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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, July 14, 2025
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Cases Continued -

A. 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.

B. Case# 20250010
City of St. Pete Beach v. Hagan, Emily B TRE Hagan, Emly B Rev Liv Trust
Address: 321 77th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

C. Case# 20250211
City of St. Pete Beach v. Starlight Tower Incorporated
Address: 7000 Beach Plz St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

D. Case# 20250223
City of St. Pete Beach v. Johnson, Kathleen M
Address: 620 64th Ave. St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

E. Case# 20250056
City of St. Pete Beach, v. 5411 Pali Way land Trust Macmillan, Christopher Tre
Address 5411 Pali Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

F. Case# 20250064
City of St. Pete Beach v. Donovan, Kenneth Frederick Donovan, Wilma Ann
Address 820 59th Ave. St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

G. Case# 20250224
City of St. Pete Beach v. Develop St Pete LLC
Address: 8090 Gulf Blvd St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

H. Case # 20250045
City of St. Pete Beach v. Curtis, Genevieve W
Address: 3307 E De Bazan Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

I. Case# 20240539
City of St. Pete Beach v. Thomas Simmons
Address: 100 3rd Ave. St. Pete Beach FL 33706
Status Hearing on the permit status for unpermitted repairs.

J. Case# 20240529
City of St. Pete Beach v. Long, Richard Allen Revocable Trust Long, Richard Allen Tre
Address: 6700 Gulf Blvd St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

K. Case # 20250139
City of St. Pete Beach, v. Moosapanah Mielad
Address: 406 72nd Ave
Status hearing to determine compliance and to assess any authorized fines and costs.

L. Case# 20250173
City of St. Pete Beach v. Blind Pass Properties III LLC
Address: 420 77th Ave
Status hearing to determine compliance and to assess any authorized fines and costs.

M. Case# 20250165
City of St. Pete Beach v. NXT Acquisitions Corp
Address: 396 41st Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

3. Changes to Agenda -

4. Repeat Violations -

A. Case# 20250410
City of St. Pete Beach v. 3511 Gulf Blvd LLC
Address: 3511 Gulf Blvd St. Pete Beach, FL 33706
Sec. 46-33 - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
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.
(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

B. Case# 20250367
City of St. Pete Beach v. Hayrapetian, Irene Badalian, Albert
Address: 9140 Gulf Blvd St. Pete Beach, FL 33706-1308
Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(1) Vegetation as follows:
a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
b. Dead branches or fronds on trees or shrubs.
c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.
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:
(1) Structures that are:
a. Partially destroyed; or
b. Left in a state of disrepair; or
c. Left in a state of partial construction beyond the valid timeframe of the permit.
(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
(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.
(11) Roofs. Roofs shall be maintained in a structurally sound and safe manner. Roofs shall be repaired using like materials to existing materials.
20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.
(22) Trees shall be maintained or removed as follows:
a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a violation of this section.
b. Prohibited conditions. The following conditions are prohibited:
2. Grass, weeds, shrubs, bushes, trees or vegetation which constitute a fire hazard or a menace to public health, safety or welfare.

C. Case# 20250388
City of St Pete Beach v. Gulf West Properties LLC
Address: 7060 Boca Ciega Dr. St. Pete Beach, FL 33707

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.(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and looseor rotting materials; andb. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration.Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorativefeatures shall be maintained in good repair with proper anchorage. Any graffiti shall be removed orrepainted to match existing surfaces.(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation,doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall bemaintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall beprotected from the elements and decay by painting or other protective treatment. Peeling paint isprohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust andcorrosion and all surfaces with rust or corrosion shall be stabilized and coated.(11) Roofs. Roofs shall be maintained in a structurally sound and safe manner. Roofs shall be repairedusing like materials to existing materials.(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees,signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair andproperly anchored to remain in sound condition. All exposed surfaces of metal or wood shall beprotected from the elements, decay or rust.(17) Accessory structures. Garages, storage buildings and all other accessory structures shall bemaintained and kept in good repair and sound structural condition.(22) Trees. Trees shall be maintained or removed as follows:a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registeredforester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lotor street due to death, disease or damage, including damage caused by weather conditions, is primafacie evidence of a violation of this section.

D. Case# 20250313
City of St. Pete Beach v. Sungold LLC
Address: 3815 Gulf Blvd St. Pete Beach, FL 33706
Sec. 46-33 - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(1) Vegetation as follows:
b. Dead branches or fronds on trees or shrubs.
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
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.
24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.
(c) Litter.
(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.

5. New Cases

A. Case# 20250312
City of St. Pete Beach, v. Sungold LLC
Address: 3855, 3859, and 3861 Gulf Blvd St. Pete Beach, FL 33706
Sec. 46-33 - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
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.
(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.
(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.
(c) Litter.
(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.

B. Case# 20250417
City of St. Pete Beach v. Sungold LLC
Address: Gulf Blvd Lot 07-32-16-18143-001-0020
Sec. 46-33 - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
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.

(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.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(c) Litter.

(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.

C. Case# 20250418
City of St. Pete Beach v. Sungold LLC
Address: Sungold LLC 07-32-16-18143-001-0010

Sec. 46-33 - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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.

(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.
(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.
(c) Litter.
(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.

D. Case# 20250220
City of St. Pete Beach v. Starkus, Svajunas
Address: 1104 Pass A Grille Way St. Pete Beach, FL 33706
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:
(1) Structures that are:
b. Left in a state of disrepair
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.
(2) Exterior walls. Exterior walls of buildings shall be:
a. Maintained free from holes, breaks, and loose or rotting materials; and
b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to with stand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.
(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.
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.
(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

E. Case# 20250279

City of St. Pete Beach v. Coconut Inn LLC
Address: 113 11th Ave St. Pete Beach, FL 33706
Sec. 44.5. - Standards for existing beachfront lighting.
By July 1, 2008; all light sources or reflective surfaces illuminated by such sources that are visible from the beach shall be brought into compliance with the following standards:
(a) Existing artificial light fixtures shall be repositioned, modified, or removed so that:
(1) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;
(2) Areas seaward of the frontal dune, or the beach in areas where the frontal dune no longer exists, are not directly, indirectly, or cumulatively illuminated.
(b) The following measures shall be taken to reduce or eliminate the negative effects of existing exterior artificial lighting:
(1) Reposition fixtures so that the point source of light or any reflective surface of the light fixture is no longer visible from the beach;
(2) Replace fixtures having an exposed light source with fixtures containing recessed light sources or external shields;
(3) Replace traditional light bulbs (e.g. incandescent, fluorescent, and high intensity lighting) with yellow Bug Type Bulbs, low-pressure sodium vapor (LPS) bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources;
(4) Replace non-directional fixtures with directional fixtures that point down and away from the beach;
(5) Replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not visible from the beach;
(6) Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;
(7) Replace incandescent, fluorescent, and high intensity lighting with the lowest wattage low-pressure sodium vapor lighting, yellow Bug Type Bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources possible for the specific application;
(8) Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;
(9) Construct a ground level barrier to shield light sources from the beach. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short- or long-term damage to the beach/dune system;
(10) Permanently remove, disable or lock in off position any fixture which cannot be brought into compliance with the provisions of these standards.
(c) One or more of the following measures shall be taken to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:
(1) Apply window tint or film that meets the standards for tinted glass;
(2) Rearrange lamps and other moveable fixtures away from windows;
(3) Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; or
(4) Turn off unnecessary lights.

F. Case# 20250275
City of St. Pete Beach v. Hurricane Lounge Inc
Address: 809 Gulf Way St. Pete Beach, FL 33706
Sec. 44.5. - Standards for existing beachfront lighting.
By July 1, 2008; all light sources or reflective surfaces illuminated by such sources that are visible from the beach shall be brought into compliance with the following standards:
(a) Existing artificial light fixtures shall be repositioned, modified, or removed so that:
(1) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;
(2) Areas seaward of the frontal dune, or the beach in areas where the frontal dune no longer exists, are not directly, indirectly, or cumulatively illuminated.
(b) The following measures shall be taken to reduce or eliminate the negative effects of existing exterior artificial lighting:
(1) Reposition fixtures so that the point source of light or any reflective surface of the light fixture is no longer visible from the beach;

(2) Replace fixtures having an exposed light source with fixtures containing recessed light sources or external shields;
(3) Replace traditional light bulbs (e.g. incandescent, fluorescent, and high intensity lighting) with yellow Bug Type Bulbs, low-pressure sodium vapor (LPS) bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources;
(4) Replace non-directional fixtures with directional fixtures that point down and away from the beach;
(5) Replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not visible from the beach;
(6) Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;
(7) Replace incandescent, fluorescent, and high intensity lighting with the lowest wattage low-pressure sodium vapor lighting, yellow Bug Type Bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources possible for the specific application;
(8) Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;
(9) Construct a ground level barrier to shield light sources from the beach. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short- or long-term damage to the beach/dune system;
(10) Permanently remove, disable or lock in off position any fixture which cannot be brought into compliance with the provisions of these standards.
(c) One or more of the following measures shall be taken to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:
(1) Apply window tint or film that meets the standards for tinted glass;
(2) Rearrange lamps and other moveable fixtures away from windows;
(3) Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; or
(4) Turn off unnecessary lights.

G. Case# 20250069
City of St. Pete Beach, v. Nguyen, Annie Truong, Jimmy C
Address 205 55th Ave St. Pete Beach, FL 33706
Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
Sec. 98-64. - General Maintenance
(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to thesafety 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. Thefollowing 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 exteriorproperty 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 manneror amount in or upon any real property, highway, street, right-of-way or body of water within the limitsof the city, except in such containers specifically provided

and designated for the disposal of litter, is aviolation. 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 aviolation.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.

H. Case# 20250231
City of St. Pete Beach v. Fresh Development LLC
Address: 6800 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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.
Sec. 98-65. - Unsightly conditions.
The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(1) Structures that are:a. Partially destroyed; orb. Left in a state of disrepair(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 exteriorproperty 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.(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition,in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials.Metal fencing shall be free from rust or deterioration.(c) Litter.(1) Storage of litter.a. All commercial businesses shall store litter in containers to eliminate wind-driven debris. Thenumber and size of receptacles for each commercial business shall be that number required to maintaina clean, neat, and sanitary premises. Spillage and overflow of litter around containers is a violation.b. Commercial businesses shall provide and maintain litter containers adequate to contain littergenerated from such business at its loading and unloading zones.c. Commercial businesses open to the public shall provide and maintain containers adequate to containlitter generated from such business.d. Every person in possession or in control of any place, public or private, where litter is accumulatedor generated shall provide and maintain adequate and suitable containers capable of holding such litteruntil proper final disposal is accomplished.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.

I. Case# 20250067
City of St. Pete Beach v. Lake Merritt Partners LLC
Address: 636 Corey Ave St. Pete Beach, FL 33706
Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to

be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.(3) Any condition which provides harborage for rats, mice, snakes and other vermin.(4) Buildings and structures as follows:a. Any building, dock or other structure which is in such a dilapidated condition that it is unfit forhuman habitation or use or which is kept in such an insanitary condition that it is a menace to the healthof people residing in the vicinity thereof or presents a more than ordinarily dangerous life safety codeviolation or fire hazard in the vicinity where it is located.

Sec. 98-64. - General Maintenance

(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to thesafety 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. Thefollowing conditions are prohibited on any real property in the City:(1) Structures that are:a. Partially destroyed; orb. Left in a state of disrepair(3) Building exteriors in a condition of deterioration or disrepair such that the condition causesmeasurable diminution of surrounding property values.(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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 exteriorproperty 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.(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and looseor rotting materials; andb. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration.Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorativefeatures shall be maintained in good repair with proper anchorage. Any graffiti shall be removed orrepainted to match existing surfaces.(3) Windows.a. Every window shall be maintained in sound working condition and good repair to be substantiallyweather-tight and rodent-proof.(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound workingcondition and good repair.(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation,doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall bemaintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall beprotected from the elements and decay by painting or other protective treatment. Peeling paint isprohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust andcorrosion and all surfaces with rust or corrosion shall be stabilized and coated.(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banistersor railings properly designed and maintained to minimize the hazard of falling and installed towithstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies,stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint andother finishes shall be in good condition.(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees,signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair andproperly anchored to remain in sound condition. All exposed surfaces of metal or wood shall beprotected from the elements, decay or rust.(c) Litter(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manneror amount in or upon any real property, highway, street, right-of-way or body of water within the limitsof the city, except in such containers specifically provided and designated for the disposal of litter, is aviolation. 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 aviolation.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.

J. Case# 20240193
City of St. Pete Beach v. Brightwater Beach Condo Assn
Address: 55th Ave
Sec. 6.12. - Commercial accessory and temporary equipment, structures, portable buildings andtrailers, dumpsters and commercial tents.
(d) Dumpsters, commercial waste or refuse containers shall be regulated as follows:(3) Dumpster enclosures shall require a building permit and shall be constructed to meet all applicablebuilding standards.
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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.

K. Case# 20240699
City of St. Pete Beach v. Franco, Jennifer C
Address: 490 82nd 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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.

L. Case# 20250287
City of St. Pete Beach v. Hunter, Shannon
Address: 650 64th Ave St. Pete Beach, FL 33706
Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(1) Vegetation as follows:a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or anyother vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a heightexceeding 12 inches.(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.
Sec. 98-65. - Unsightly conditions.
The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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 exteriorproperty 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.(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shallnot exceed ten inches in height on improved property, including the area between the edge of thepavement in the street and the lot line.(22) Trees. Trees shall be maintained or removed as follows:a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registeredforester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lotor street due to death, disease or damage, including damage caused by weather conditions, is primafacie evidence of a violation of this section.(c) Litter(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manneror amount in or upon any real property, highway, street, right-of-way or body of water within the limitsof the city, except in such containers specifically provided and designated for the disposal of litter, is aviolation. 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 aviolation.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.

M. Case# 20240470
City of St. Pete Beach v. 333 Capital LLC
Address: 540 71st Ave St. Pete Beach, FL 33706
Sec. 23.4. - General parking requirements.
All off-street parking shall be provided in accordance with the following general requirements:(j) Off-street parking spaces shall be reserved for the exclusive use of residents, customers, patrons, oremployees of the principal use of the property they are designed and intended to serve; provided,however, the city may authorize such parking on non-residentially zoned properties to be used on atemporary basis by the general public in connection with a special event approved by the city underArticle II of Chapter 26 of the City of St. Pete Beach Code of Ordinances during those times theprincipal use of the property is not operating.(k) Required off-street parking shall be located as follows:(1) On the same or contiguous property of the use the parking is intended to serve
Sec. 36.4. - Prohibited uses and structures.
All uses and structures not of a nature specifically or provisionally permitted herein are herebyprohibited in the Upham Beach Village District.
Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.(4) Buildings and structures as follows:b. Any building, structure or other improvement on which the paint or other exterior coating or surfaceis flaking or has deteriorated to the point that the building, structure or other improvement is unsightlyin appearance and thus adversely affects the aesthetic appearance of the area.
Sec. 98-65. - Unsightly conditions.
The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visibleyard areas.(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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 exteriorproperty 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.(2) Exterior walls. Exterior walls of buildings shall be:a.

Maintained free from holes, breaks, and loose or rotting materials; andb. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration.Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorativefeatures shall be maintained in good repair with proper anchorage. Any graffiti shall be removed orrepainted to match existing surfaces.(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation,doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall bemaintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall beprotected from the elements and decay by painting or other protective treatment. Peeling paint isprohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust andcorrosion and all surfaces with rust or corrosion shall be stabilized and coated.(11) Roofs. Roofs shall be maintained in a structurally sound and safe manner. Roofs shall be repairedusing like materials to existing materials.(c) Litter.(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manneror amount in or upon any real property, highway, street, right-of-way or body of water within the limitsof the city, except in such containers specifically provided and designated for the disposal of litter, is aviolation. 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 aviolation.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard areaand screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

N. Case# 20250339
City of St. Pete Beach v. Schroeder, Rhonda H
Address: 640 59th Ave St. Pete Beach, FL 33706
Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(1)Vegetation as follows:a.Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or anyother vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a heightexceeding 12 inches.(2)Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.
Sec. 98-65. - Unsightly conditions.
The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(4)Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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 exteriorproperty 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.(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shallnot exceed ten inches in height on improved property, including the area between the edge of thepavement in the street and the lot line.(22) Trees. Trees shall be maintained or removed as follows:a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registeredforester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lotor street due to death, disease or damage, including damage caused by weather conditions, is primafacie evidence of a violation of this section.

O. Case# 20240584

City of St. Pete Beach v. Park Shore Investments LLC
Address: 523 72nd Ave
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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.

P. Case# 20240707
City of St. Pete Beach v. Spencer, Chris
Address: 140 Corey 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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.

Q. Case# 20240504
City of St Pete Beach v. Myers, Jeffrey
Address: 191 73rd Ave St Pete Beach, FL 33706-1916
Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(12) Any wornout, scrapped, partially dismantled, nonoperative, unusable or discarded materials orobjects, such as automobiles or parts thereof, building materials, machinery, metal, wastepaper, rags,glassware, tinware, vehicles, boats or parts thereof, or other items of junk. (13) The storage of anyvehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers,campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a validlicense plate or valid vehicle or trailer or boat-trailer or other registration certificate, showing thevehicle or part thereof to be titled in the name of the owner or occupier of the property upon which thevehicle or part thereof is located. Failure to have such license or other registration certificatespecifically attached to the vehicle or part thereof shall be prima facie evidence that the property isworn out, scrapped, nonoperative, unusable or discarded, as provided in subsection (12) of this section.
Sec. 6.13. - Residential accessory structures.
Accessory residential structures may be permitted only on zoning lots having one or more existingresidential dwelling units and shall be regulated as follows:(e) Portable storage units (PSU), as defined, shall be regulated as follows:
(4) PSUs shall not exceed the following duration of stay. An "event" shall mean the delivery and pickupof the PSU. Events shall be nonconsecutive. a. Residential use:A maximum of seven calendar days per event with a maximum of four events per dwelling unit percalendar year.
Sec. 98-65. - Unsightly conditions.
The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(2) Abandoned or

broken equipment; broken or discarded furniture and household appliances in visibleyard areas.(3) Building exteriors in a condition of deterioration or disrepair such that the condition causesmeasurable diminution of surrounding property values.(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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 exteriorproperty subject to its control or occupancy in a clean and sanitary condition.5) Clotheslines visible from the street.

