting



190 73rd Ave.

CE20240633

Debris in ROW and/or property



190 73rd Ave.

CE20240633

Debris in ROW and/or property



190 73rd Ave.

CE20240633

Courtesy Notice left on property



190 73rd Ave.

CE20240633

Debris left on property



Jan 3, 2025 at 11:06:37 AM

190 73rd 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: 190 73RD AVE

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

Name of Property Owner(s): ROY, NANCY GIBBS HAYDEN, JANET GIBBS SKELLEY

Case No.: 20240633 Code Enforcement Officer: Luis Cruz

Hearing Date: 01/13/2025 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 01/03/2025

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

X *Luis Cruz*
Signature of Officer posting

Luis Cruz
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20240633

vs.

ROY, NANCY GIBBS HAYDEN, JANET GIBBS SKELLEY
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 **01/13/2025** 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 **190 73RD 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,

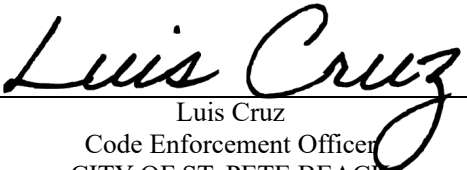
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 01/03/2025


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.

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

Agenda Report

Agenda Title Name: Case No. 20240650
City of St. Pete Beach v. Valerie Powell-Stafford
Address: 350 80th Ave. St. Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Denise Sanderson, Community Development Director

Summary of Issue: **Sec. 98-64. - General Maintenance**
(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or

amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

The storm debris that was removed from the building and stacked at the curb must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties.

Funding:

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

12/06/2024

POWELL-STAFFORD, VALERIE
4789 VASCA DR
SARASOTA, FL 34240-4709

RE: Case Number 20240650
Violation Address: 350 80TH AVE
Parcel ID#: 363115780120870070

Dear Property Owner:

The storm debris that was removed from the building and stacked at the curb must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties. Your property is in violation of the following code(s).

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

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(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits

of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

These violation(s) must be corrected **no later than 12/23/2024**. 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,

Luis Cruz
Code Enforcement Officer

 727-589-2564

CE20240650

- Respondent(s): Valerie Powell-Stafford**
- Violation address: 350 80th Ave.**
- Violation(s) description: The property is in violation of section 98-64 General maintenance (a), 98-65 Unsightly conditions (4), & 98-66 Residential and commercial property maintenance (a), (b), (c) (2) and (3) of the Code of Ordinances of the city of St. Pete Beach**