6. Cases Complied -
7. Old Cases
8. Lien Reductions

   A. Case# 20240081
   City of St. Pete Beach v. 4401 Gulf Blvd LLC
   4401 Gulf Blvd St. Pete Beach, FL 33706
   Lien Reduction Application

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. 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: July 14, 2025

Prepared By: Luis Cruz, Code Enforcement Officer

Through: Peyt Dewar, Code Enforcement Manager
Kristin Coman, Senior Planner

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
7. Special Magistrate Order 01/15/2025
8. Special Magistrate Order 2/18/2025

St. Pete Beach
The Sunset Capital of Florida

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 727-589-2564

Luis Cruz
Code Enforcement Officer

CE20240475

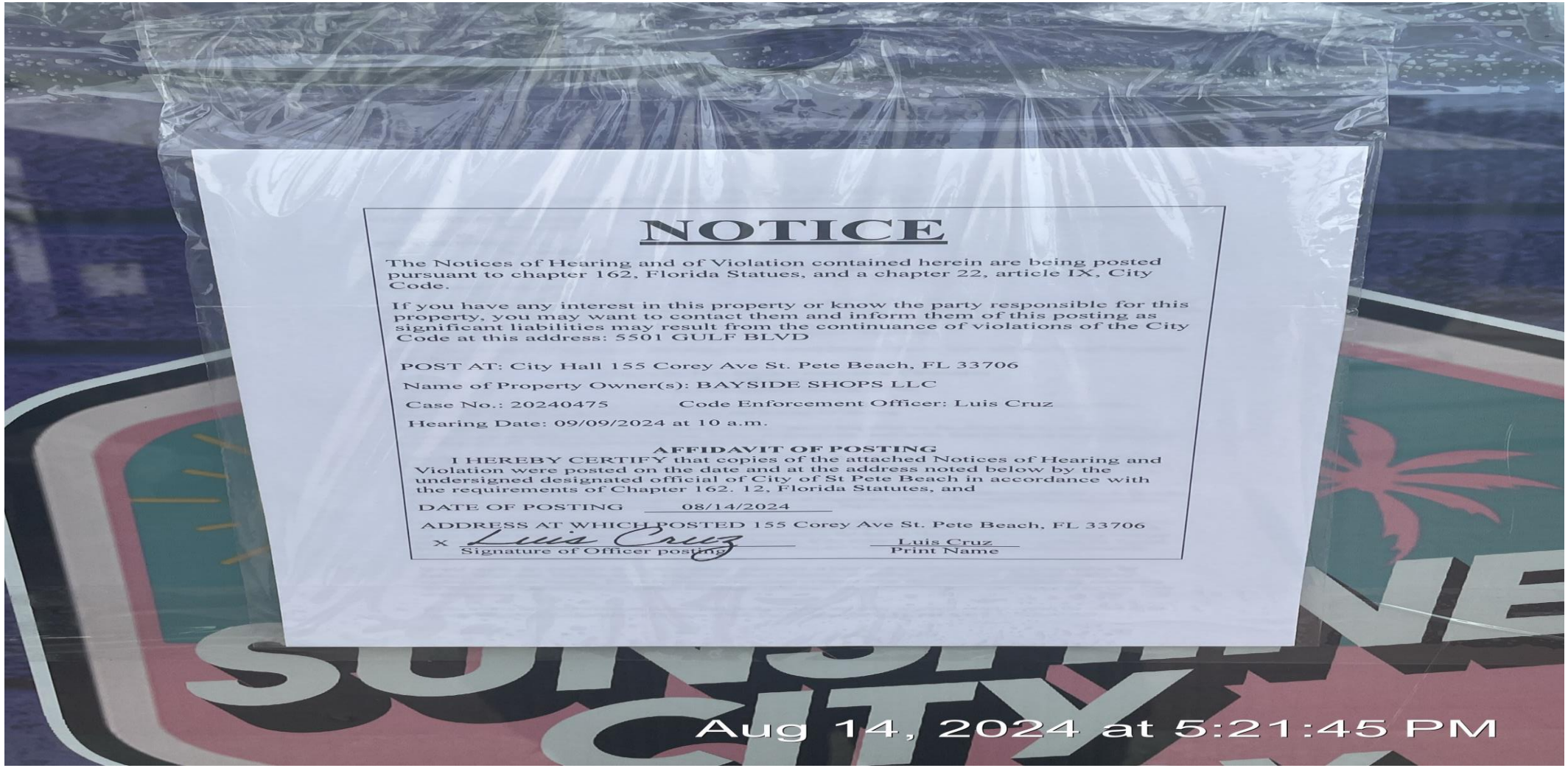
- **Respondent(s): Bayside Shops LLC**
- **Violation address: 5501 Gulf Blvd.**
- **Violation(s) description: The property is in violation of section 38.5 Prohibited uses and structures of the Land Development code of the city of St. Pete Beach**

CE20240475

Case Summary

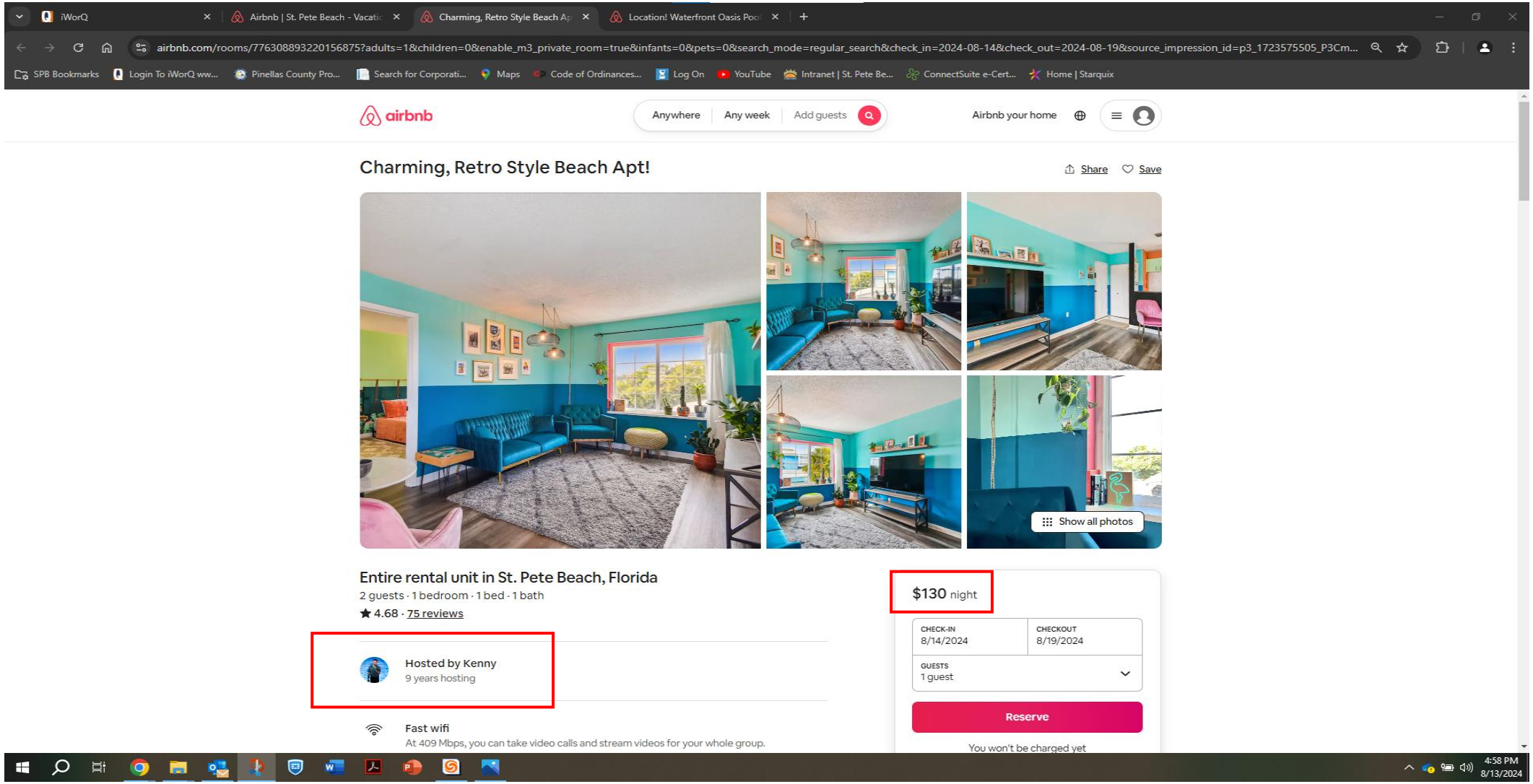
- **Initial inspection: 8/14/2024**
- **Notice of Irreparable or Irreversible Violation dated: 8/14/2024**
- **Notices of Hearing dated and posted on the property: 8/14/2024**

CE20240475
Affidavit of Posting



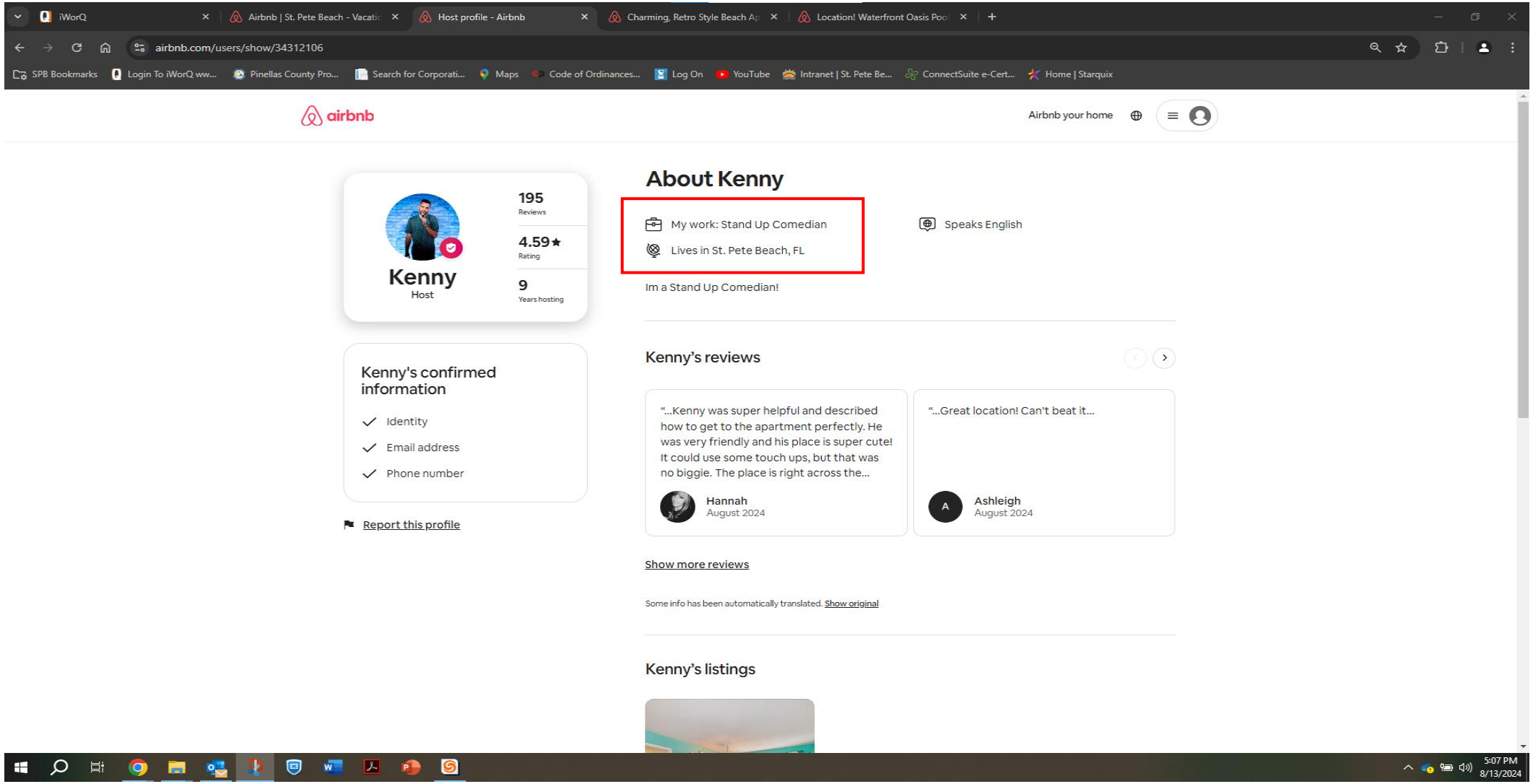
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



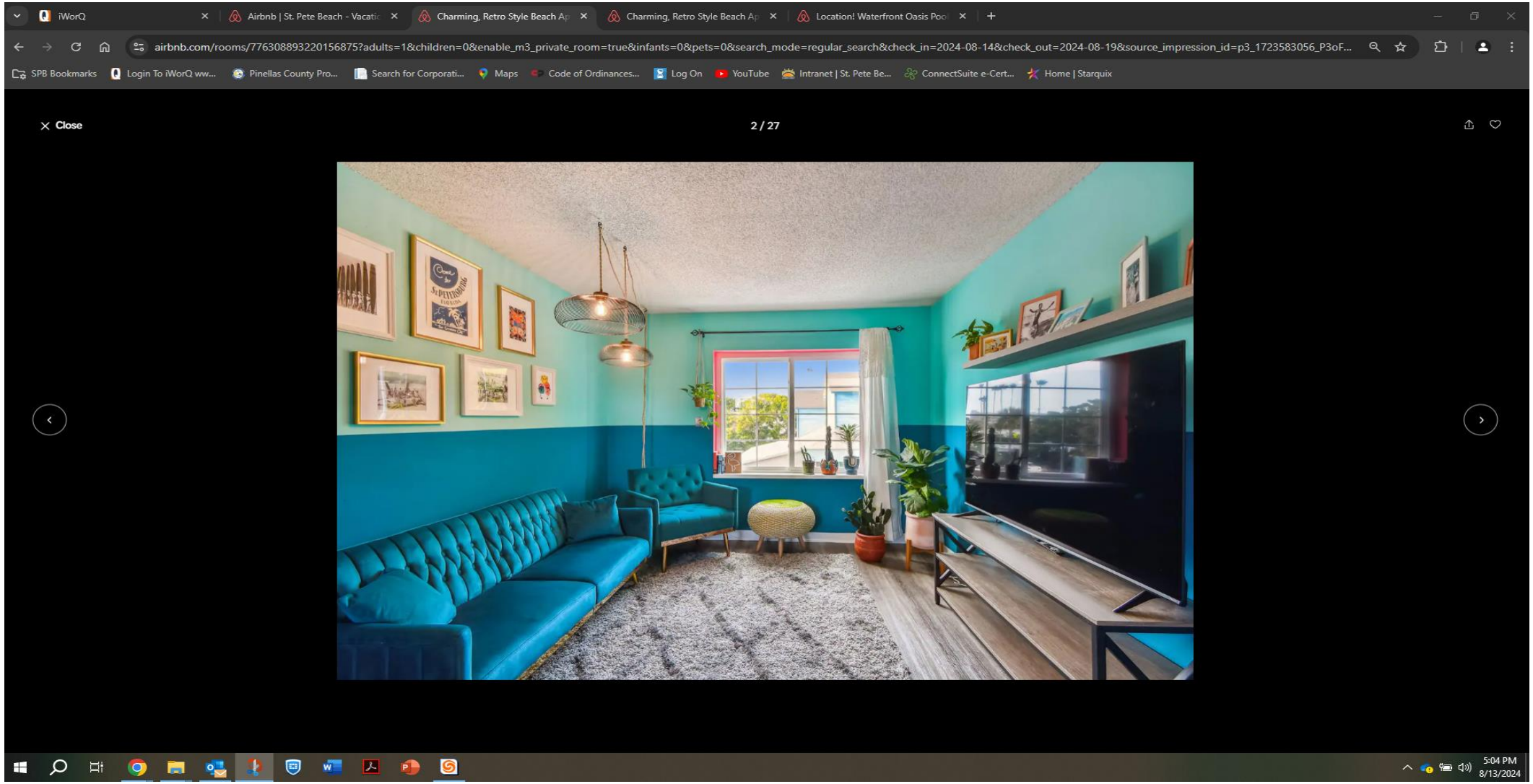
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



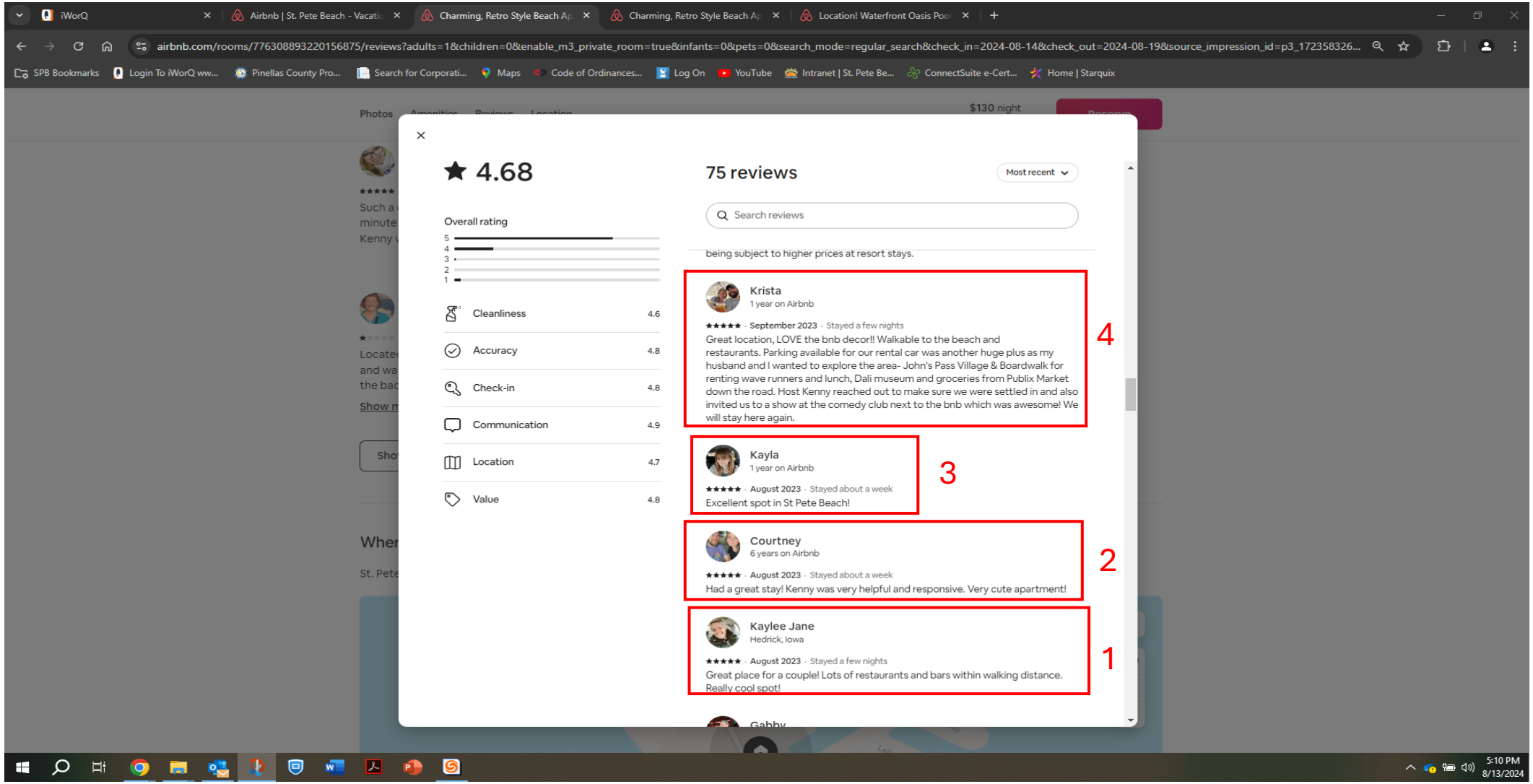
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