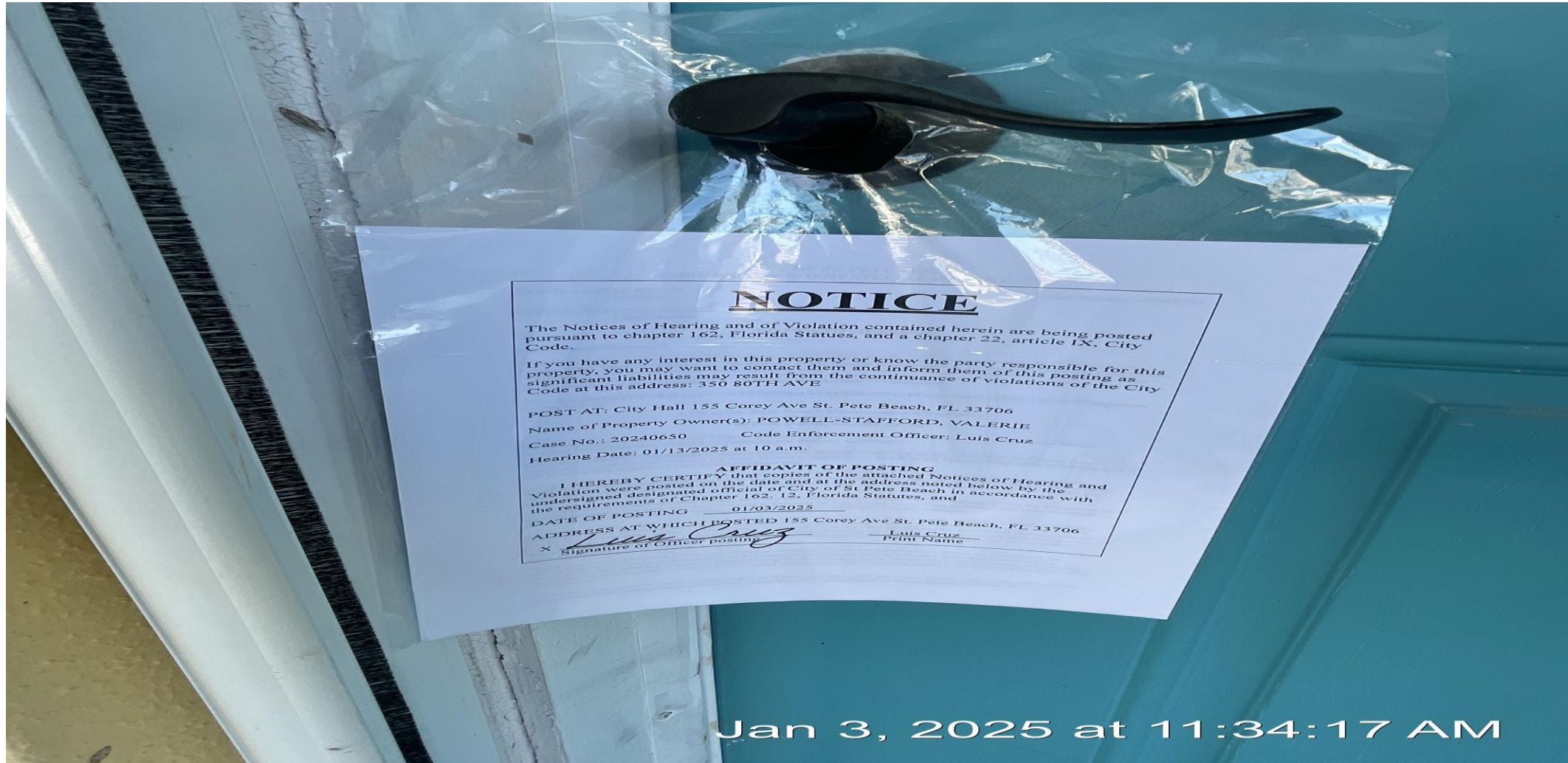
CE20240650

Case Summary

- Initial inspection: 12/4/2024**
- Notice of Violation dated: 12/6/2024**
- Notice of Violation compliance date: 12/23/2024**
- Notices of Hearing dated and posted on the property: 1/3/2024**

CE20240650

Affidavit of Posting



350 80th Ave.

CE20240650

Debris in ROW and/or property



350 80th Ave.

CE20240650

Debris in ROW and/or property



350 80th Ave.

CE20240650

Debris in ROW and/or property



350 80th Ave.

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 350 80TH AVE

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

Name of Property Owner(s): POWELL-STAFFORD, VALERIE

Case No.: 20240650 Code Enforcement Officer: Luis Cruz

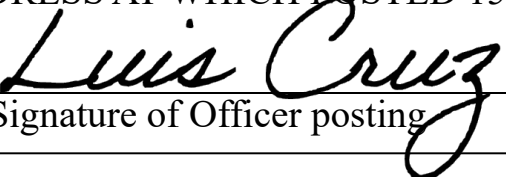
Hearing Date: 01/13/2025 at 10 a.m.

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 01/03/2025

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,

Case Number: 20240650

vs.
POWELL-STAFFORD, VALERIE
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 **01/13/2025** 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 **350 80TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

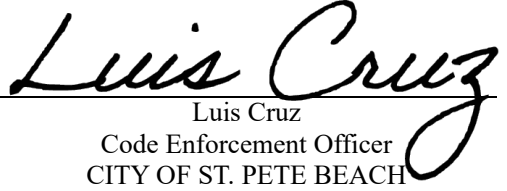
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 01/03/2025


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.

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

Agenda Report

Agenda Title Name: **Case No. 20240664**
 City of St. Pete Beach v. IGI FL LLC
 Address: 7200 Bay St. St. Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
 Denise Sanderson, Community Development Director

Summary of Issue: **Sec. 98-64. - General Maintenance**
 (a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or

amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

The storm debris that was removed from the building and stacked at the curb must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties.

Funding:

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

12/06/2024

IGI FL LLC
5500 TERRACE CRK
DAYTON, OH 45459-1457

RE: Case Number 20240664
Violation Address: 7200 BAY ST
Parcel ID#: 363115051120030100

Dear Property Owner:

The storm debris that was removed from the building and stacked at the curb must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties. Your property is in violation of the following code(s).

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

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of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

These violation(s) must be corrected **no later than 12/23/2024**. 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,

Luis Cruz
Code Enforcement Officer

 727-589-2564

CE20240664

- Respondent(s): IGI FL LLC**
- Violation address: 7200 Bay St.**
- Violation(s) description: The property is in violation of section 98-64 General maintenance (a), 98-65 Unsightly conditions (4), & 98-66 Residential and commercial property maintenance (a), (b), (c) (2) and (3) of the Code of Ordinances of the city of St. Pete Beach**

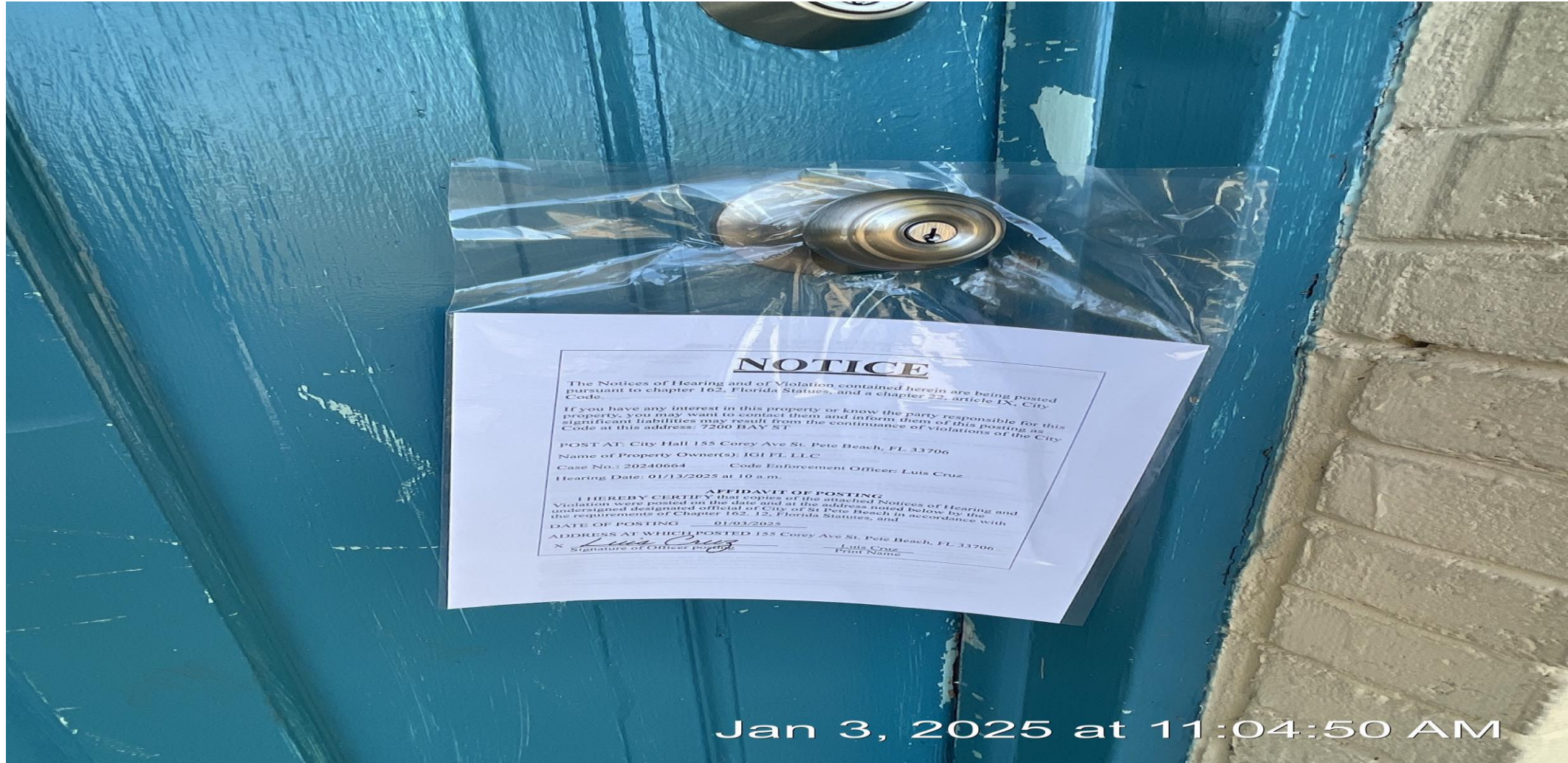
CE20240664

Case Summary

- Initial inspection: 12/4/2024**
- Notice of Violation dated: 12/6/2024**
- Notice of Violation compliance date: 12/23/2024**
- Notices of Hearing dated and posted on the property: 1/3/2024**

CE20240664

Affidavit of Posting



7200 Bay St.

CE20240664

Debris in ROW and/or property



7200 Bay St.

CE20240664

Debris in ROW and/or property



Jan 3, 2025 at 11:04:18 AM

7200 Bay St.

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: 7200 BAY ST

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

Name of Property Owner(s): IGI FL LLC

Case No.: 20240664 Code Enforcement Officer: Luis Cruz

Hearing Date: 01/13/2025 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 01/03/2025

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

X *Luis Cruz*
Signature of Officer posting

Luis Cruz
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20240664

vs.
IGI FL LLC

Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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**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 **7200 BAY ST** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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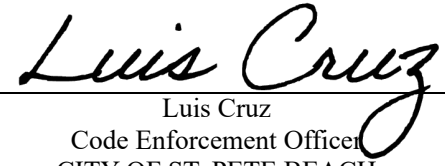
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Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You also have the right to present witnesses, as well as question the witnesses testifying against you at this Hearing. 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 01/03/2025


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.

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

Agenda Report

Agenda Title Name: Case No. 20240668
City of St. Pete Beach v. Transformme LLC
Address: 6305 Gulf Blvd. St. Pete Beach FL
33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Denise Sanderson, Community Development Director

Summary of Issue: **Sec. 98-64. - General Maintenance**
(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

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Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw,

discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

The storm debris that is located in the Right-of-Way and/or property must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties.

Funding:

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

12/6/2024

TRANSFORMME LLC
4472 PEARSALL RD
MARION, NY 14505-9345

RE: Case Number 20240668
Violation Address: 6305 GULF BLVD
Parcel ID#: 363115347760060040

Dear Property Owner:

The storm debris that is located in the Right-of-Way and/or property must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties. Your property is in violation of the following code(s):

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65. - Unsightly conditions.

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Sec. 98-66. - Residential and commercial property maintenance.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation.

Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

These violation(s) must be corrected **no later than 12/23/2024**. 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,

Luis Cruz
Code Enforcement Officer

A handwritten signature in black ink that reads "Luis Cruz". The signature is written in a cursive, flowing style.