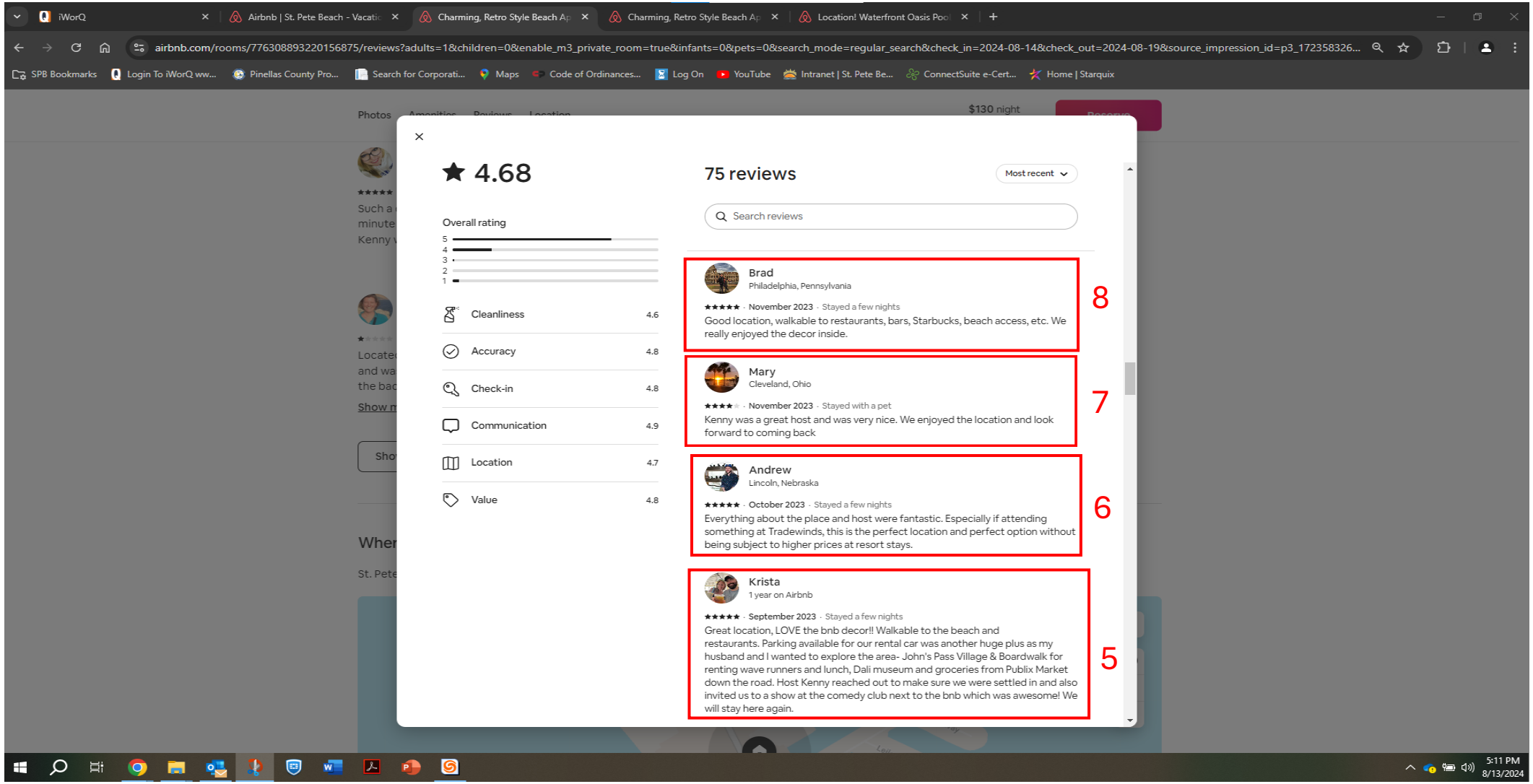
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



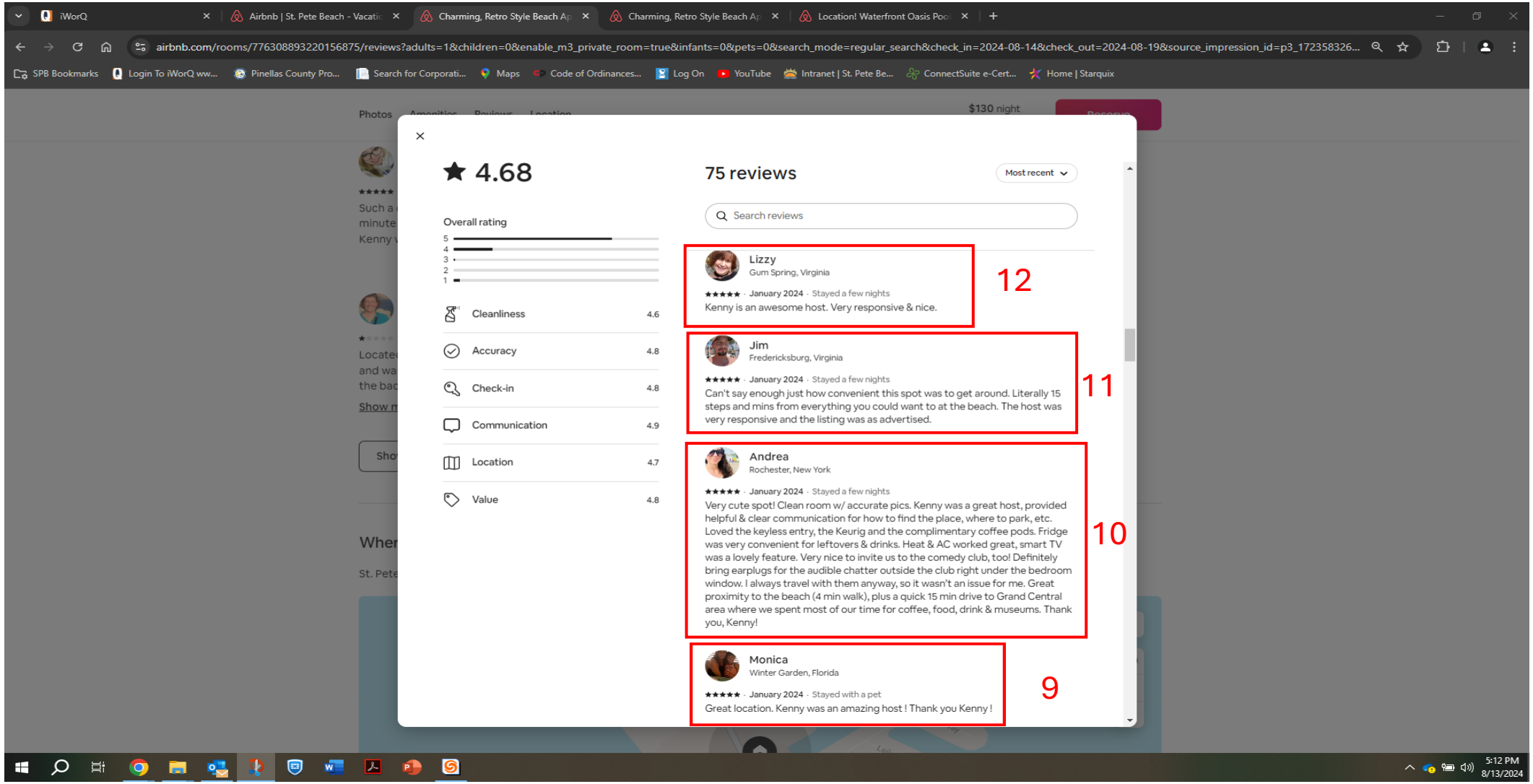
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



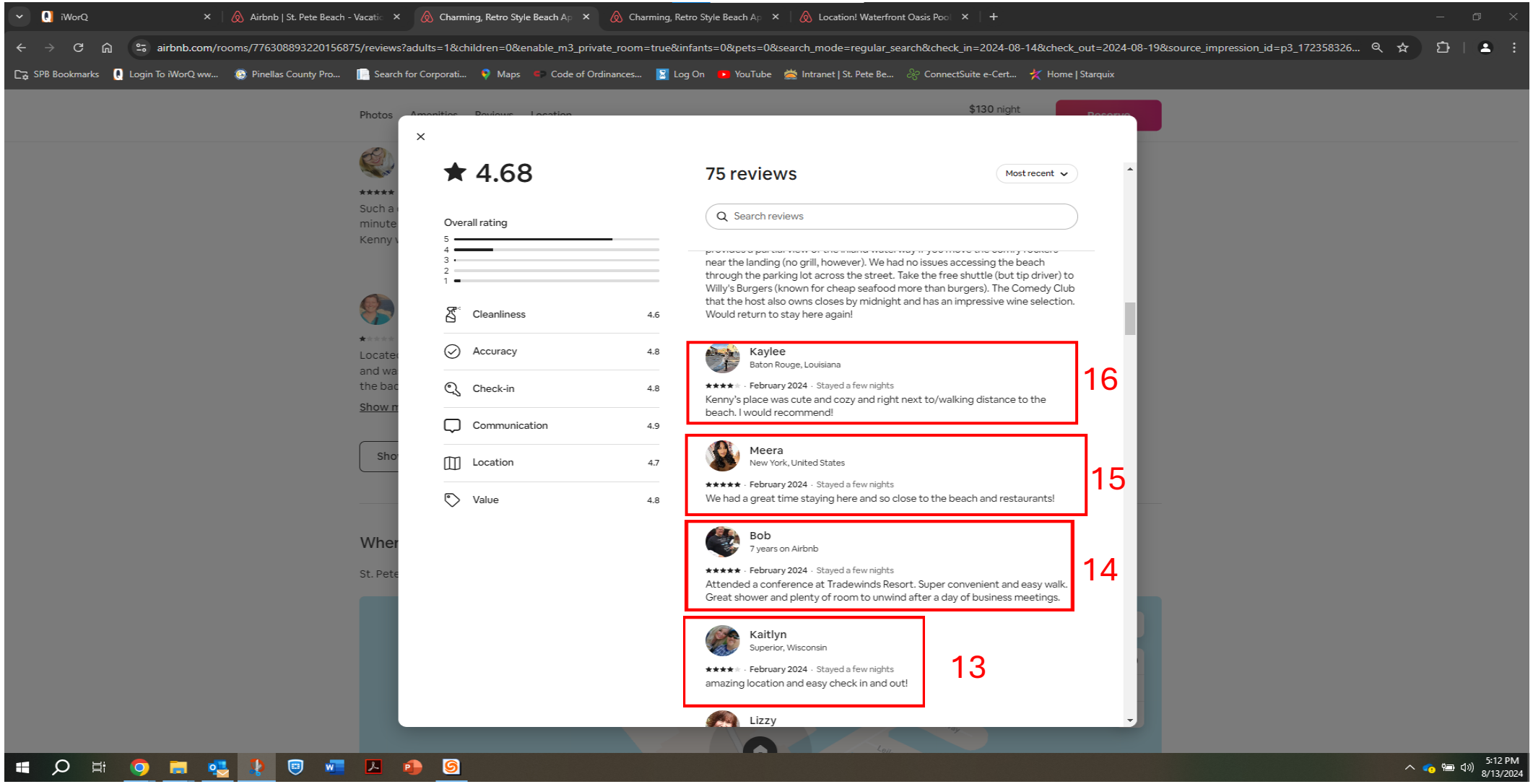
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



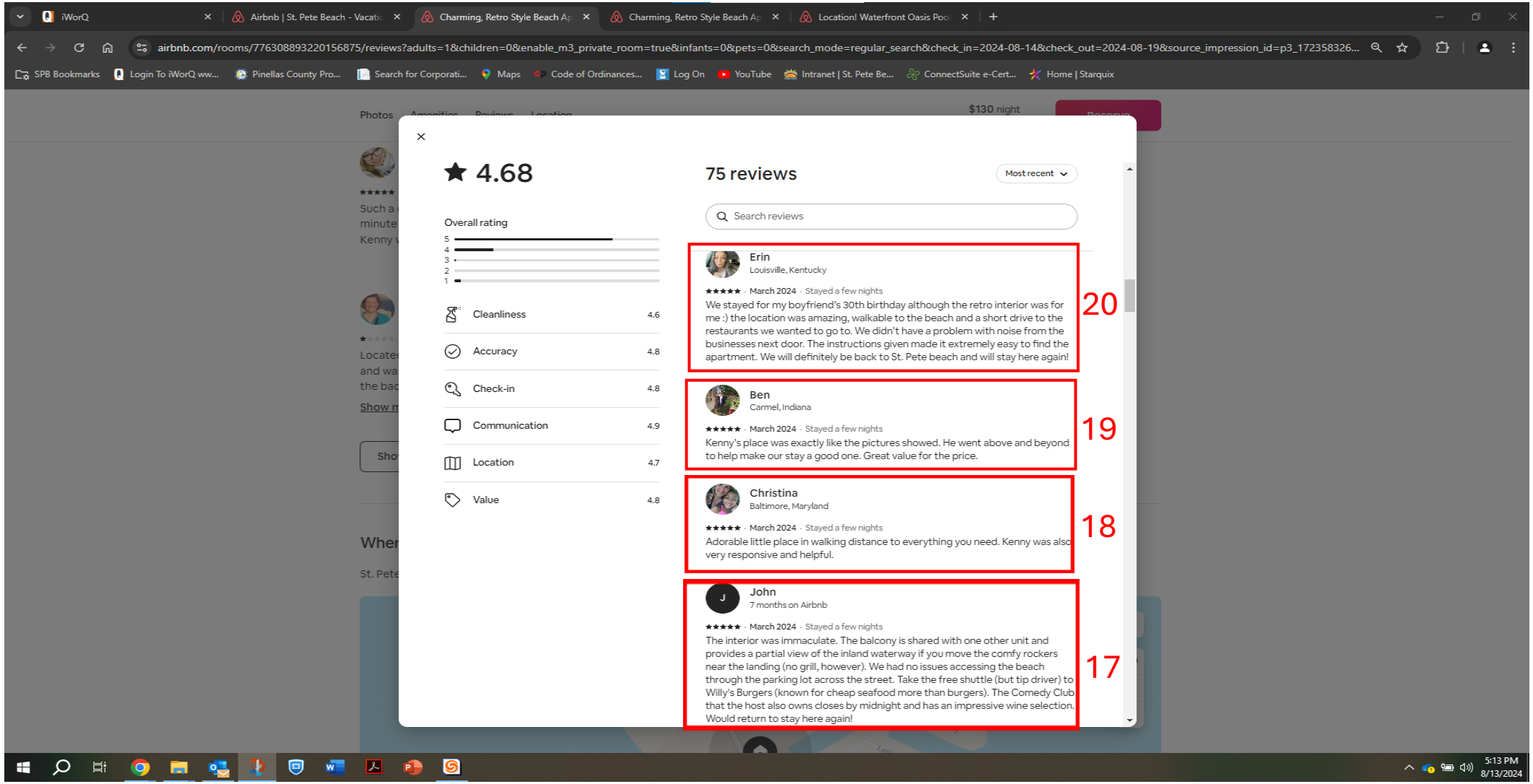
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



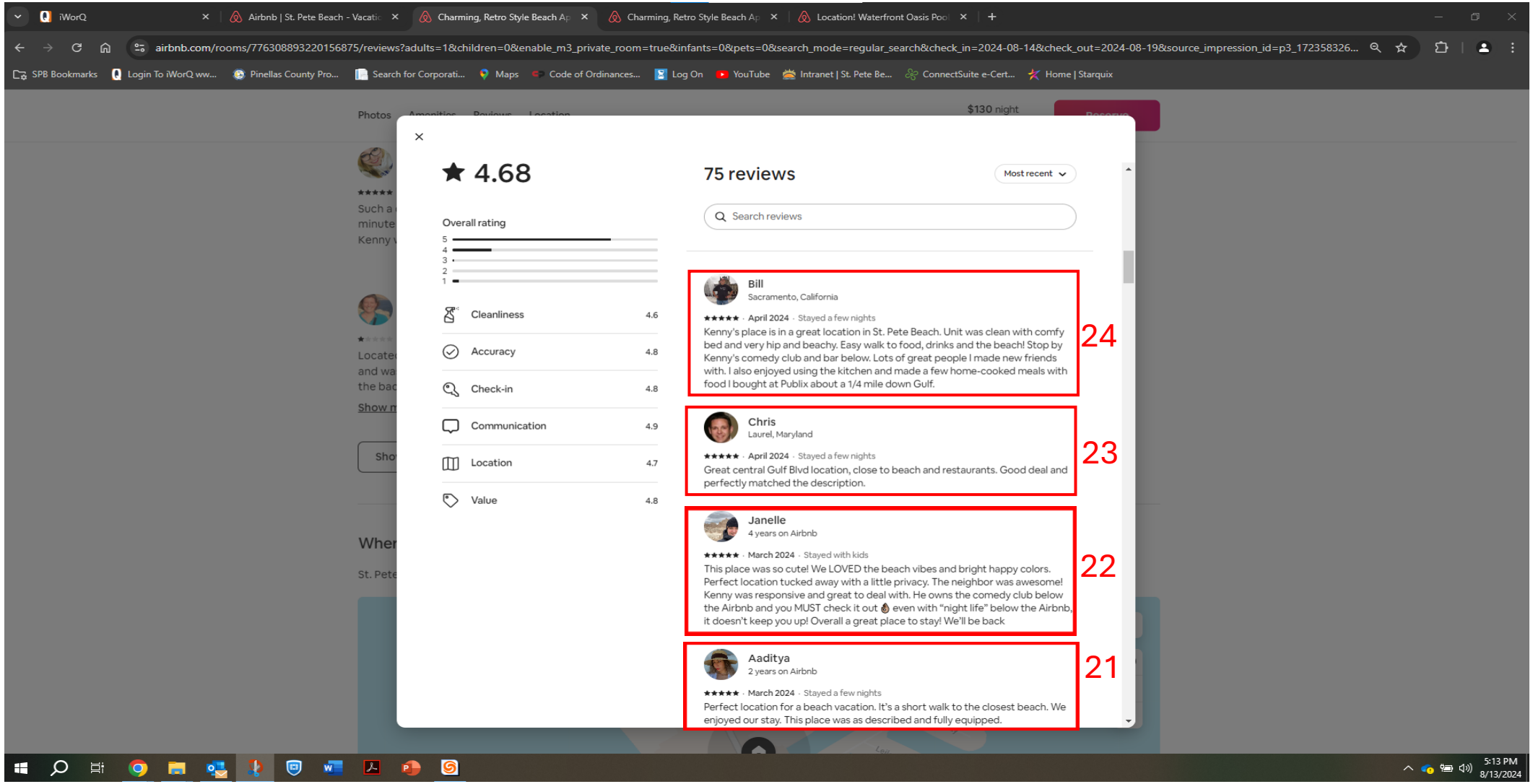
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



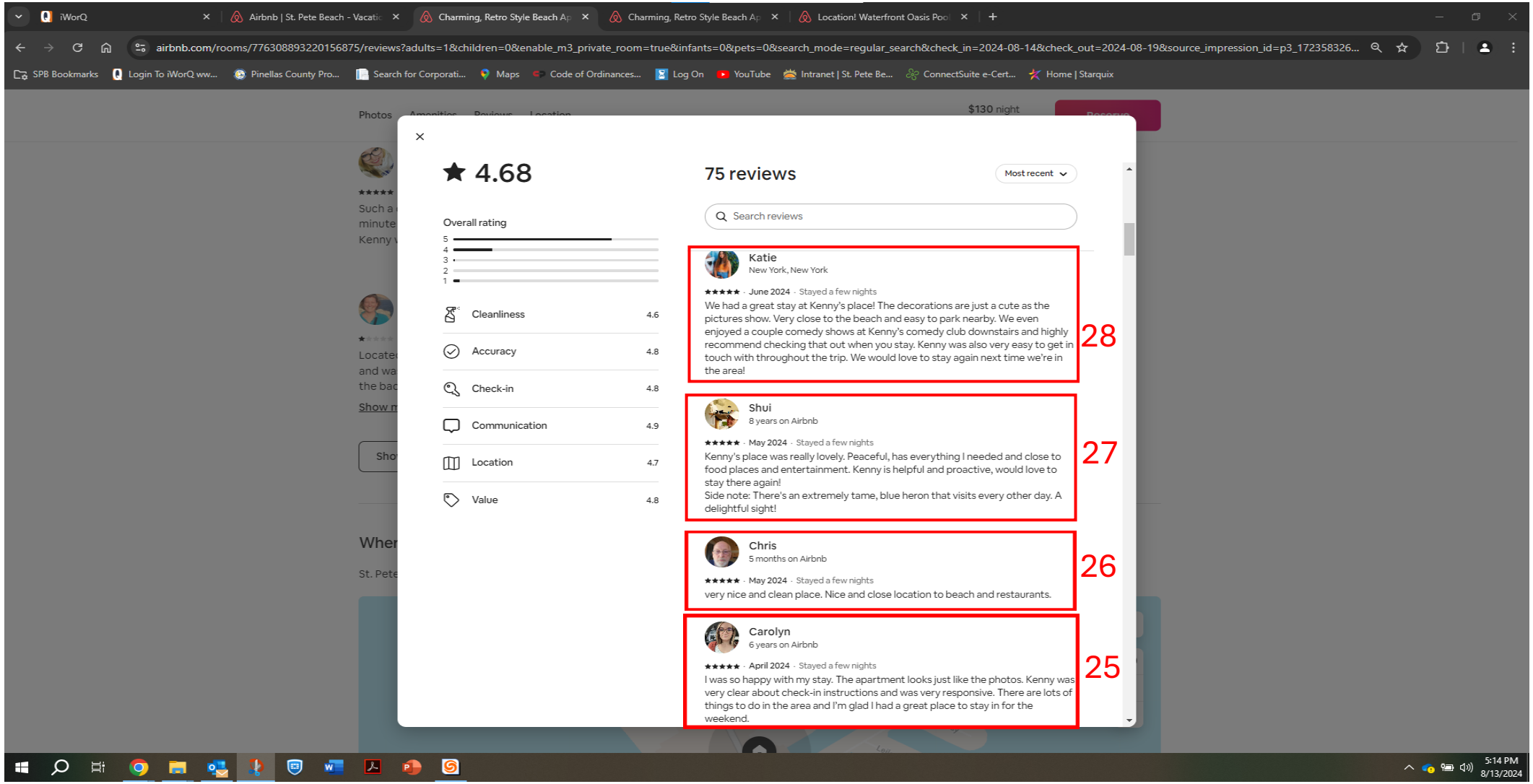
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