727-589-2564

CE20240668

- Respondent(s): Transformme LLC**
- Violation address: 6305 Gulf Blvd**
- Violation(s) description: The property is in violation of section 98-64 General maintenance (a), 98-65 Unsightly conditions (4), & 98-66 Residential and commercial property maintenance (a), (b), (c) (2) and (3) of the Code of Ordinances of the city of St. Pete Beach**

CE20240668

Case Summary

- Initial inspection: 11/7/2024**
- Notice of Violation dated: 12/6/2024**
- Notice of Violation compliance date: 12/23/2024**
- Notices of Hearing dated and posted on the property: 1/3/2024**

CE20240668

Affidavit of Posting



6305 Gulf Blvd.

CE20240668

Debris on property



Nov 7, 2024 at 3:09:23 PM

6305 Gulf Blvd.

CE20240668

Debris on property



6305 Gulf Blvd.

CE20240668

Debris on property



6305 Gulf Blvd.

NOTICE

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If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 6305 GULF BLVD

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

Name of Property Owner(s): TRANSFORMME LLC

Case No.: 20240668 Code Enforcement Officer: Luis Cruz

Hearing Date: 01/13/2025 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 01/03/2025

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

X *Luis Cruz*
Signature of Officer posting

Luis Cruz
Print Name

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20240668

vs.
TRANSFORMME LLC
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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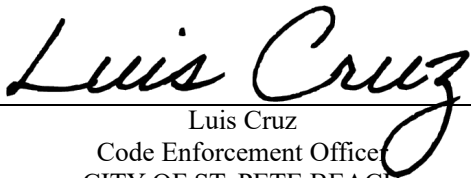
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PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 01/03/2025



Luis Cruz
Code Enforcement Office
CITY OF ST. PETE BEACH

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

Agenda Report

Agenda Title Name: Case No. 20240663
City of St. Pete Beach v. Family International
Home Builders LLC
Address: 7210 Gulf Blvd. St. Pete Beach FL
33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Denise Sanderson, Community Development Director

Summary of Issue: **Sec. 98-64. - General Maintenance**
(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65 - Unsightly Conditions.

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(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66 - Residential and Commercial Property Maintenance

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

The storm debris that is located in the Right-of-Way and/or property must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties.

Funding:

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

12/6/2024

FAMILY INTERNATIONAL HOME BUILDERS LLC
2338 NW 51st ST
MIAMI, FL 33142-3677

RE: Case Number 20240663
Violation Address: 7210 GULF BLVD
Parcel ID#: 363115591520000010

Dear Property Owner:

The storm debris that is located in the Right-of-Way and/or property must be removed. The City of St. Pete Beach will only pick up storm debris from residential properties. Your property is in violation of the following code(s):

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

Sec. 98-66. - Residential and commercial property maintenance.

(c) Litter.

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation.

Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance and is prohibited. Failure to remove the accumulation by the property owner, tenant, occupant, agent, manager or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

These violation(s) must be corrected **no later than 12/23/2024**. 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,

Luis Cruz
Code Enforcement Officer

 727-589-2564

- **Respondent(s): Family International Home Builders LLC**
- **Violation address: 7210 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 98-64 General maintenance (a), 98-65 Unsightly conditions (4), & 98-66 Residential and commercial property maintenance (a), (b), (c) (2) and (3) of the Code of Ordinances of the city of St. Pete Beach**