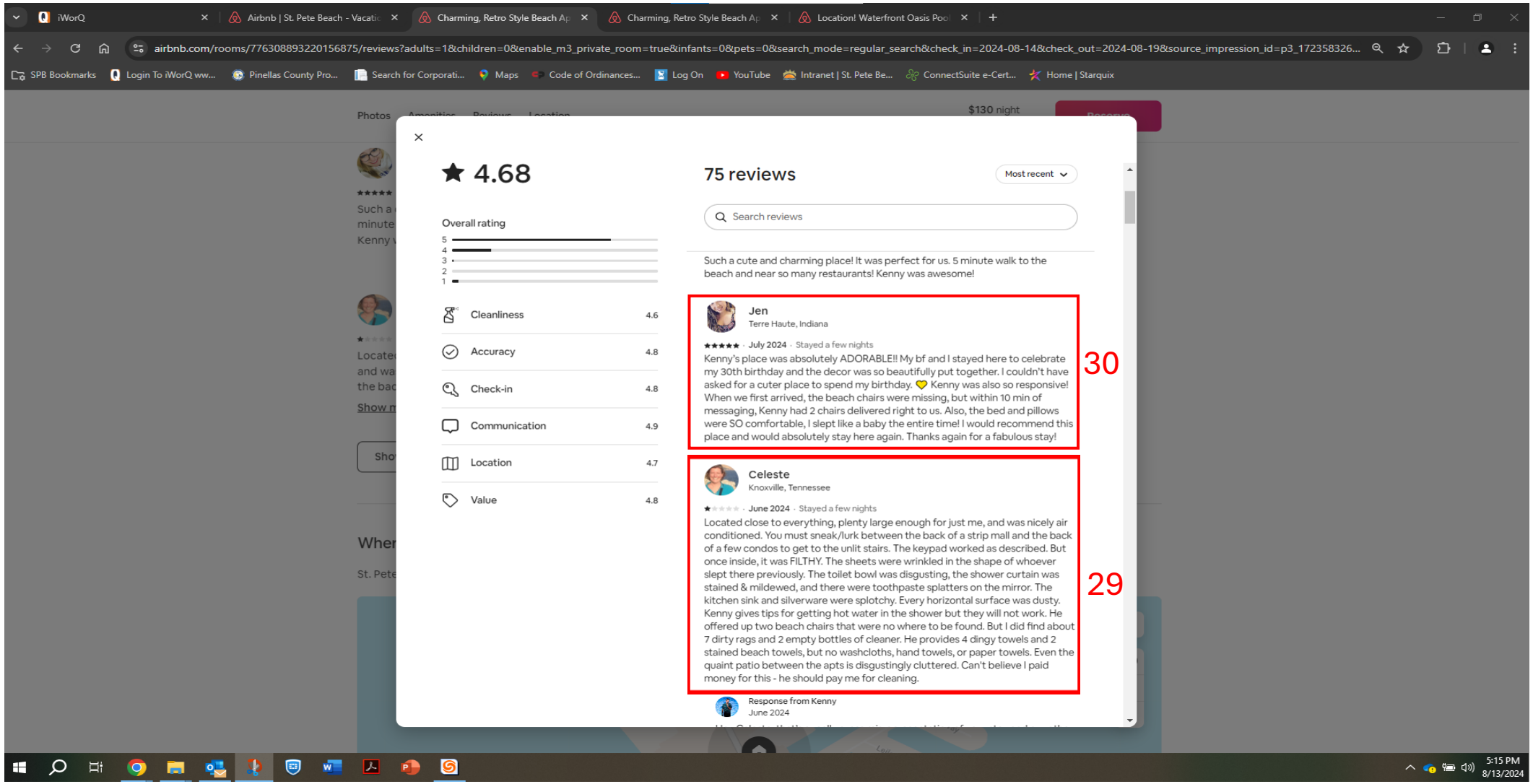
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



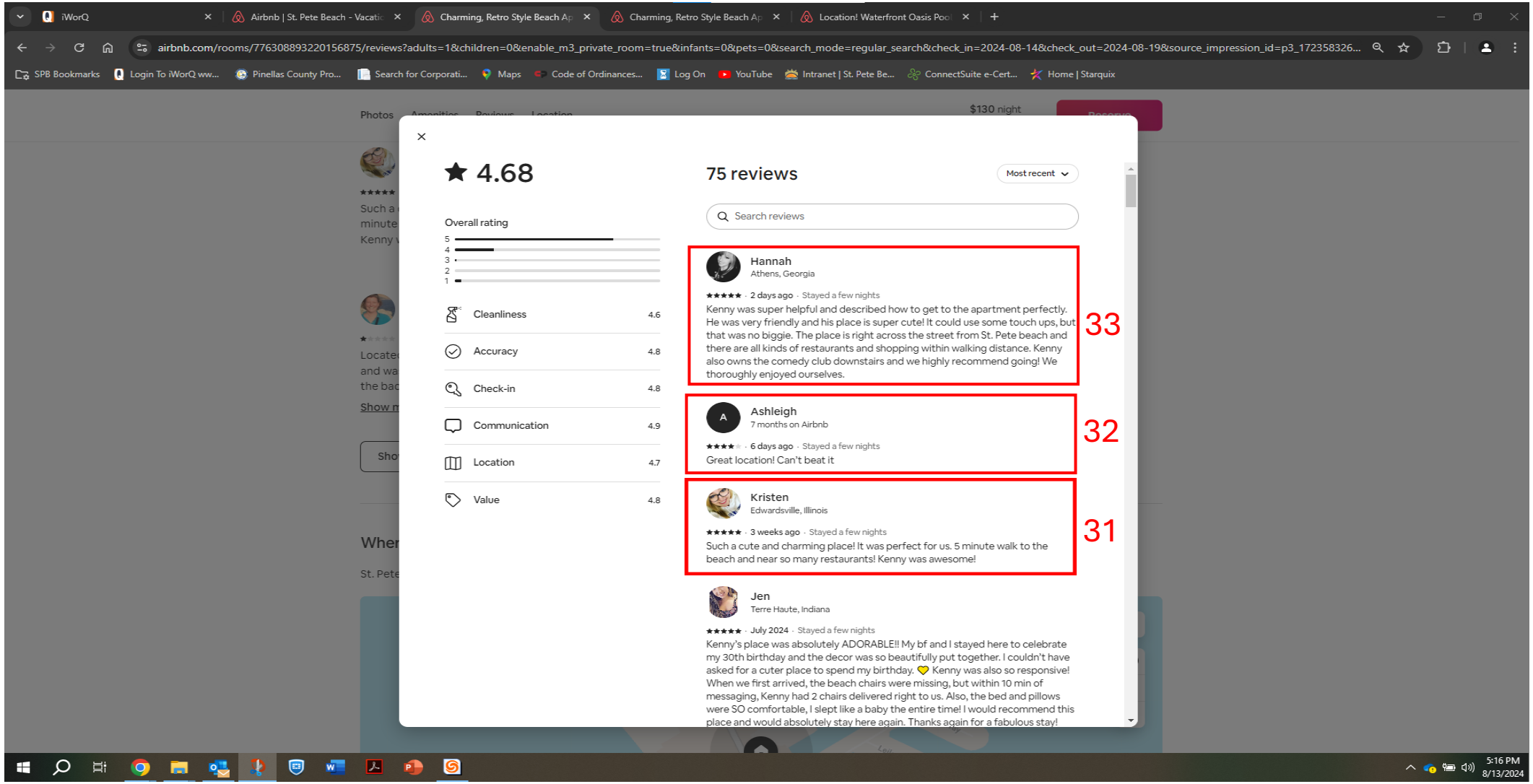
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



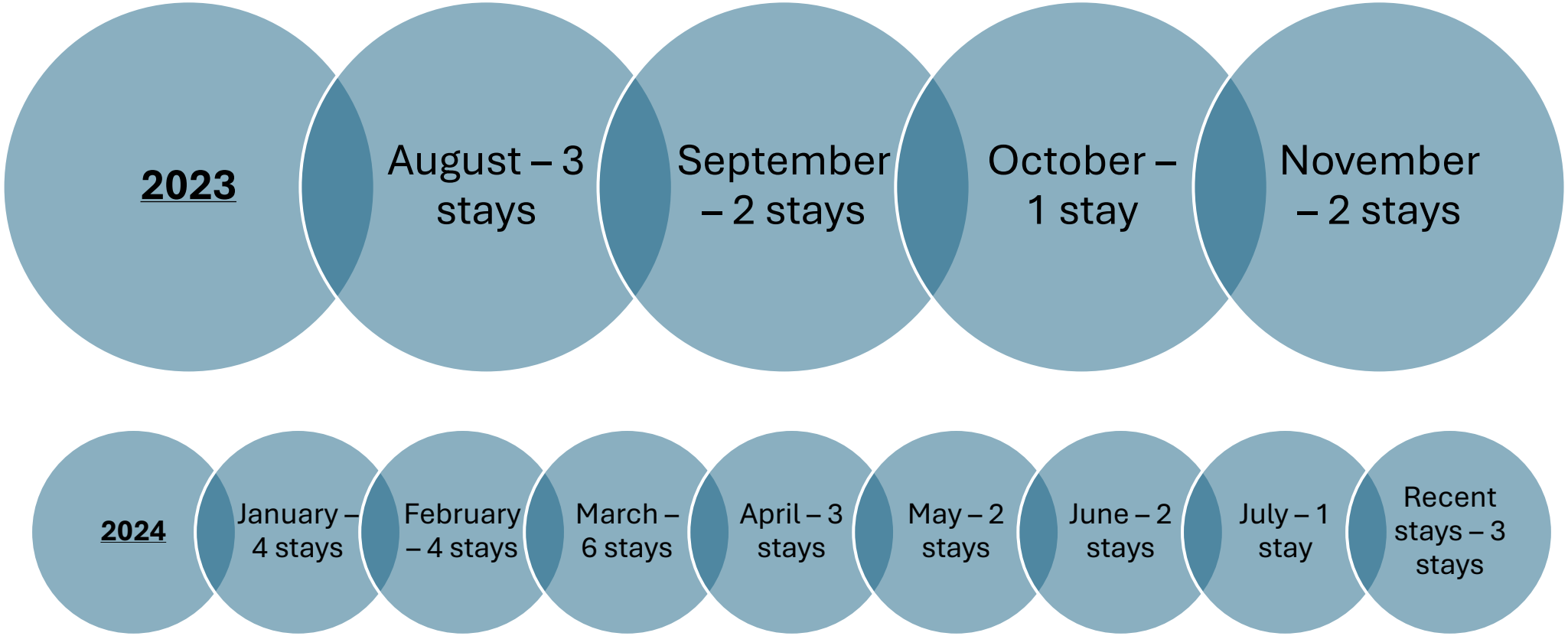
5501 Gulf Blvd.

CE20240475
Airbnb advertisement



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 Statues, 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
Signature of Officer posting

Luis Cruz
Print Name

CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF ST. PETE BEACH,
Petitioner,
vs.
BAYSIDE SHOPS LLC
Respondent(s)

Case Number: 20240475

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,

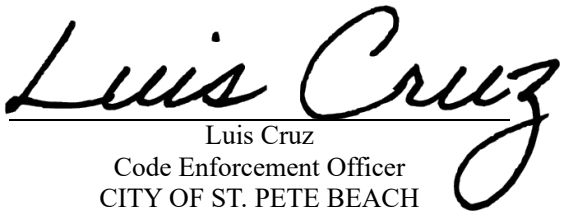
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to $500.00 per day. Cases involving repeat violations may be presented to the Special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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

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

BAYSIDE SHOPS, LLC,

Respondent.
_____/

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.

CASE NO.: CE20240475
ADDRESS: 5501 Gulf Blvd.

BAYSIDE SHOPS, LLC,

Respondent.
_____/

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 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 December 6th, 2024.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

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

BAYSIDE SHOPS, LLC,

Respondent.
_____/

SECOND ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter came before the Special Magistrate on January 13, 2025, which had previously been continued due to Hurricanes Helene and Milton, and the aftermath caused by same. The Special Magistrate, based on the 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 **February 10, 2025,** Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 15th day of January 2025.

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 January 14, 2025.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240475
ADDRESS: 5501 Gulf Blvd.

BAYSIDE SHOPS, LLC,

Respondent.
_____/

AMENDED 3RD ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter came before the Special Magistrate on February 10, 2025, which had previously been continued due to Hurricanes Helene and Milton, and the aftermath caused by same, as well as a second continuance due to illness of Respondent's counsel. The Special Magistrate by agreement of the parties issues the following order:

IT IS ADJUDGED that this matter is continued until the **April 14, 2025,** Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 18th day of February 2025.

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 February 18, 2025.

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

Agenda Report

Agenda Title Name: **Case# 20250010**
City of St. Pete Beach v. Hagan, Emily B TRE Hagan, Emly B Rev Liv Trust
Address: 321 77th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:
1. 3. Final Administrative Order (CE 20250010 - Hagan Rev Lvg Trust).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250010**
ADDRESS: 321 77th Ave.

EMILY B. HAGAN as trustee of the EMILY B. HAGAN REVOCABLE LIVING TRUST,

Respondent.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on May 12, 2025, 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 City Attorney Ralf Brookes and Code Enforcement Officer Luis Cruz.

2. Respondent or anyone on its behalf 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 46-33, 98-65, and 98-66 of the City's Code of Ordinances for maintaining the property with dead palm fronds, trash, and other debris on the property.

5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating the facia board and trim in disrepair, as well as trash, debris, and palm fronds on the property.

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

6. Respondent is found to be in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failing to maintain the property.

7. Respondent shall have **fourteen (14) days** from the date of this order, or by **Monday, June 2, 2025,** clean the property and apply for any permits necessary for repair work on the property to bring the property into compliance. to apply for permits to either reconstruct or demolish the structures on the property and clean up the property and remove all debris, to bring the property into compliance.

8. A hearing is set for **July 14, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.

9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right
10. 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 May 19, 2025.

Erica Augello

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

A copy of this Order was sent via US Mail to Respondent at 9300 Gulf Blvd., St. Pete Beach, FL 33706-1312 on May 19, 2025.

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# 20250211**
City of St. Pete Beach v. Starlight Tower Incorporated
Address: 7000 Beach Plz St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through:

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:
1. Final Administrative Order (CE 20250211 - Starlight Towers Inc.)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250211**
ADDRESS: 7000 Beach Plz St.

STARLIGHT TOWERS, INC.,

Respondent.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on May 12, 2025, 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 City Attorney Ralf Brookes and Code Enforcement Officer Luis Cruz.

2. Starlight Tower Inc.'s board members, Joy Clark and Edward Wolfe, appeared on behalf of Respondent. Ms. Clark and Mr. Wolfe possessed the requisite authority to represent the 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 of the City's Code of Ordinances for having work conducted without a permit. Specifically, for having a block wall of detached garage reconstructed without first securing a permit by a licensed contractor.

5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating the wall having been erected of concrete block and testified that no permit had been applied for.

6. Ms. Clark testified that they did not have a licensed contractor do the work on the detached garage, but they did not think they needed a permit for that type of work because they received a representation from someone from the City that they did not need a permit to ix the wall to the garage. However, Ms. Clark could not testify as to who told them that. She testified that they were not trying to do something incorrectly, they were just trying to get the wall repaired. She testified that they just needed time to find a licensed contractor.

7. Mr. Wolfe said that they have a contractor coming out to the property the next day, but he does not think they will take on that work as it is a small project. He also testified that they would need time to find a contractor to do the job. Mr. Wolfe testified that the unlicensed masonry worker did not finish the job.

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

8. Respondent is found to be in violation of Section 98-123.1 of the City's Code of Ordinances for having work done without a permit.

9. Respondent shall have **thirty (30) days** from the date of this Order, or by **Wednesday, June 18, 2025**, to apply for after-the-fact permits for the work done on the garage and for the work that needs to be done to repair the garage.

10. A hearing is set for **July 14, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.

11. 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.

12. It is Respondent's responsibility to notify the City once the property is in compliance.

13. 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 May 19, 2025.

Erica Augello

_____

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Joy Clark at joymettsclark@yahoo.com and Edward Wolfe at edwardwolfe.58@gmail.com on May 19, 2025.

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# 20250223**
City of St. Pete Beach v. Johnson, Kathleen M
Address: 620 64th Ave. St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:
1. Final Administrative Order (CE 20250223 - Johnson)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250223**
ADDRESS: 620 64th Ave.

KATHLEEN M. JOHNSON,

Respondent.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on June 9, 2025, 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 Nancy Stuparich and Code Enforcement Officer Luis Cruz.

2. No one appeared on behalf of 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 46-33, 98-65, 98-66, and 98-67 of the City's Code of Ordinances for failure to properly maintain the property and maintain an unregistered boat trailer.

5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating trash and debris on the property and right-of-way to include couches and other furniture, an unregistered boat trailer.

6. Code Officer Cruz testified that he has no contact with the property owner.

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

7. Respondent is found to be in violation of Sections 46-33, 98-65, 98-66, and 98-57 of the City's Code of Ordinances for failing to maintain the property and maintaining an unregistered boat trailer.

8. Respondent shall have thirty (30) days from the date of this Order, or by **July 10, 2025**, to bring the property into compliance.

9. A hearing is set for **July 14, 2025, 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 June 10, 2025.

Erica Augello

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

A copy of this Order was sent via US Mail at P.O. Box 66394, St. Petersburg, FL 33736-6394 on June 11, 2025.

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# 20250056**
City of St. Pete Beach, v. 5411 Pali Way land Trust Macmillan, Christopher Tre
Address 5411 Pali Way St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:
1. Final Administrative Order (CE 20250056 - 5411 Pali Way Trust)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250056**
ADDRESS: 5411 Pali Way

5411 PALI WAY LAND TRUST, and its trustee CHRISTOPHER MACMILLAN.,

Respondent.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on June 9, 2025, 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 Nancy Stuparich and Code Enforcement Officer Luis Cruz.

2. No one appeared on behalf of 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 46-33, 98-64, 98-65, and 98-66 of the City's Code of Ordinances for failure to properly maintain the property.

5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating several broken windows, debris and dead leaves on the property as well as broken dock pilings and other pieces of dock that appeared to have washed up onto the property, broken planters, palm fronds, dead branches and other vegetation, a broken aluminum pool cage, a pool with stagnant water, and the roof is no longer secured to the lanai.

6. Code Officer Cruz testified that he has no contact with the property owner.

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

7. Respondent is found to be in violation of Sections 46-33, 98-64, 98-65, and 98-66 of the City's Code of Ordinances for failing to maintain the property.

8. Respondent shall have thirty (30) days from the date of this Order, or by **July 10, 2025**, to bring the property into compliance and apply for any necessary permits that may be required in order to do so.

9. A hearing is set for **July 14, 2025, 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 June 10, 2025.

Erica Augello

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

A copy of this Order was sent via US Mail at 5411 Pali Way, St. Pete Beach, FL 33706 on June 11, 2025.

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# 20250064** **City of St. Pete Beach v. Donovan, Kenneth Frederick Donovan, Wilma Ann** **Address 820 59th Ave. St. Pete Beach, FL 33706**
Action Request:	N/A
Strategic Objective:	
Date:	July 14, 2025
Prepared By:	Jennifer Daunch
Through:	Peyt Dewar, Code Enforcement Manager
Summary of Issue:	Status hearing to determine compliance and to assess any authorized fines and costs.
Funding:	N/A
Attachments:	1. Final Administrative Order (CE 20250064 - Donovan)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250064**
ADDRESS: 820 59th Ave.

KENNETH FREDERICK DONOVAN
and WILMA ANN DONOVANS,

Respondents.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on June 9, 2025, 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 Nancy Stuparich and Code Enforcement Officer Luis Cruz.

2. Kenneth Donovan appeared on behalf of Respondents.

3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.

4. Respondents were notified that they were in violation of Sections 23.11, 23.2, 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failure to properly maintain the property.

5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating wood debris, a tarped motorcycle, broken fence, a dolly, chemical receptacles, a lawnmower, auto jack, tools, tires, and other automotive equipment. Code Officer Cruz also submitted photographs of an RV that he testified that was parking in violation of the City's Code.

6. Respondent testified that the motorcycle and RV are registered and are otherwise operable and provided the registration records of same. Respondent also testified that the RV is parked on a shell and concrete pad that was properly permitted by the City, and was inspected by Larry Snyder, who was a building inspector at the time the pad was permitted. Respondent testified that the remainder of the items are being worked on daily and he cannot move them into the garage, and he gets to the fence as he can.

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

7. Respondents are found to be in violation of Sections 46-33 (2), 98-65 (1) & (4), 98-66 (b)(24) & (e) of the City's Code of Ordinances for failing to maintain the property.

8. Respondents shall have **thirty (30) days** from the date of this Order, or by **July 10, 2025**, to bring the property into compliance.

9. A hearing is set for **July 14, 2025, 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 Respondents' responsibility to notify the City once the property is in compliance.

12. Should Respondents 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 Respondents may be subject to a fine of up to $500 per day for each day the violation exists.

Order entered on June 10, 2025.

Erica Augello

_____

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email at papaken13@verizon.net on June 11, 2025.

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# 20250224** **City of St. Pete Beach v. Develop St Pete LLC** **Address: 8090 Gulf Blvd St. Pete Beach, FL 33706**
Action Request:	N/A
Strategic Objective:	
Date:	July 14, 2025
Prepared By:	Jennifer Daunch
Through:	Peyt Dewar, Code Enforcement Manager
Summary of Issue:	Status hearing to determine compliance and to assess any authorized fines and costs.
Funding:	N/A
Attachments:	1. Final Administrative Order (CE 20250224 - Develop St. Pete LLC)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250224**
ADDRESS: 8090 Gulf Blvd.

DEVELOP ST. PETE, LLC,

Respondent.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on June 9, 2025, 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 Nancy Stuparich and Code Enforcement Officer Luis Cruz.

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 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failure to properly maintain the property.

5. Code Enforcement Officer Cruz submitted photographic evidence showing remnants of debris in the right-of-way to include glass, wood, and concrete chunks; there are doors propped up against the structure as well as palm fronds, dead vegetation, lattice fencing askew and on the ground, dock pilings and concrete pavers, and broken tiles and concrete and trash around the property.

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

6. Respondent is found to be in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failing to maintain the property.

7. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Tuesday, June 24, 2025**, to bring the property into compliance.

8. A hearing is set for **July 14, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.

9. 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.

10. It is Respondent's responsibility to notify the City once the property is in compliance.

11. 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 June 10, 2025.

Erica Augello

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

A copy of this Order was sent via US Mail to Respondent at 2830 48th Street S, Gulfport, FL 33711-3620 on June 11, 2025.

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 # 20250045**
City of St. Pete Beach v. Curtis, Genevieve W
Address: 3307 E De Bazan Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments: 1. Final Administrative Order (Curtis)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250045**
ADDRESS: 3307 E De Bazan Ave.

GENEVIEVE W. CURTIS,

Respondent.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on May 12, 2025, 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 City Attorney Ralf Brookes 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 she was in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for maintaining a fence in disrepair, dead trees and overgrown vegetation on the property, as well as debris, trash, and palm fronds, and failing to maintain the pool.

5. Code Enforcement Officer Rivera submitted photographic evidence demonstrating dead trees on property and brush piled up, an unregistered boat and trailer, as well as debris and trash all over the property. Mr. Rivera also presented the findings of the City's arborist who determined the dead trees, save for the Norfolk Pine, were a danger and needed to be removed from the property.

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

6. Respondent is found to be in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failing to remove the dead trees and vegetation and maintaining an unregistered boat and trailer on the property.

7. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Friday, May 20, 2025**, to either remove the boat and trailer or otherwise properly register them, and shall have **thirty (30) days** from the date of this Order, or by **Monday, June 16, 2025,** to remove the dead trees, excluding the Norfolk Pine, and dead vegetation from the property to bring the property into compliance.

8. A hearing is set for **July 14, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.

9. 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.

10. It is Respondent's responsibility to notify the City once the property is in compliance.

11. 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 May 19, 2025.

Erica Augello

_____

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 3307 E. De Bazan Ave., St. Pete Beach, FL 33706 on May 19, 2025.

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# 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:	July 14, 2025
Prepared By:	Steven Rivera, Code Enforcement Officer
Through:	Peyt Dewar, Code Enforcement Manager
Summary of Issue:	Status Hearing on the permit status for unpermitted repairs.
Funding:	N/A
Attachments:	1. Second Order to Continue (CE20240539 - Simmons)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20240539**
ADDRESS: 100 3rd Ave.

THOMAS SIMMONS,

Respondent.
_____/

SECOND ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter having come before the Special Magistrate on June 9, 2025. In consideration of the information presented, and at the agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until the **July 14, 2025**, Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 10th day of June 2025.

Erica Augello

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

A copy of this Order was sent via US Mail to Respondent at 100 3rd Ave., St. Pete Beach, FL 33706 on June 11, 2025.

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

Agenda Report

Agenda Title Name:	**Case# 20240529** **City of St. Pete Beach v. Long, Richard Allen Revocable Trust Long, Richard Allen Tre** **Address: 6700 Gulf Blvd St. Pete Beach, FL 33706**
Action Request:	N/A
Strategic Objective:	
Date:	July 14, 2025
Prepared By:	Jennifer Daunch
Through:	Peyt Dewar, Code Enforcement Manager
Summary of Issue:	Status hearing to determine compliance and to assess any authorized fines and costs.
Funding:	N/A
Attachments:	1. 2nd Final Administrative Order (CE 20240529 - Long Rev Trust)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20240529**
ADDRESS: 6700 Gulf Blvd.

RICHARD ALLEN LONG as trustee of the RICHARD ALLEN LONG REVOCABLE TRUST,

Respondent.
_____/

SECOND FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on June 9, 2025, 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 Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.

2. Jason Bowry, Respondent's tenant, appeared on behalf of 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 33.4, 6.24, 98-123.1, and 98-75 of the City's Code of Ordinances for operating an outdoor patio bar with live music, and construction said bar without the required permits.

5. Code Enforcement Officer Ruckdeschel stated that the property is not in compliance, but that Respondent has applied for a permit and submitted revisions.

6. The City's Building Official, Luke Curtis, testified that the permit is presently in review by the City and it has not yet been determined if what is requested can be permitted.

7. Mr. Bowry testified that he has not had anyone out on the back patio since the last hearing and has been going through the permitting process.

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

8. Respondent has acted in good faith to attempt to secure the permits and be in compliance with the magistrate's order dated May 19, 2025. The City is presently reviewing the permit submittals and Respondent has no control over the timing of this review.

9. Accordingly, a status hearing is set for **July 14, 2025**. At that time a determination will be made as to whether Respondent has complied with the previous order or if fines should be imposed.

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 June 10, 2025.

Erica Augello

_____

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 12915 River Rd., Myakka City, FL 34251-8950, to Jason Bowry via email at grillnchillin101@gmail.com, and Joe Melendi, Esq. via email at josephmelendi@msn.com on June 11, 2025.

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 # 20250139** **City of St. Pete Beach, v. Moosapanah Mielad** **Address: 406 72nd Ave**
Action Request:	N/A
Strategic Objective:	
Date:	July 14, 2025
Prepared By:	Jennifer Daunch
Through:	Peyt Dewar, Code Enforcement Manager
Summary of Issue:	Status hearing to determine compliance and to assess any authorized fines and costs.
Funding:	N/A
Attachments:	1. Final Administrative Order (CE 20250139 - Mielad)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250139**
ADDRESS: 406 72nd Ave.

MOOSAPANAH MIELAND,

Respondent.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on June 9, 2025, 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 Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.

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 46-33 and 98-66 of the City's Code of Ordinances for failure to properly maintain the property.

5. Code Enforcement Officer Ruckdeschel submitted photographic evidence demonstrating dead shrubs, overgrown vegetation, and unkempt landscaping.

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

6. Respondent is found to be in violation of Sections 46-33 and 98-66 of the City's Code of Ordinances for failing to maintain the property.

7. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Tuesday, June 24, 2025**, to bring the property into compliance.

8. A hearing is set for **July 14, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.

9. 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.

10. It is Respondent's responsibility to notify the City once the property is in compliance.

11. 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 June 10, 2025.

Erica Augello

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

A copy of this Order was sent via US Mail to Respondent at 5625 E. Waltann Lane, Scottsdale, AZ 85254-1832 on June 11, 2025.

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# 20250173**
City of St. Pete Beach v. Blind Pass Properties III LLC
Address: 420 77th Ave

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and to assess any authorized fines and costs.

Funding: N/A

Attachments:
1. Final Administrative Order (CE 20250173 - Blind Pass Properties III LLC)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250173**
ADDRESS: 420 77th Ave.

BLIND PASS PROPERTIES III, LLC,

Respondent.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on June 9, 2025, 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 Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.

2. Jack Buns and Bill Majewski appear on behalf of Respondent. Mr. Buns and Mr. Majewski 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 98-64, 98-65, and 98-66 of the City's Code of Ordinances for failure to properly maintain the property.

5. Code Enforcement Officer Ruckdeschel submitted photographic evidence demonstrating overgrown vegetation, palm and other vegetative debris, furniture and a discarded basketball hoop, and broken concrete sections of curb in the landscape bed.

6. Respondents testified that a demolition permit for the property has been applied for and they intend to clear the property and level it.

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

7. Respondent is found to be in violation of Sections 68-64, 98-65, and 98-66 of the City's Code of Ordinances.

8. Respondent shall have **thirty (30) days** from the date of this Order, or by **Thursday, July 10, 2025**, to bring the property into compliance.

9. A hearing is set for **July 14, 2025, 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 June 10, 2025.

Erica Augello

_____

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Jack Buns at jack.buns@verizon.net and Bill Majewski at FBT@floridabuildingtech.com on June 11, 2025.

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# 20250165** **City of St. Pete Beach v. NXT Acquisitions Corp** **Address: 396 41st Ave St. Pete Beach, FL 33706**
Action Request:	N/A
Strategic Objective:	
Date:	July 14, 2025
Prepared By:	Jennifer Daunch
Through:	Peyt Dewar, Code Enforcement Manager
Summary of Issue:	Status hearing to determine compliance and to assess any authorized fines and costs.
Funding:	N/A
Attachments:	1. Final Administrative Order (CE 20250165 - NXT Acquisitions)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20250165**
ADDRESS: 396 41st Ave.

NXT ACQUISITIONS CORP.,

Respondent.
_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on May 12, 2025, 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 City Attorney Ralf Brookes and Code Enforcement Officer Steven Rivera.

2. Respondent was represented by the property manager, Kayley Arn, who 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 6-23, 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failure to property maintain dock, pool, and fence, as well as having broken soffits and outdoor storage on the property, to include construction materials.

5. Code Enforcement Officer Rivera submitted photographic evidence demonstrating same.

6. Respondent testified and submitted photographic evidence that the fence and building materials were removed from the property, the dock was removed but the tie poles remain, the pool was drained and a pool cover eas placed over the top , and all exterior debris and trash was removed. They have engaged a pool contractor as well as a general contractor to address the windows, soffits, and the pool and dock issues. The plans were submitted today.

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

7. Respondents are found to be in violation of Sections 6.23, 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failing to maintain the property.

8. Respondent shall have until **June 6, 2025**, to apply for the necessary permits to bring the property into compliance.

9. A hearing is set for **June 9, 2025, 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 May 19, 2025.

Erica Augello

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

A copy of this Order was sent via email to Kayley Arn at kayley@nxtacqusitions.com on May 19, 2025.

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# 20250410**
City of St. Pete Beach v. 3511 Gulf Blvd LLC
Address: 3511 Gulf Blvd St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33 - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

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.

(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

Funding: N/A

Attachments:

1. Notice of Repeat Violation
2. Evidence
3. Final Order Imposing Fines and Costs (CE20240368 - 3511 Gulf Blvd.)
4. Affidavit of Posting
5. Notice of Hearing
6. Notice of Repeat Violation Banner
7. Registered Agent Repeat Notice of Violation Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF REPEAT VIOLATION

6/26/2025

3511 GULF BLVD LLC
2103 BAYSHORE BLVD UNIT 906
TAMPA, FL 33606-3257

RE: Case Number 20250410
Violation: 46-33 -Enumeration (2) & (3), 98-65 - Unsightly Conditions (4), and 98-66 Residential and Commercial Property Maintenace (a), (b), & (20)
Violation Address: 3511 GULF BLVD
Parcel ID#: 073216218520080060

Dear Property Owner:

The property is overgrown and needs to be cut and maintained regularly. There is miscellaneous debris scattered throughout the property as well as palm fronds and branches that need to be cleaned up and disposed of.

Your property was found in violation by the Special Magistrate on 8/12/2024, for the same violation (46-33 -Enumeration (2) & (3), 98-65 - Unsightly Conditions (4), and 98-66 Residential and Commercial Property Maintenace (a), (b), & (20)). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on 7/14/2025.

If you require further information, please contact Code Enforcement at (727)748-1722 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20250410

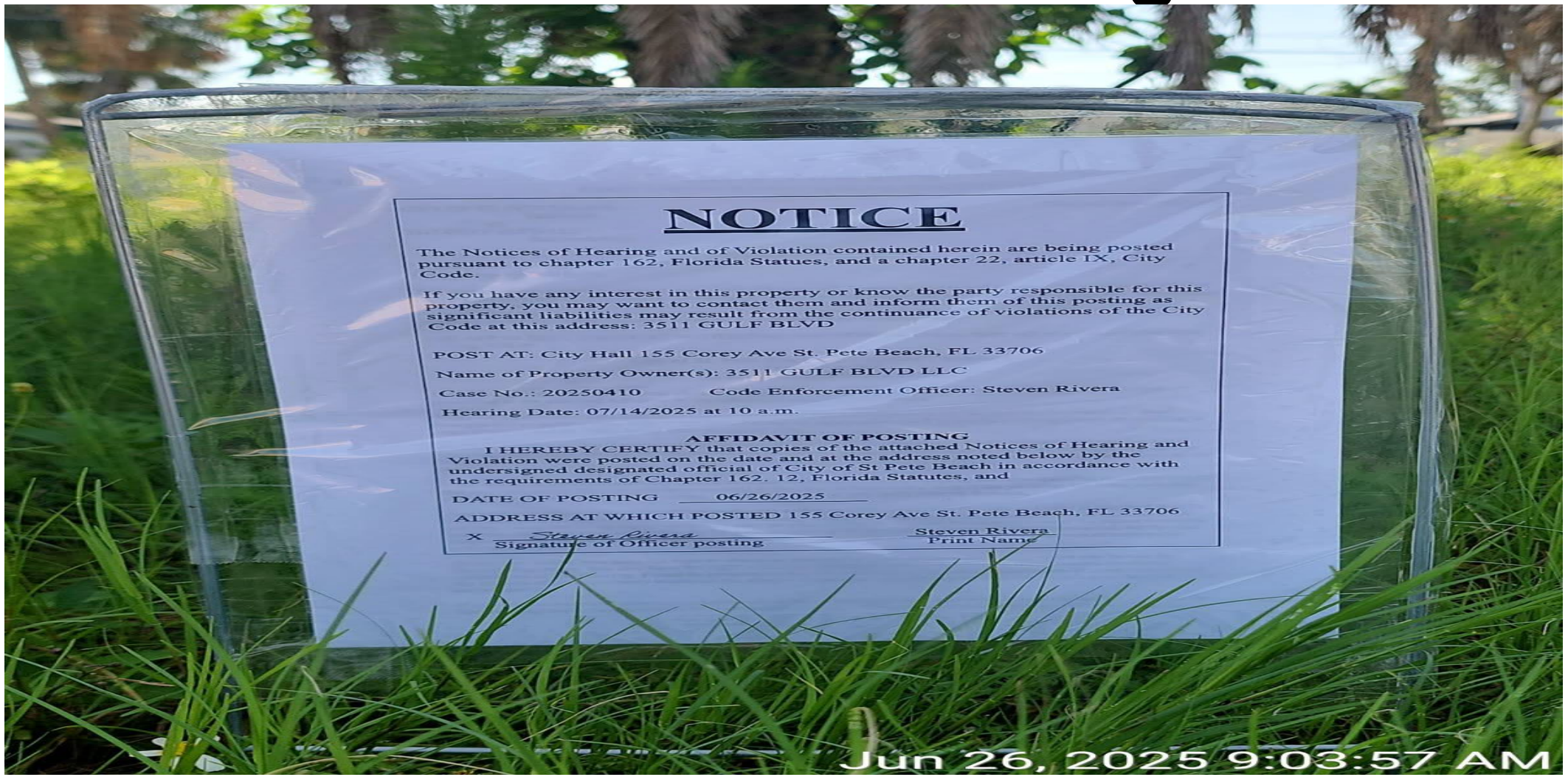
- **Respondent(s): 3511 GULF BLVD LLC**
- **Violation address: 3511 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 46-33 (2) & (3), Enumeration, 98-65 (4) Unsightly Conditions, 98-66 (a), (b), & (20) Residential and Commercial Property Maintenance of the Code of Ordinances of the city of St. Pete Beach**

CE20250410

Case Summary

- Initial inspection: 6/25/2025
- Notice of Repeat Violation dated: 6/26/2025
- Notices of Hearing dated and posted on the property: 6/26/2025