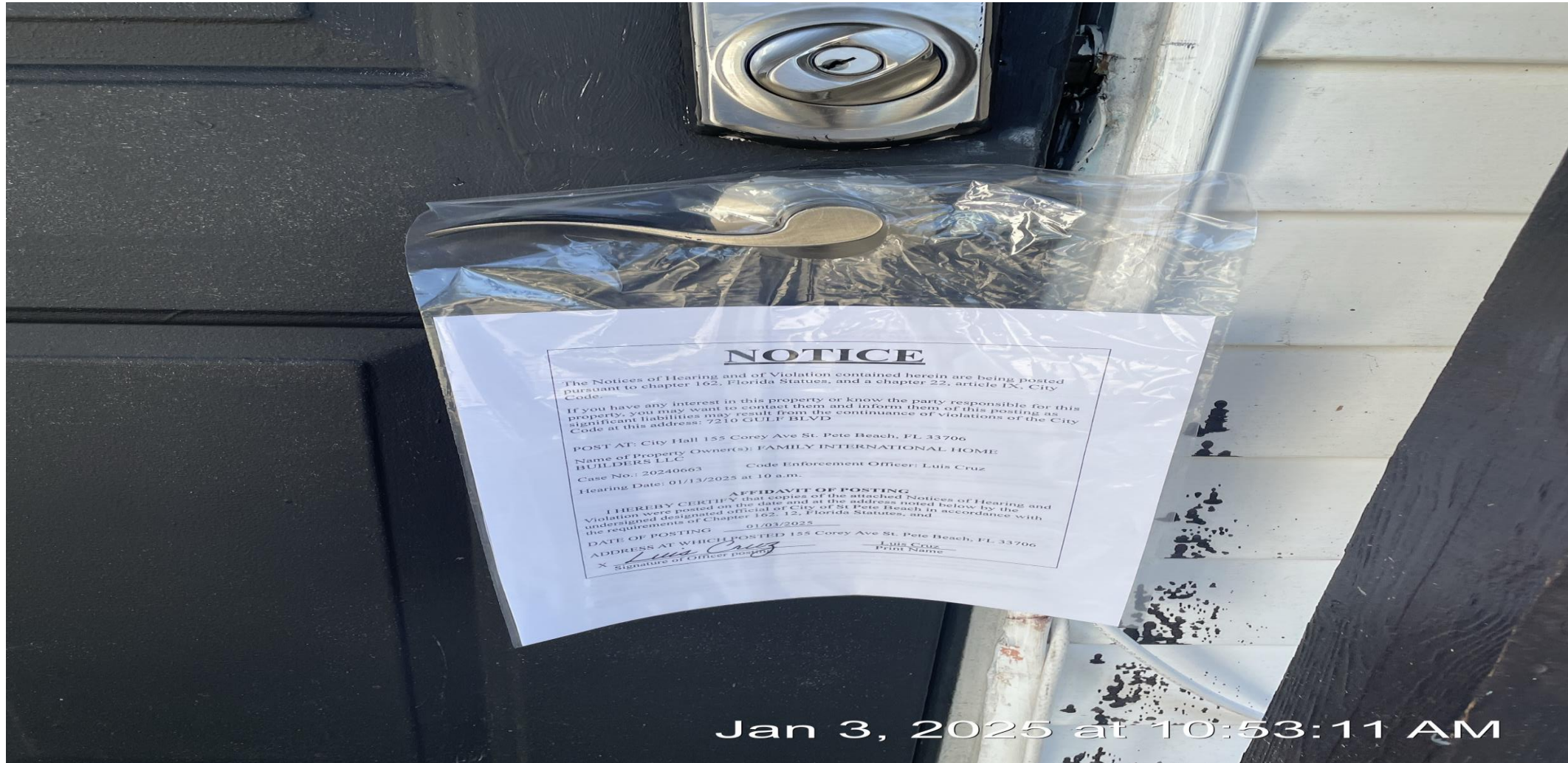
CE20240663

Case Summary

- Initial inspection: 11/26/2024**
- Notice of Violation dated: 12/6/2024**
- Notice of Violation compliance date: 12/23/2024**
- Notices of Hearing dated and posted on the property: 1/3/2024**

CE20240663

Affidavit of Posting



7210 Gulf Blvd.

CE20240663

Courtesy Notice left on property



7210 Gulf Blvd.

CE20240663

Debris on property and/or ROW



7210 Gulf Blvd.

CE20240663

Debris on property and/or ROW



7210 Gulf Blvd.

CE20240663

Debris on property and/or ROW



7210 Gulf Blvd.

CE20240663

Debris on property and/or ROW



7210 Gulf Blvd.

CE20240663

Debris on property and/or ROW



7210 Gulf Blvd.

CE20240663

Debris on property and/or ROW



7210 Gulf Blvd.

CE20240663

Debris on property and/or ROW



7210 Gulf Blvd.

CE20240663

Debris on property and/or ROW



Jan 3, 2025 at 10:53:31 AM

7210 Gulf Blvd.

CE20240663

Debris on property and/or ROW



7210 Gulf Blvd.

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 7210 GULF BLVD

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

Name of Property Owner(s): FAMILY INTERNATIONAL HOME BUILDERS LLC

Case No.: 20240663 Code Enforcement Officer: Luis Cruz

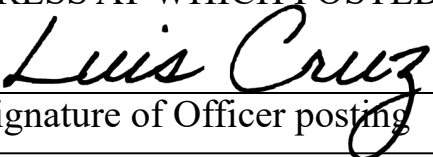
Hearing Date: 01/13/2025 at 10 a.m.

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 01/03/2025

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,

Case Number: 20240663

vs.

FAMILY INTERNATIONAL HOME BUILDERS LLC
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **01/13/2025** 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 **7210 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

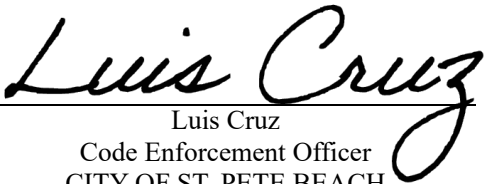
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 01/03/2025


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.

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

Agenda Report

Agenda Title Name: Case No. 20240214
City of St. Pete Beach v. SW-GOM LTD
PTNERSHP
Address: 2705 Sunset Way St. Pete Beach FL
33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Steven Rivera, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 98-123.1. - Permits required.**
Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

The stairs that were replace required a permit. As of 4/24/24 there are no permit applications for the stairs. Please obtain an after the fact permit for the stairs that were replaced. The vegetation on the Sunset Way side of the property is overgrown and encroaching on the street and power lines. Please have the vegetation cut

back.

Funding:

N/A

Attachments:

1. Notice of violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Special Magistrate order 6/10/2024



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

NOTICE OF VIOLATION

4/25/24

SW-GOM LTD PTNSHP
172 GARY RD
STAMFORD CT 06903-4829

RE: Case Number 20240214
Violation Address: 2705 SUNSET WAY
Parcel ID#: 183216610020040030

Dear Property Owner:

The stairs that were replace required a permit. As of 4/24/24 there are no permit applications for the stairs. Please obtain an after the fact permit for the stairs that were replaced. The vegetation on the Sunset Way side of the property is overgrown and encroaching on the street and power lines. Please have the vegetation cut back.

Sec. 98-123.1. - Permits required.

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Sec. 98-66 - Residential and Commercial Property Maintenance

Sec. 98-66. - Residential and commercial property maintenance.

(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

(22) Trees. Trees shall be maintained or removed as follows:

b. Prohibited conditions. The following conditions are prohibited:

1. Trees, plants, shrubs, vegetation, or parts thereof, which overhang any sidewalk, street, alley or fire hydrant, and obstruct or impair the free and full use of the sidewalk, street, alley or fire hydrant by the public.
2. Grass, weeds, shrubs, bushes, trees or vegetation which constitute a fire hazard or a menace to public health, safety or welfare.
3. Removal of obstruction. The owner of any real property shall trim trees, plants, shrubs or vegetation, or any parts thereof as follows: which overhang any sidewalk, alley or street as determined by the building official, and which interfere with the use of any sidewalk, alley, street, poles, wires, pipes, fixtures or any other part of any public utility situated in the right-of-way.

These violation(s) must be corrected **no later than 5/3/2024**. 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 727-235-5398

Steven Rivera
Code Enforcement Officer

- **Respondent(s): SW-GOM LTD PTNERSHP**
- **Violation address: 2705 Sunset Way**
- **Violation(s) description: The property is in violation of section(s) 123.1 Permits required, of the Code of Ordinances of the City of St. Pete Beach**

CE20240214

Case Summary

- Initial inspection: 4/9/2024**
- Notice of Violation dated: 4/25/2024**
- Notice of Violation compliance date: 5/3/2024**
- Notices of Hearing dated and posted on the property: 5/14/2024**

CE202400214

Affidavit of Posting



May 14, 2024 at 10:54:16 AM

2705 Sunset Way

CE20240214

Unpermitted staircase



2705 Sunset Way

CE20240205

Unpermitted staircase



2705 Sunset Way

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 2705 SUNSET WAY

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

Name of Property Owner(s): SW-GOM LTD PTNSHP

Case No.: 20240214 Code Enforcement Officer: Steven Rivera

Hearing Date: 06/10/2024 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 05/14/2024

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

X Steven Rivera
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: 20240214

vs.
SW-GOM LTD PTNSHP
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 **06/10/2024** 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 **2705 SUNSET WAY** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/14/2024

Steven Rivera

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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240214

ADDRESS: 2705 Sunset Way

SW-GOM LTD PTNERSHP,

Respondent.

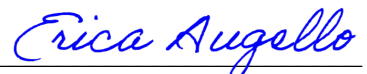
_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This case came before the Special Magistrate on June 10, 2024. The Special Magistrate, based on the information presented at the hearing relating to technical issues with the presentation of evidence, issues the following order:

IT IS ADJUDGED that this matter is continued until the **July 8, 2024**, Code Enforcement Special Magistrate Hearing.

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 10th day of June 2024.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 172 Gary Road, Stamford, CT 06903-4829.

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

Agenda Report

Agenda Title Name: Case No. 20240430
City of St. Pete Beach v. Christopher Smith &
Briana S. Smith
Address: 7700 Boca Ciega Dr. St. Pete Beach FL
33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Kristin Coman, Community Development Director

Summary of Issue: Request for hearing to challenge fine.

Funding: N/A

Attachments: 1. Special Magistrate Order 9/11/2024
2. Notice of Request for Hearing

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240430
ADDRESS: 7700 Boca Ciega Dr.**

**CHRISTOPHER SMITH &
BRIANA S. SMITH,**

Respondents.

_____ /

FINAL ORDER IMPOSING FINES AND COSTS

This case came before the Special Magistrate on September 9, 2024, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew McConnell and Code Enforcement Officer Luis Cruz.
2. Christopher Smith appeared on behalf of the Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified of the following violation of the City's Land Development Code:

Sec. 32.5.- Prohibited uses and structures.

All uses and structures not of a nature specifically or conditionally permitted herein are hereby prohibited in the CC 1 Commercial Corridor Blind Pass District.

5. The City presented evidence demonstrating the property had been posted for short term rental stays on AirBnB by Briana Smith in the CC 1 zoning district, which does not permit short-term rentals. The evidence presented showed the property had been rented short-term two (2) times in June 2023, five (5) times in July 2023, four (4) times in August 2023, three (3) times in September, 2023, five (5) times in October, 2023, two (2) times in November, 2023 and one (1) time in June, 2024 based on the text of reviews from the AirBnB website in conjunction with the AirBnB review policy.

6. Respondent testified that he was unaware that they were unable to conduct short-term rentals however, he is now aware and has no scheduled short-term rentals for the future. Respondent testified that he and his wife own the tri-plex and live in one of the units, renting the other two units to supplement income.

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

7. Respondents and the subject property are found to have been in violation of Section 32.5 of the City's Code of Ordinances. The rentals in violation of the Code are determined to be irreparable or irreversible in nature, and Respondent is assessed **\$1,000 for each of twenty-two (22) stays, totaling \$22,000.00**, plus the reasonable administrative costs of the City in the amount of **\$325.00**.
8. 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.
9. 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 the order.

Order entered on September 11, 2024.



Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to Respondent Christopher Smith at Christopher.j.smith00@gmail.com on September 11, 2024.

APPEALS

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

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

CITY OF ST. PETE BEACH

Petitioner,
v.