CE20250410
Affidavit of Posting



3511 Gulf Blvd.

CE20250410
Overgrown grass/weed and tree limbs



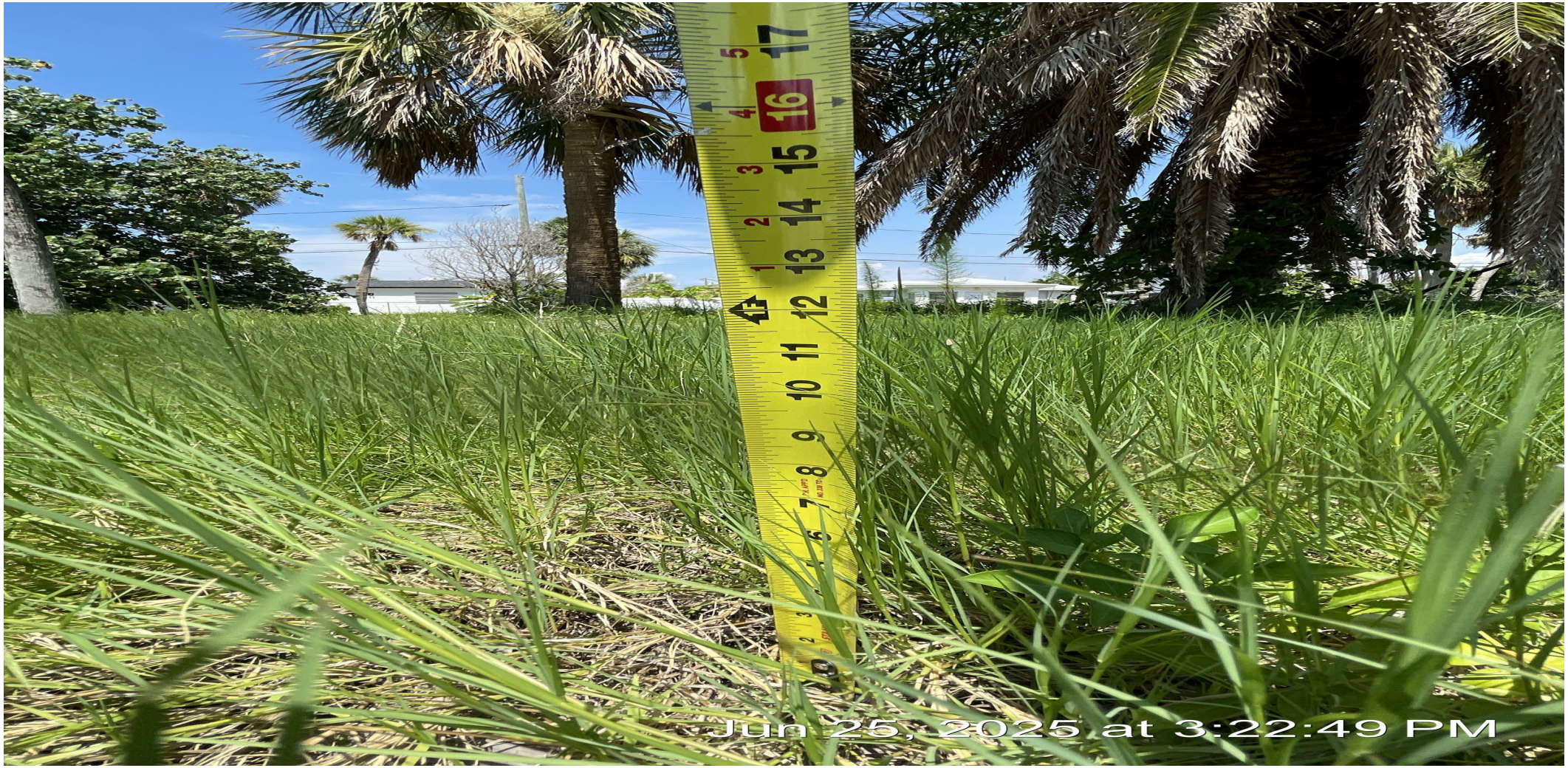
3511 Gulf Blvd.

CE20250410
Overgrown grass/weed and tree limbs



3511 Gulf Blvd.

CE20250410
Overgrown grass



3511 Gulf Blvd.

CE20250410
Debris on property



3511 Gulf Blvd.

CE20250410
Debris on property



3511 Gulf Blvd.

CE20250410
Debris on property



3511 Gulf Blvd.

CE20250410
Debris on property



3511 Gulf Blvd.

CE20250410

Tree branches/overgrown grass on property



3511 Gulf Blvd.

CE20250410

Tree branches/overgrown grass on property



3511 Gulf Blvd.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20240368**
ADDRESS: 3511 Gulf Blvd.

3511 GULF BLVD LLC.,

Respondent.
_____/

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 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 46-33, 98-65, and 98-66 of The City's Code of Ordinance for maintaining overgrown vegetation including palm fronds and a silt fence that remains in disrepair.

5. In a Final Administrative Order dated August 12, 2024, the Magistrate found Respondent to be in violation of the stated code sections and required compliance by September 9, 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 Rivera testified that as of the date of hearing the property is now in compliance.

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

8. Respondent is in compliance with the Final Administrative Order dated August 12, 2024.

9. Respondent will not be assessed any fines but will be assessed **$325.00** for the reasonable administrative costs of the City.

10. 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.

11. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on September 11, 2024.

Erica Augello

_____

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 2103 Bayshore Blvd., Unit 906, Tampa, FL 33606-3257 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 submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 3511 GULF BLVD

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

Name of Property Owner(s): 3511 GULF BLVD LLC

Case No.: 20250410 Code Enforcement Officer: Steven Rivera

Hearing Date: 07/14/2025 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 06/26/2025

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,
vs.
3511 GULF BLVD LLC
Respondent(s)

Case Number: 20250410

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 **07/14/2025** 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 **3511 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/26/2025

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 8842 45

3511 GULF BLVD LLC
2103 BAYSHORE BLVD
UNIT 906
TAMPA FL 33606-3257

RNOV 20250410 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 8849 79

JERGE JAMES F JR
2103 BAYSHORE BLVD
UNIT 906
TAMPA FL 33606-3257

RA RNOV 20250410 SR
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250367**
City of St. Pete Beach v. Hayrapetian, Irene Badalian, Albert
Address: 9140 Gulf Blvd St. Pete Beach, FL 33706-1308

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(1) Vegetation as follows:
a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
b. Dead branches or fronds on trees or shrubs.
c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

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:

(1) Structures that are:

a. Partially destroyed; or

b. Left in a state of disrepair; or

c. Left in a state of partial construction beyond the valid timeframe of the permit.

(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.

(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.

(11) Roofs. Roofs shall be maintained in a structurally sound and safe manner. Roofs shall be repaired using like materials to existing materials.

20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

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

a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a violation of this section.

b. Prohibited conditions. The following conditions are prohibited:

2. Grass, weeds, shrubs, bushes, trees or vegetation which constitute a fire hazard or a menace to public health, safety or welfare.

Funding: N/A

Attachments:

1. Notice of Repeat Violation
2. Notice of Violation
3. Evidence

4. Affidavit of Posting
5. Notice of Hearing
6. Notice of Violation Banner
7. Notice of Hearing Banner
8. Special Magistrate Order 20210342 Badalian

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF REPEAT VIOLATION

6/17/2025

HAYRAPETIAN, IRENE BADALIAN, ALBERT
9140 GULF BLVD
ST PETE BEACH, FL 33706-1308

RE: Case Number 20250367
Violation: Sec.46-33 - Enumeration
Violation Address: 9140 GULF BLVD
Parcel ID#: 253115783181130010

Dear Property Owner:

Your property has overgrown landscape and dead vegetation which was found to be in violation previously by a Special Magistrate (case #20210342). The final order stated "Should Respondent be found in violation of the same provision with 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".

Your property was found in violation by the Special Magistrate on 10/15/2021, for the same violation (Sec. 46-33 - (1) a. & b.). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on 7/14/2025 at 10am.

If you require further information, please contact Code Enforcement at (727)748-1722 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Ayako Ruckdeschel 727-363-9216

Ayako Ruckdeschel
Code Enforcement Officer

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

6/13/2025

HAYRAPETIAN, IRENE BADALIAN, ALBERT
9140 GULF BLVD
ST PETE BEACH, FL 33706-1308

RE: Case Number 20250367
Violation Address: 9140 GULF BLVD
Parcel ID#: 253115783181130010

Dear Property Owner:

Your property has roof damage which is covered by blue tarp, overgrown landscape and dead vegetation which needs to be removed. You are in violation of the following LDC section(s):

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(1) Vegetation as follows:
a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
b. Dead branches or fronds on trees or shrubs.
c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

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:
(1) Structures that are:

a. Partially destroyed; or
b. Left in a state of disrepair; or
c. Left in a state of partial construction beyond the valid timeframe of the permit.
(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
(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.
(11) Roofs. Roofs shall be maintained in a structurally sound and safe manner. Roofs shall be repaired using like materials to existing materials.
20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.
(22) Trees shall be maintained or removed as follows:
a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a violation of this section.
b. Prohibited conditions. The following conditions are prohibited:
2. Grass, weeds, shrubs, bushes, trees or vegetation which constitute a fire hazard or a menace to public health, safety or welfare.

These violation(s) must be corrected **no later than 6/23/2025.** 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)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Ayako Ruckdeschel 727-363-9216

Ayako Ruckdeschel
Code Enforcement Officer

CE20250367

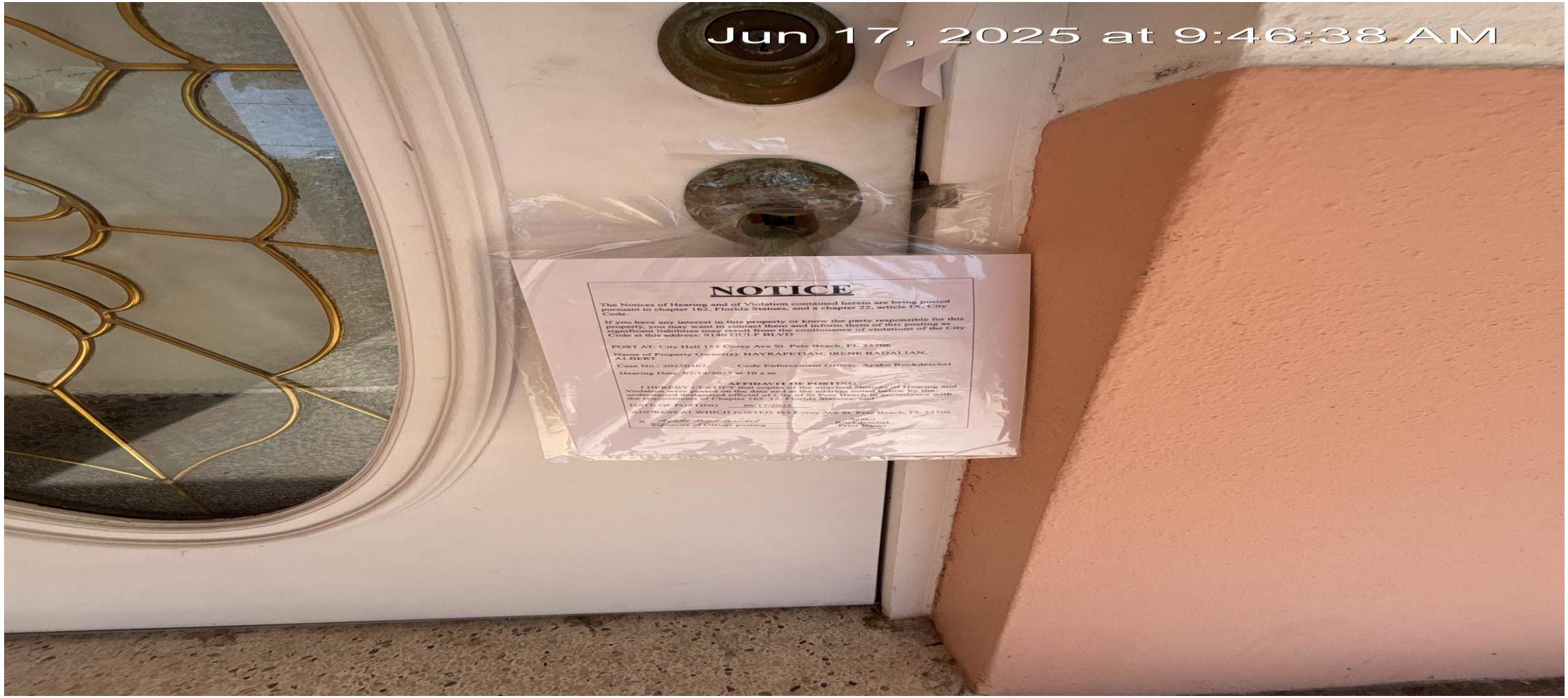
- **Respondent(s): Irene Hayrapetian & Albert Badalian**
- **Violation address: 9140 Gulf Blvd**
- **Violation(s) description: The property is in repeat violation of section 46-33 (1), (a) & (b) Enumeration of the Code of Ordinances of the City of St. Pete Beach**

CE20250367

Case Summary

- Initial Order 20210342: 10/15/2021
- Initial inspection: 6/5/2025
- Notice of Repeat Violation dated: 6/17/2025
- Notices of Hearing dated and posted on the property: 6/17/2025

CE20250367
Affidavit of Posting



9140 Gulf Blvd

CE20250367
Overgrown vegetation



9140 Gulf Blvd

CE20250367
Overgrown vegetation



9140 Gulf Blvd

CE20250367
Dead tree



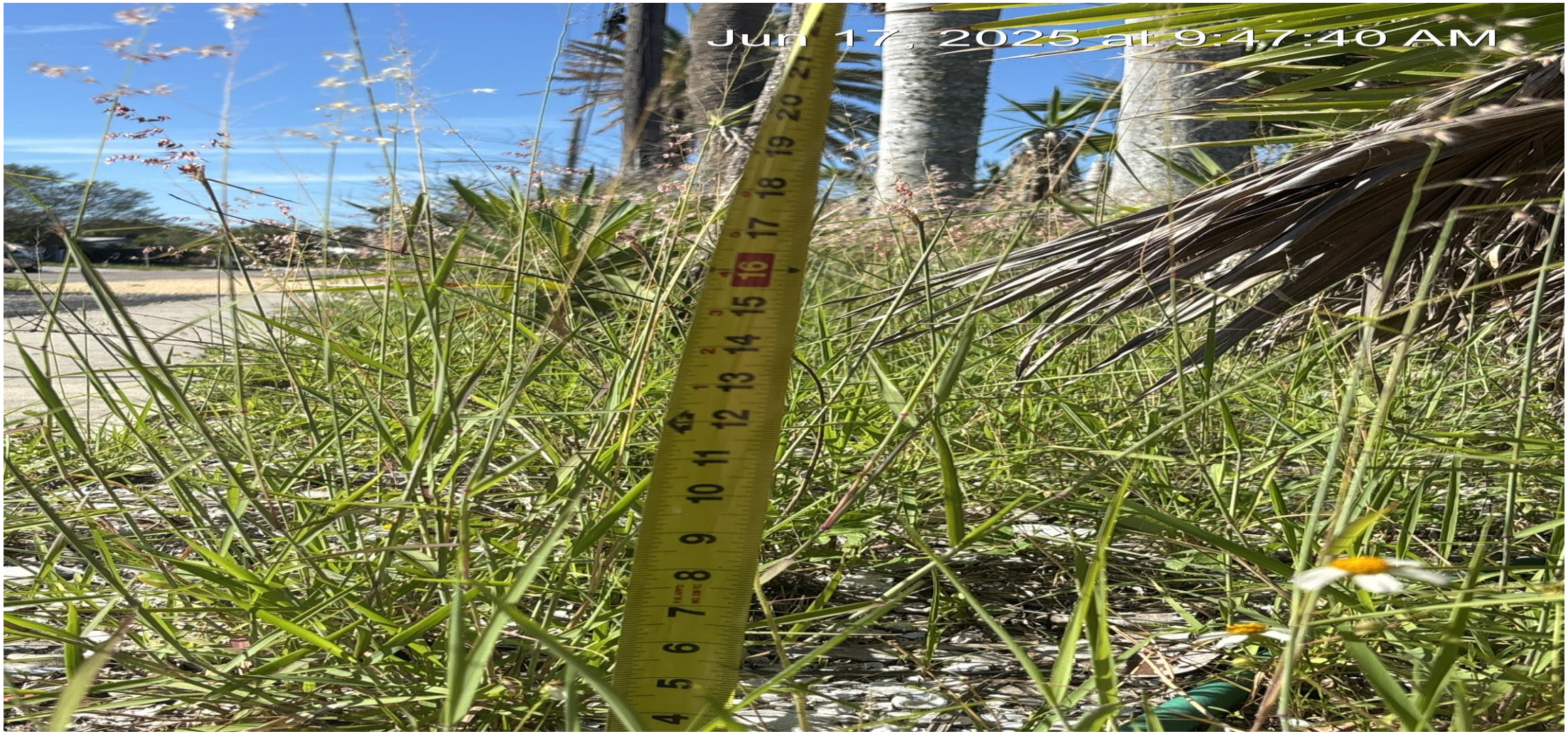
9140 Gulf Blvd

CE20250367
Overgrown vegetation & dead tree



9140 Gulf Blvd

CE20250367
Grass 18" tall



9140 Gulf Blvd

CE20250367
Grass 18" tall



9140 Gulf Blvd

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 9140 GULF BLVD

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

Name of Property Owner(s): HAYRAPETIAN, IRENE BADALIAN, ALBERT

Case No.: 20250367 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 07/14/2025 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 06/17/2025

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

X Ayako Ruckdeschel
Signature of Officer posting

Ayako Ruckdeschel
Print Name

CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF ST. PETE BEACH,
Petitioner,
vs.
HAYRAPETIAN, IRENE BADALIAN, ALBERT
Respondent(s)

Case Number: 20250367

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 **07/14/2025** 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 **9140 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/17/2025

Ayako Ruckdeschel

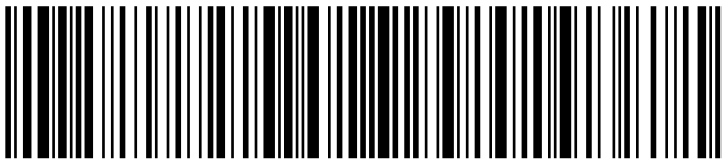
Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8318 9561 69

HAYRAPETIAN IRENE BADALIAN ALBERT
9140 GULF BLVD
ST PETE BEACH FL 33706-1308

NOV 20250367 AR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8319 3148 38

HAYRAPETIAN, IRENE BADALIAN, ALBERT
9140 GULF BLVD
ST PETE BEACH, FL 33706-1308

NOH 20250367 AR
Jennifer Daunch

$8.1600

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: 20210342
ADDRESS: 9140 Gulf Blvd.

ALBERT BADALIAN AND
IRENE HAYRAPETIAN,

Respondents.

FINDINGS OF FACT AND ORDER CONFIRMING COMPLIANCE, AND AUTHORIZING ADMINISTRATIVE FEES

This case comes before the Special Magistrate on October 11, 2021, and after hearing testimony and receiving evidence, the Special Magistrate issues the following findings of fact and order:

1. The City was represented by City Attorney Andrew Dickman and Code Enforcement Officer Chuck Newman.

2. The following person appeared for the Respondents: Albert Badalian.

3. The Respondents own the subject property, and legally required notice of this proceeding was served on the Respondents in accordance with applicable law.

4. The Respondents were notified of the following violations of the City's Code of Ordinances but failed to abate the violation and bring the property into compliance within the period required by the City.

> **Section 46-33**. The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances: 1) Vegetation as follows: a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches. b. Dead branches or fronds on trees or shrubs.

5. The City presented evidence establishing that the Respondents violated the applicable provisions of the City Code, and that the violations existed on the dates set forth in the notice of violation.

6. The Respondents have abated the violation before the hearing date, and their property is now in compliance with the City Code on the hearing date.

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

1. The Respondents and the subject property were in violation of the cited provision of the City Code.

2. Based on the Respondents' abatement of the violation before the hearing date, no fine is imposed against the Respondents.

Order entered on October 15, 2021.

Thomas A. Thanas

Thomas A. Thanas
Special Magistrate

A copy of this Order was sent by regular U.S. Postal Service mail to the Respondents at 9140 Gulf Blvd., St. Pete Beach, FL 33706, on October 15, 2021.

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*.