CASE NUMBER: CE20240430
ADDRESS: 7700 Boca Ciega Dr.

**CHRISTOPHER SMITH &
BRIANA S. SMITH,**

Respondents.
_____ /

NOTICE OF REQUEST FOR HEARING TO CHALLENGE FINE

COMES NOW, the undersigned attorney, SeanCarlo Lopez, Esq., hereby files this Notice of request for hearing to challenge the fine imposed by the Special Magistrate on September 11, 2024, on behalf of the Respondents, Christopher Smith & Brianna S. Smith, on the above-styled case as the attorney of record.

Pursuant to Section 22-279(a) of the St. Pete Beach Code of Ordinances, we formally request a hearing before the Special Magistrate to challenge the fine amount imposed on September 11, 2024, in the Final Order Imposing Fines and Costs. The order found our client in violation of Sec. 32.5 of the City's Land Development Code, related to short-term rental use.

The fine imposed totals **\$22,000.00** for twenty-two (22) stays, in addition to **\$325.00** for the City's administrative costs. I am respectfully requesting this hearing to challenge the amount of the fine.

The undersigned attorney hereby designates the following email addresses for service of filings:

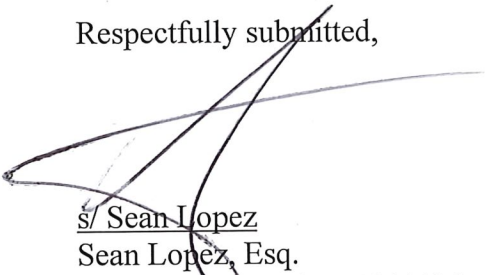
Pr: sean@thelopezlawgroup.com
Sec: geoff@thelopezlawgroup.com
Sec: alaina@thelopezlawgroup.com

All correspondence, pleadings, notices, orders, motions, exhibits, or other documents filed in this action should be served on the undersigned counsel at each of the email addresses set forth above.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served upon Matthew McConnell at this email address: matthew@dickmanlawfirm.org; Erica Augello at her email: erica@cityattorneys.legal; Peyt Dewar at his email: pdewar@stpetebeach.org; Luis Cruz at his email: lcruz@stpetebeach.org; Frances Robustelli at her email: frobustelli@stpetebeach.org and to City of Saint Pete Beach Code Enforcement at their email address: codeenforcement@stpetebeach.org and mailing address which is: 155 Corey Ave., Saint Pete Beach, FL 33706 via certified mail this 27th day of September 2024.

Respectfully submitted,



s/ Sean Lopez
Sean Lopez, Esq.
Florida Bar Number: 1011035
Attorney for the Respondents
700 7th Ave N
St Petersburg, FL 33701
727-933-0015
Sean@thelopezlawgroup.com

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

Agenda Report

Agenda Title Name: Case No. 20240429
City of St. Pete Beach v. Cast Holdings LLC
Address: 3612 Gulf Blvd St. Pete Beach FL
33706

Action Request: N/A

Strategic Objective:

Date: January 13, 2025

Prepared By: Steven Rivera, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Lien Reduction Request

Funding: N/A

Attachments:

1. Special Magistrate Order 9/11/2024
2. Lien Reduction Application Request

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240429

ADDRESS: 3612 Gulf Blvd

CAST HOLDING LLC,

Respondent.

_____ /

**FINAL ADMINISTRATIVE ORDER AND
ORDER IMPOSING FINES AND COSTS**

This case came before the Special Magistrate on September 9, 2024, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew McConnell and Code Enforcement Officer Steven Rivera.
2. Respondent was represented by John Castellana, the register agent of the Respondent. Mr. Castellana possessed the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified of the following violation of the City's Land Development Code:

Section 12.2. – Permitted principal uses and structures.

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

- (a) **Residential dwelling-Attached and detached single-family, multifamily and two-family. Such dwellings may be used for transient occupancy, so long as any transient occupancy of less than 30 days does not occur more than three times in any 12-month period on any parcel.**

Transient occupancy (less than 30 days) is only permitted three times within any 12-month period.

5. The City presented evidence demonstrating the property had been 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 evidence presented showed the property had been rented short-term two (2) times in May 2024, two (2) times in June 2024, and one (1) time in July 2024 based on the text of reviews from the AirBnB website in conjunction with the AirBnB review policy.
6. Respondent testified that he was unaware that he was unable to conduct more than three (3) short-term stays per year, however, he is now aware and has no scheduled short-term rentals for the future.

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

7. Respondent and the subject property are found to have been in violation of Section 12.01 of the City's Code of Ordinances. The rentals in violation of the Code are determined to be irreparable or irreversible in nature, and Respondent is assessed **\$1,000 for each of five (5) stays, totaling \$5,000.00**, plus the reasonable administrative costs of the City in the amount of **\$325.00**.
8. Respondent is ordered to immediately cease renting the property for a term of less than thirty (30) days until **July 2025**.
9. Respondent shall, within **ten (10) days** of the date of this Order, provide proof to the City that there are no scheduled short-term rentals from the date of this Order until July 2025.
10. 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 the order.
11. It is Respondent's responsibility to notify the City once the property is in compliance, if applicable.
12. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on September 11, 2024.



Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to Respondent Cast Holding, LLC, at johncastellana@gmail.com on September 11, 2024.