I hereby certify this to be a true and exact copy of CESM ORDER CS# 2021 0342 on file in the office of the City Clerk, City of St. Pete Beach, Pinellas County, FL

Ginny Keeter-Bodkin, Deputy City Clerk

10/15/21
Date

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

Agenda Report

Agenda Title Name: **Case# 20250388**
City of St Pete Beach v. Gulf West Properties LLC
Address: 7060 Boca Ciega Dr. St. Pete Beach, FL 33707

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **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.(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and looseor rotting materials; andb. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration.Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorativefeatures shall be maintained in good repair with proper anchorage. Any graffiti shall be removed orrepainted to match existing surfaces.(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation,doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall bemaintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall beprotected from the elements and decay by painting or other protective treatment. Peeling paint isprohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust andcorrosion and all surfaces with rust or corrosion shall be stabilized and coated.(11) Roofs. Roofs shall be maintained in a structurally sound and safe manner.

Roofs shall be repairedusing like materials to existing materials.(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees,signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair andproperly anchored to remain in sound condition. All exposed surfaces of metal or wood shall beprotected from the elements, decay or rust.(17) Accessory structures. Garages, storage buildings and all other accessory structures shall bemaintained and kept in good repair and sound structural condition.(22) Trees. Trees shall be maintained or removed as follows:a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registeredforester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lotor street due to death, disease or damage, including damage caused by weather conditions, is primafacie evidence of a violation of this section.

Funding: N/A

Attachments:

1. Notice of Repeat Violation Banner Page
2. Evidence
3. Final Adminstrative Order (Case No 20230437 - Gulf West Properties LLC)
4. Final Adminstrative Order and Order Imposing Fines and Costs (Case No 20240283 - Gulf West Properties LLC) (Repeat)
5. Affidavit of Posting
6. Notice of Hearing
7. Notice of Hearing Banner
8. Registered Agent Notice of Hearing Banner

St. Pete Beach
The Sunset Capital of Florida

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

NOTICE OF REPEAT VIOLATION

6/20/2025

GULF WEST PROPERTIES LLC
250 COREY AVE
ST PETERSBURG FL 33706

RE: Case Number 20250388
Violation: 98-66 Residential and commercial property maintenance
Violation Address: 7060 BOCA CIEGA DR
Parcel ID#: 363115050940270040

Dear Property Owner:

Your property has overgrown grass and trees that obstruct the sidewalk which were found to be in violation previously by a Special Magistrate(s). Stated in that final order(s) was "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."

Your property was found in violation by the Special Magistrate on 7/8/2024 & 11/14/2023, for the same violation (98-66 (a) (b) (20) (22) b. 1. & 3.). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on 7/14/2025 at 10am.

If you require further information, please contact Code Enforcement at (727)748-1722 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Luis Cruz 727-748-1722

Luis Cruz
Code Enforcement Officer

CE20250388

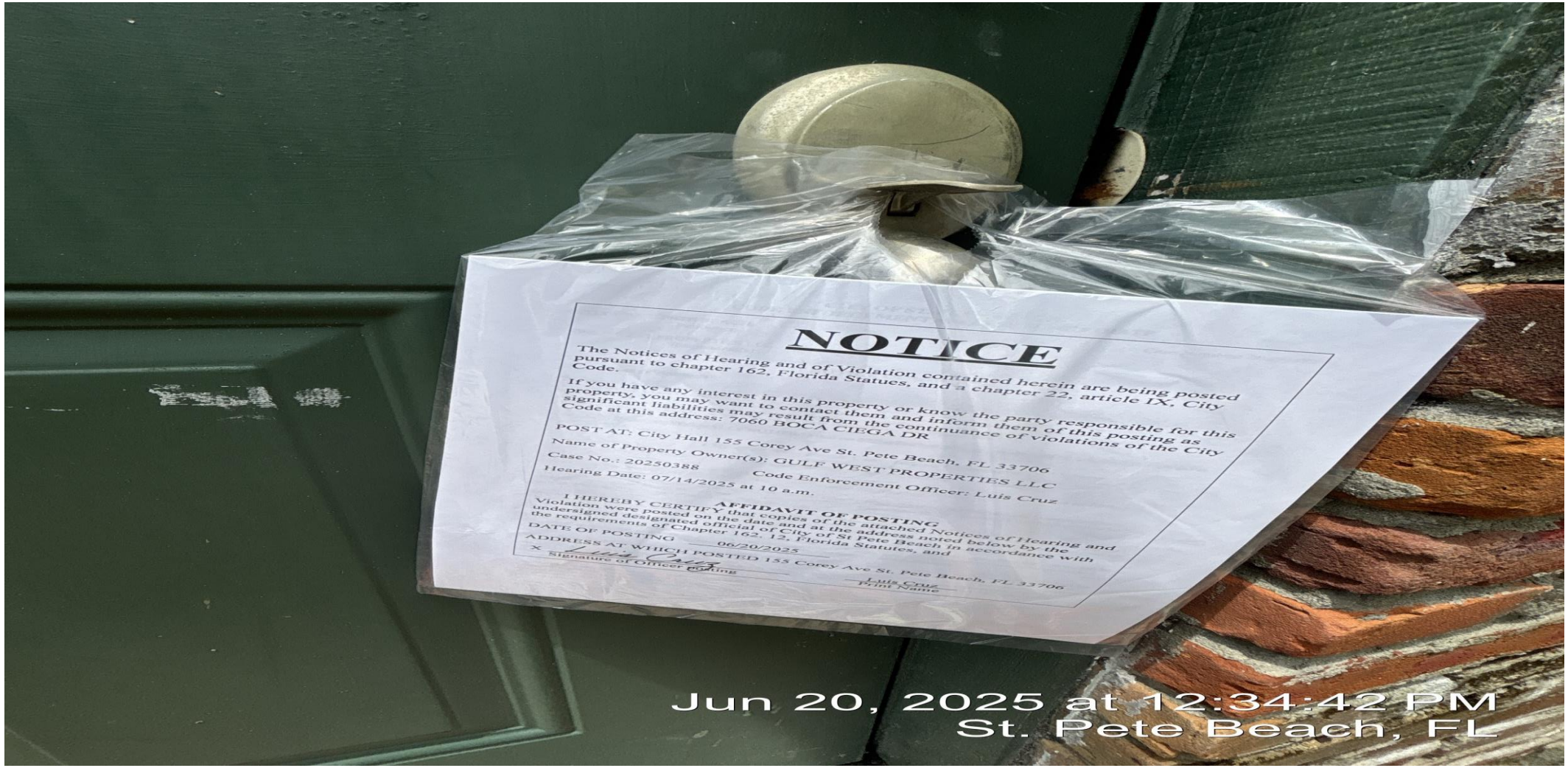
- **Respondent(s): Gulf West Properties LLC**
- **Violation address: 7060 Boca Ciega Dr.**
- **Violation(s) description: The property is in violation of section 98-66 Residential and Commercial Property Maintenance (a), (b), (20), (22) b. 1 & 3 of the Code of Ordinances of the city of St. Pete Beach**

CE20250388

Case Summary

- Initial inspection: 6/19/2025
- Notice of Repeat Violation dated: 6/20/2025
- Notices of Hearing dated and posted on the property: 6/20/2025

CE20250388
Affidavit of Posting



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



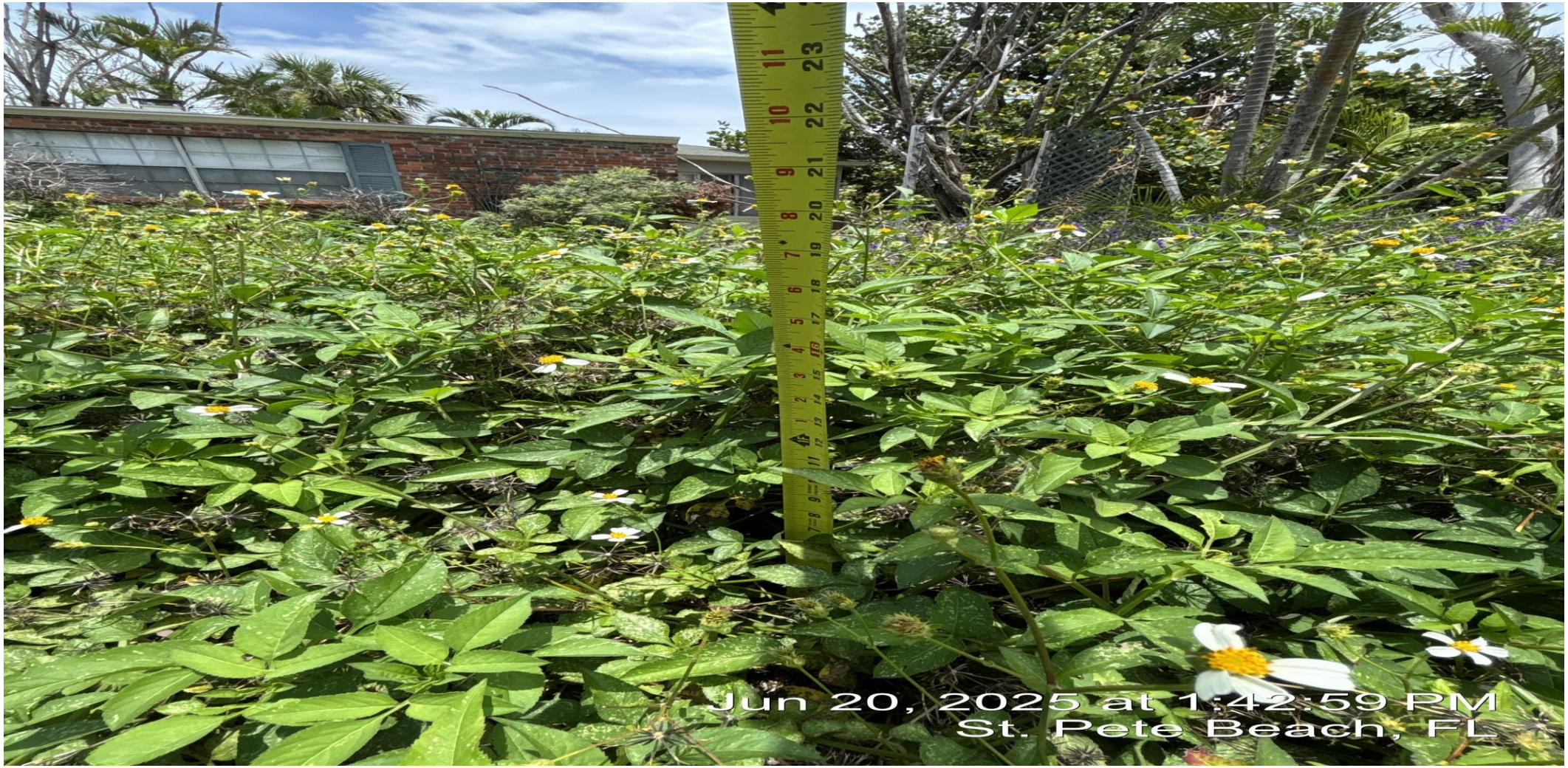
7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Tree obstructing/overhanging sidewalk



7060 Boca Ciega Dr.

CE20250388
Tree obstructing/overhanging sidewalk



7060 Boca Ciega Dr.

CE20250388

Property has cut overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388

Property has cut overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Property has cut overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Property has cut overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Property has cut overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388

Property has cut overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388

Property has cut overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Property has cut overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388
Obstruction of the sidewalk removed



7060 Boca Ciega Dr.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230437
ADDRESS: 7060 Boca Ciega Dr.

GULF WEST PROPERTIES, LLC

Respondent.

_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on November 13, 2023, 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. Respondent's authorized agent, Ms. Shiela Hutman, appeared via telephone. Ms. Hutman possesses 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 98-66 of the City's Code of Ordinances by allowing overgrowth of trees to impede the sidewalk, allowing for the overgrowth and ill maintenance of grass on the property, as well as other landscaping debris.

5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating landscaping debris (palm fronds, etc.) strewn about the property, the overgrowth of trees impeding travel on the surrounding sidewalks, as well as dead or dying palm fronds that needed to be pared back from trees on the property. Though Mr. Cruz submitted photographic evidence of some overgrowth of grass, he did not know and could not testify if that overgrowth amounted to 10 inches of growth.

6. Ms. Hutman testified on behalf of Respondent that she accepts responsibility for the status of the property, that it was partly due to a hurricane event that passed through, but that the property has now been cleared.

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

7. At the time of the hearing the Respondent and its property were compliant with the cited sections of Code.

8. No fines shall be assessed, but Respondent will be responsible for paying the reasonable administrative costs of the City.

9. 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 14, 2023.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent by US Mail to Respondent at 250 Corey Ave, St. Petersburg, Florida 33706.

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.: CE20240283
ADDRESS: 7060 Boca Ciega Dr.

GULF WEST PROPERTIES, LLC

Respondent.

_____/

FINAL ADMINISTRATIVE ORDER
AND ORDER IMPOSING FINES AND COSTS

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. Respondent's authorized agent, Ms. Vicky Dykens, appeared on behalf of Respondent. Ms. Dykens 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 98-66 of the City's Code of Ordinances by allowing for the overgrowth and ill maintenance of grass on the property, as well as other landscaping debris.

5. Respondent has previously been found in violation of the same code section within five (5) years in a Final Administrative Order dated November 14, 2023, in St. Pete Beach Code Enforcement Case Number CE20230437.

6. Code Enforcement Officer Cruz submitted photographic evidence demonstrating landscaping debris (palm fronds, etc.) strewn about the property as well as dead or dying palm fronds that needed to be pared back from trees on the property.

7. Officer Cruz testified that the property came into compliance on May 15, 2024.

8. Ms. Dykens testified on behalf of Respondent that the tenant is responsible for the property and that the Respondent is attempting to maintain the property consistently.

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

9. Respondent and the subject property were in violation Section 98-66 of the City's Code of Ordinances, constituting a repeat violation. Respondent is assessed **$250 per day** from **April 29, 2024, to May 15, 2024**, plus **$325.00** for the reasonable administrative costs of the City.

10. 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.

11. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on July 8, 2024.

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

A copy of this Order was sent by US Mail to Respondent at 250 Corey Ave, St. Petersburg, Florida 33706 and via email to Respondent's agent at VivVicDykens@yahoo.com on July 8, 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.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 7060 BOCA CIEGA DR

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

Name of Property Owner(s): GULF WEST PROPERTIES LLC

Case No.: 20250388 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 06/20/2025

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,
vs.
GULF WEST PROPERTIES LLC
Respondent(s)

Case Number: 20250388

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 **07/14/2025** 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 **7060 BOCA CIEGA DR** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/20/2025

Luis Cruz

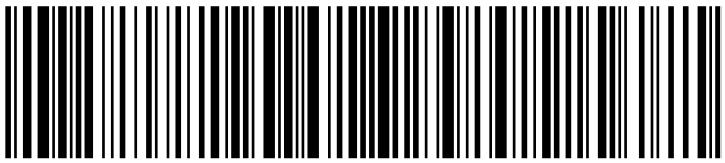
Luis Cruz
Code Enforcement Officer
CITY OF ST. PETE BEACH

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 0247 64

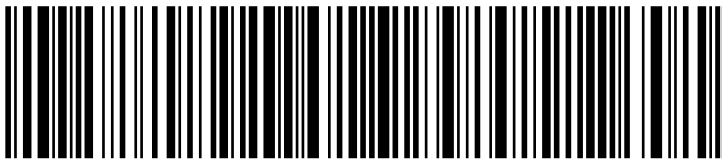
GULF WEST PROPERTIES LLC
250 COREY AVE
ST PETE BEACH FL 33706-1857

NOH 20250388 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 0248 70

C T CORPORATION SYSTEM
1200 S PINE ISLAND RD
PLANTATION FL 33324-4413

RA NOH 20250388 LC
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250313**
City of St. Pete Beach v. Sungold LLC
Address: 3815 Gulf Blvd St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33 - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(1) Vegetation as follows:
b. Dead branches or fronds on trees or shrubs.
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

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.

24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(c) Litter.

(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.

Funding: N/A

Attachments:

1. Repeat Notice of Violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Final Order Imposing Fines and Costs (CE20240247 - Sungold)

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF REPEAT VIOLATION

5/28/2025

SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908 ,

RE: Case Number 20250313
Violation: 46-33 (1) b., 98-65 (4), 98-66 (a)(b) 24, (c)
Violation Address: 3815 GULF BLVD
Parcel ID#: 07-32-16-07398-001-0230

Dear Property Owner:

The piles of branches and palm fronds on the property need to be cleaned up and disposed of. There is a palm tree root ball by the entrance needs to be disposed of properly. The fence on the Gulf Blvd side of the property is in disrepair and needs to be replaced. All the trash along the fence on Gulf Blvd needs to be cleaned up and disposed of.

Your property was found in violation by the Special Magistrate on 8/12/2024, for the same violation (46-33 (1) b., 98-65 (4), 98-66 (a)(b) 24, (c)). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on 7/14/2025 at 10 AM.

If you require further information, please contact Code Enforcement at (727)748-1722 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20250313

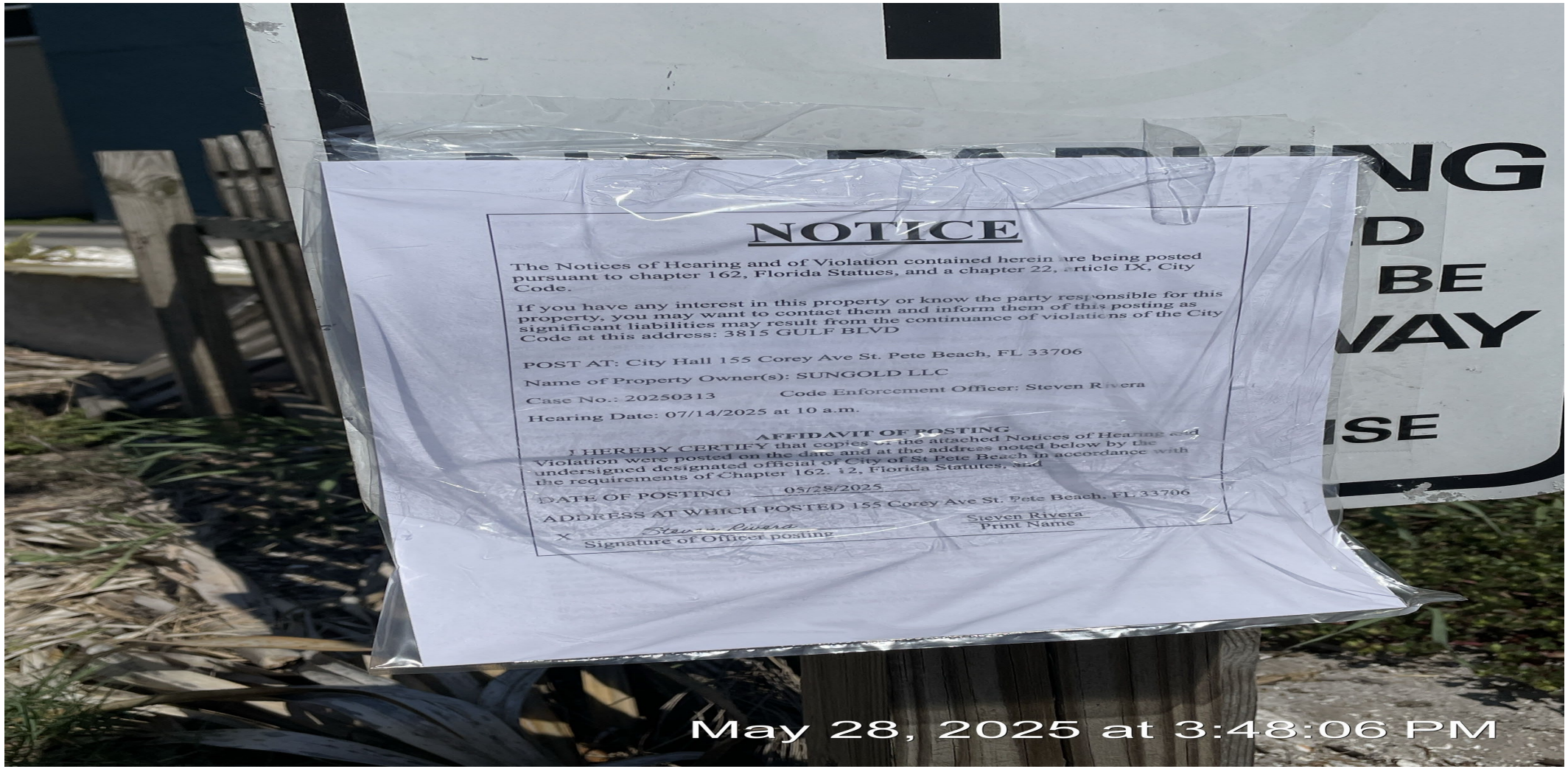
- **Respondent(s): SUNGOLD LLC**
- **Violation address: 3815 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 46-33 (1)b, Enumeration, 98-65 (4) Unsightly Conditions, 98-66 (a), (b), & (24) Residential and Commercial Property Maintenance of the Code of Ordinances of the city of St. Pete Beach**

CE20250313

Case Summary

- Initial inspection: 5/23/2025
- Notice of Repeat Violation dated: 5/28/2025
- Notices of Hearing dated and posted on the property: 5/28/2025

CE20250313
Affidavit of Posting



3815 Gulf Blvd.

CE20250313
Fence in disrepair



3815 Gulf Blvd.

CE20250313
Fence in disrepair



3815 Gulf Blvd.

CE20250313
Fence in disrepair



3815 Gulf Blvd.

CE20250313
dead vegetation on property



3815 Gulf Blvd.

CE20250313
dead vegetation & palm fronds on property



3815 Gulf Blvd.

CE20250313
dead vegetation & palm fronds on property



3815 Gulf Blvd.

CE20250313
root ball on property



3815 Gulf Blvd.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 3815 GULF BLVD

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

Name of Property Owner(s): SUNGOLD LLC

Case No.: 20250313 Code Enforcement Officer: Steven Rivera

Hearing Date: 07/14/2025 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 05/28/2025

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,
vs.
SUNGOLD LLC
Respondent(s)

Case Number: 20250313

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 **07/14/2025** 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 **3815 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/28/2025

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 meting for assistance.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20240247**
ADDRESS: 3815 Gulf Blvd.