APPEALS

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



Lien Reduction Request Application

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

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

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

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

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

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

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

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

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

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



Lien Reduction Request Application

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

1. Code Enforcement Case Number: CE20240429

2. Date: 09/12/24

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

Company (if applicable): Cast Holdings LLC

Name: John Castellana

Mailing Address: 4203 N River View Avenue

City: Tampa State: FL Zip Code: 33607

Phone #: _____ Fax #: _____

Mobile #: 813-716-6253 E-mail: JohnCastellana@Gmail.com

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

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

Company (if applicable): Cast Holdings LLC

Name: John Castellana

Mailing Address: 4203 N River View Ave

City: Tampa State: FL Zip Code: 33607

Phone #: _____ Fax #: _____

Mobile #: 813-716-6253 E-mail: JohnCastellana@Gmail.com

5. Information for property on which lien occurs:

Street Address: 3612 Gulf Blvd St Pete Beach FL 33706

Parcel ID: 07/32/16/21852/004/0070

Tax Account Number: R82051

Existing Use(s) on Property: Second Home, Investment

Date Fine or Lien Imposed: N/A

Fine/Lien Amount: \$5,000.00 Administrative Fees: \$325.00 Total Fine/Lien Amount: \$5,325.00

Amount you are requesting that the lien be reduced to: \$ 500.00+325.00 = \$825.00

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

Date upon which the subject property was brought into compliance: 07/24/2024

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

I unfortunately had no knowledge of the City's Land Development Code regarding it's restrictions on

Transient Occupancy within the RM Residential District. We immediately made corrections to our systems to
comply with the ordinance. This is our first and only offense.

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

We were unaware of the City's Land Development Code.

We immediately made corrections to our systems to comply with the ordinance.

Provide proof that the taxes are paid in full:

Attached, Pinellas-County-Real-Estate-R82051-2023-Annual-bill marked as paid in the footer.

6. Signatures and Notarization.

STATE OF Florida COUNTY OF Pinellas. I, being first
duly sworn, depose and say that:

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

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

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

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

[Signature]

(APPLICANT SIGNATURE)



LAUREN WILLMAR
Notary Public
State of Florida
Comm# HH436127
Expires 12/16/2027

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

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced N/A

(NOTARY PUBLIC SIGNATURE)

[Signature: Lauren Willmar]

STATE OF FLORIDA, COUNTY OF PINELLAS

Sworn and subscribed to before me this 12th day September of, 20 24

CITY MANAGER/DESIGNEE RECOMMENDATION

All Code Enforcement lien reductions and bad debts will require a recommendation
approval by the City Manager/Designee to the Special Magistrate.

Recommended amount to the Special Magistrate: _____

Print Name _____

Date _____

Signature _____

2023 REAL ESTATE TAX

Charles W. Thomas, CFC, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - no fee • Credit card - 2.95% convenience fee

If Postmarked By	Mar 31, 2024				
Pay this Amount	\$12239.26				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R82051		SPB

CAST HOLDINGS LLC
4203 N RIVER VIEW AVE
TAMPA, FL 33607-6533

PARCEL NO.: 07/32/16/21852/004/0070
SITE ADDRESS: 3612 GULF BLVD, ST PETE BEACH
PLAT: 13 PAGE: 15
LEGAL:
DON CE-SAR PLACE
BLK 4, LOT 7 LESS RD

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	769,317	0	769,317	3,646.41
HEALTH DEPARTMENT	0.0713	769,317	0	769,317	54.85
EMS	0.8418	769,317	0	769,317	647.61
SCHOOL-STATE LAW	3.1900	769,317	0	769,317	2,454.12
SCHOOL-LOCAL BD.	2.7480	769,317	0	769,317	2,114.08
ST PETE BEACH	3.0913	769,317	0	769,317	2,378.19
SW FLA WTR MGMT.	0.2043	769,317	0	769,317	157.17
PINELLAS COUNTY PLN.CNCL.	0.0210	769,317	0	769,317	16.16
JUVENILE WELFARE BOARD	0.8250	769,317	0	769,317	634.69

TOTAL MILLAGE	15.7325	GROSS AD VALOREM TAXES	\$12,103.28
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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST	64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST	71.66

GROSS NON-AD VALOREM ASSESSMENTS	\$135.98
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TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$12,239.26
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2023 REAL ESTATE TAX

Charles W. Thomas, CFC, Pinellas County Tax Collector

Pay in U.S. funds to **Charles W. Thomas, Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R82051		SPB

CAST HOLDINGS LLC
4203 N RIVER VIEW AVE
TAMPA, FL 33607-6533

PARCEL NO.: 07/32/16/21852/004/0070
SITE ADDRESS: 3612 GULF BLVD, ST PETE BEACH
PLAT: 13 PAGE: 15
LEGAL:
DON CE-SAR PLACE
BLK 4, LOT 7 LESS RD



Upcoming reservations

Printed September 11, 2024

No results found
Please try a different filter.

NO RESULTS THROUGH
JULY OF 2025

JOHN
CARLINA

Support

Help Center

Get help with a safety issue

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Airbnb

- Newsroom
- New features
- Careers
- Investors
- Gift cards
- Airbnb.org emergency stays

 English (US) \$ USD

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