SUNGOLD, LLC.,

Respondent.
_____/

FINAL ORDER IMPOSING FINES AND COSTS

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 46-33, 98-65 and 98-66 of the City's Code of Ordinances for maintaining miscellaneous trash and debris scattered on the property as well as a dilapidated fence on the Gulf Blvd. side of the property.

5. In a Final Administrative Order dated July 8, 2024, Respondent was allotted fourteen (14) days to bring the property into compliance.

6. Code Enforcement Officer Rivera testified that the property came into compliance within the allotted timeframe.

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

7. Respondent is found to be in compliance with the Final Administrative Order dated July 8, 2024.

8. No fines will be assessed; however, Respondent will be assessed **$325.00** for the reasonable administrative costs of the City.

9. 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.

10. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on August 13, 2024.

Erica Augello

_____

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Luke Lirot, Esq., at luke2@lirotlaw.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 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# 20250312**
City of St. Pete Beach, v. Sungold LLC
Address: 3855, 3859, and 3861 Gulf Blvd St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33 - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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.

(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.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(c) Litter.

(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.

Funding: N/A

Attachments:

1. Notice of Violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Notice of Hearing Banner
6. Notice of Violation Banner
7. Registered Agent Notice of Hearing Banner
8. Registered Agent Notice of Violation Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

5/28/2025

SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

RE: Case Number 20250312
Violation Address: 3855, 3859 AND 3861 GULF BLVD
Parcel ID#: 07-32-16-07398-001-0170

Dear Property Owner:

All trash, branches, palm fronds, and all other miscellaneous debris on the property must be cleaned up and disposed of properly. The grass and weeds are overgrown and need to be cut and maintained regularly. The fence is in server disrepair along Gulf Blvd and needs to be replaced. The dead vegetation and trash along Gulf Blvd are a fire hazard and need to be cleaned up and disposed. The overgrown vegetation along Gulf Blvd needs to be cut back to allow pedestrian traffic to flow freely. Your property is in violation of the following code(s).

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

Sec. 98-64. - General Maintenance

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.

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

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.
(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.
(c) Litter.
(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 6/12/2025.** 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)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20250312, 20250417, 20250418

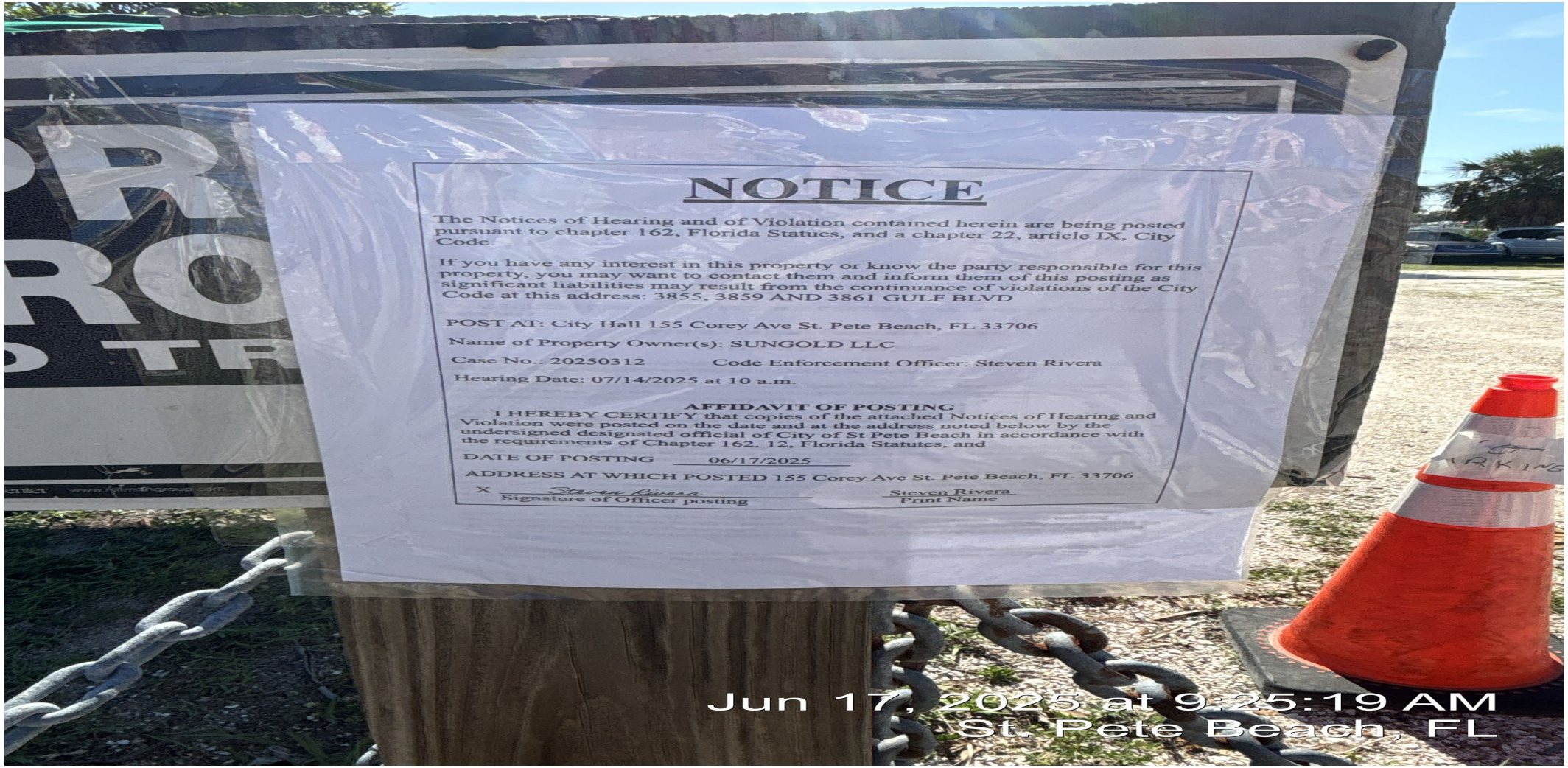
- **Respondent(s): SUNGOLD LLC**
- **Violation address: 3855-3861 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 46-33 (2), Enumeration, 98-64 (a), General maintenance, 98-65 (4) Unsightly Conditions, 98-66 (a), (b), (22) b, 1, 2, (24), (c), & (3), Residential and Commercial Property Maintenance of the Code of Ordinances of the city of St. Pete Beach**

CE20250312, 20250417, 20250418

Case Summary

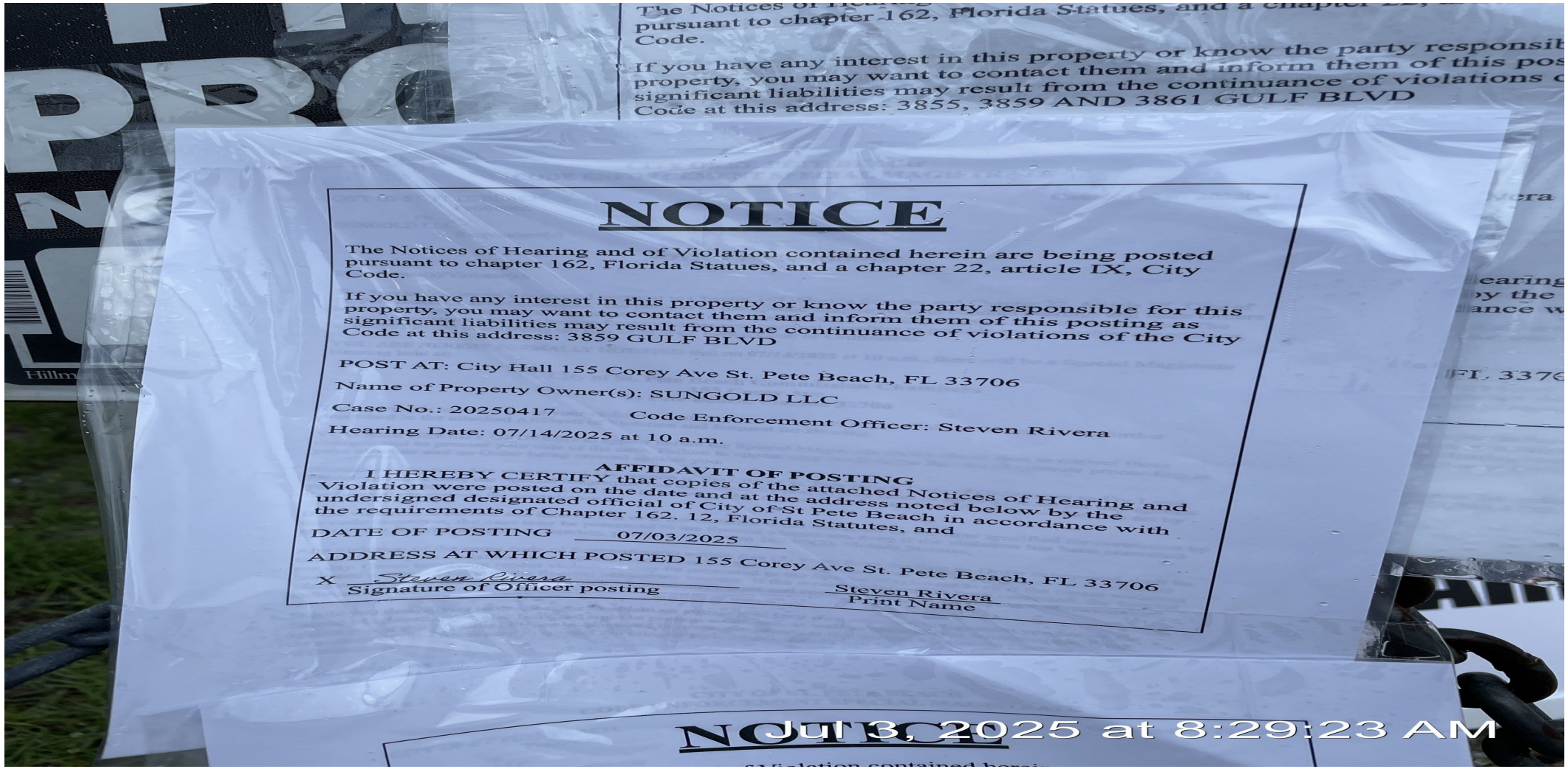
- Initial inspection: 5/23/2025
- Notice of Violation dated: 5/28/2025
- Notice of Violation compliance date: 6/12/2025
- Notices of Hearing dated and posted on the property: 5/28/2025

CE20250312
Affidavit of Posting



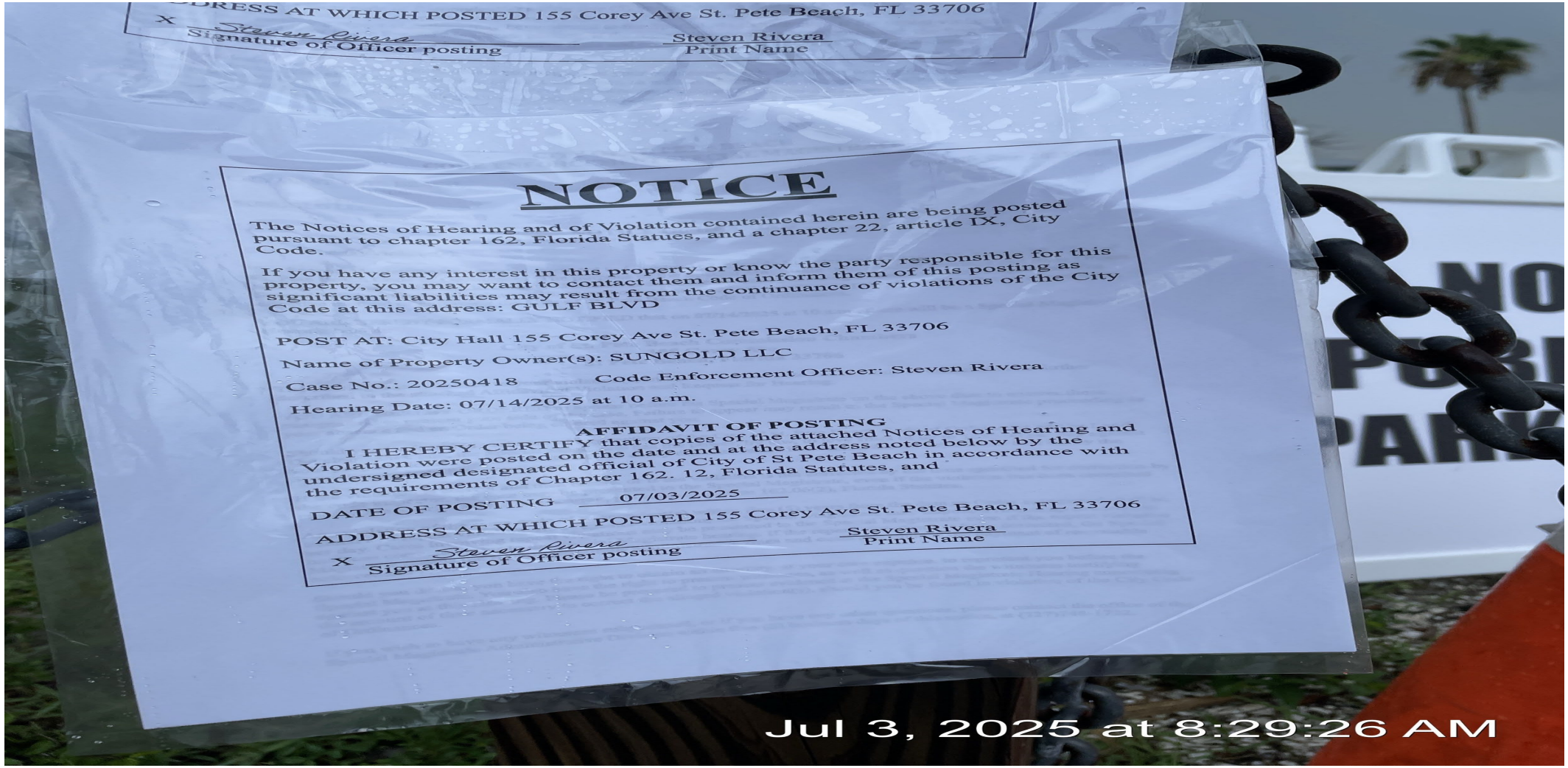
3855-3861 Gulf Blvd.

CE20250417
Affidavit of Posting



3855-3861 Gulf Blvd.

CE20250418
Affidavit of Posting



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair and dead vegetation



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair and dead vegetation



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds/fronds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair/overgrow weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair/overgrown weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418

Debris along sidewalk



3855-3861 Gulf Blvd.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 3855, 3859 AND 3861 GULF BLVD

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

Name of Property Owner(s): SUNGOLD LLC

Case No.: 20250312 Code Enforcement Officer: Steven Rivera

Hearing Date: 07/14/2025 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 06/17/2025

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,
vs.
SUNGOLD LLC
Respondent(s)

Case Number: 20250312

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 **07/14/2025** 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 **3855, 3859 AND 3861 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/17/2025

Steven Rivera

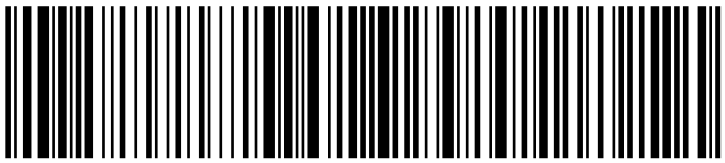
Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8319 3138 00

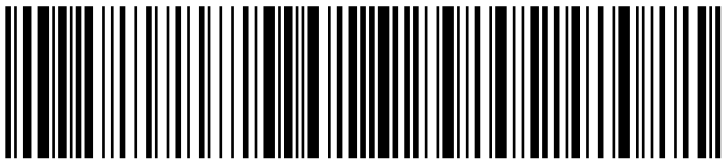
SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH, FL 33706-3908

NOH 20250312 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8316 1938 87

SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH, FL 33706-3908

NOV 20250312 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0019 3134 80

MOREAN, BETH A
3618 EL CENTRO ST
ST PETE BEACH, FL 33706

RA NOH 20250312 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0016 1967 41

MOREAN, BETH
3618 EL CENTRO ST
ST PETE BEACH, FL 33706

RA NOV 20250312 SR
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250417**
City of St. Pete Beach v. Sungold LLC
Address: Gulf Blvd Lot 07-32-16-18143-001-0020

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33 - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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.

(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.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(c) Litter.

(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.

Funding: N/A

Attachments:

1. Notice of Violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Notice of Hearing Banner
6. Notice of Violation Banner
7. Registered Agent Notice of Hearing Banner
8. Registered Agent Notice of Violation Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

6/30/2025

SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

RE: Case Number 20250417
Violation Address: 3859 GULF BLVD
Parcel ID#: 07-32-16-18143-001-0020

Dear Property Owner:

All trash, branches, palm fronds, and all other miscellaneous debris on the property must be cleaned up and disposed of properly. The grass and weeds are overgrown and need to be cut and maintained regularly. The fence is in server disrepair along Gulf Blvd and needs to be replaced. The dead vegetation and trash along Gulf Blvd are a fire hazard and need to be cleaned up and disposed. The overgrown vegetation along Gulf Blvd needs to be cut back to allow pedestrian traffic to flow freely. Your property is in violation of the following code(s).

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

Sec. 98-64. - General Maintenance

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.

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

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.
(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.
(c) Litter.
(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 7/2/2025.** 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)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20250312, 20250417, 20250418

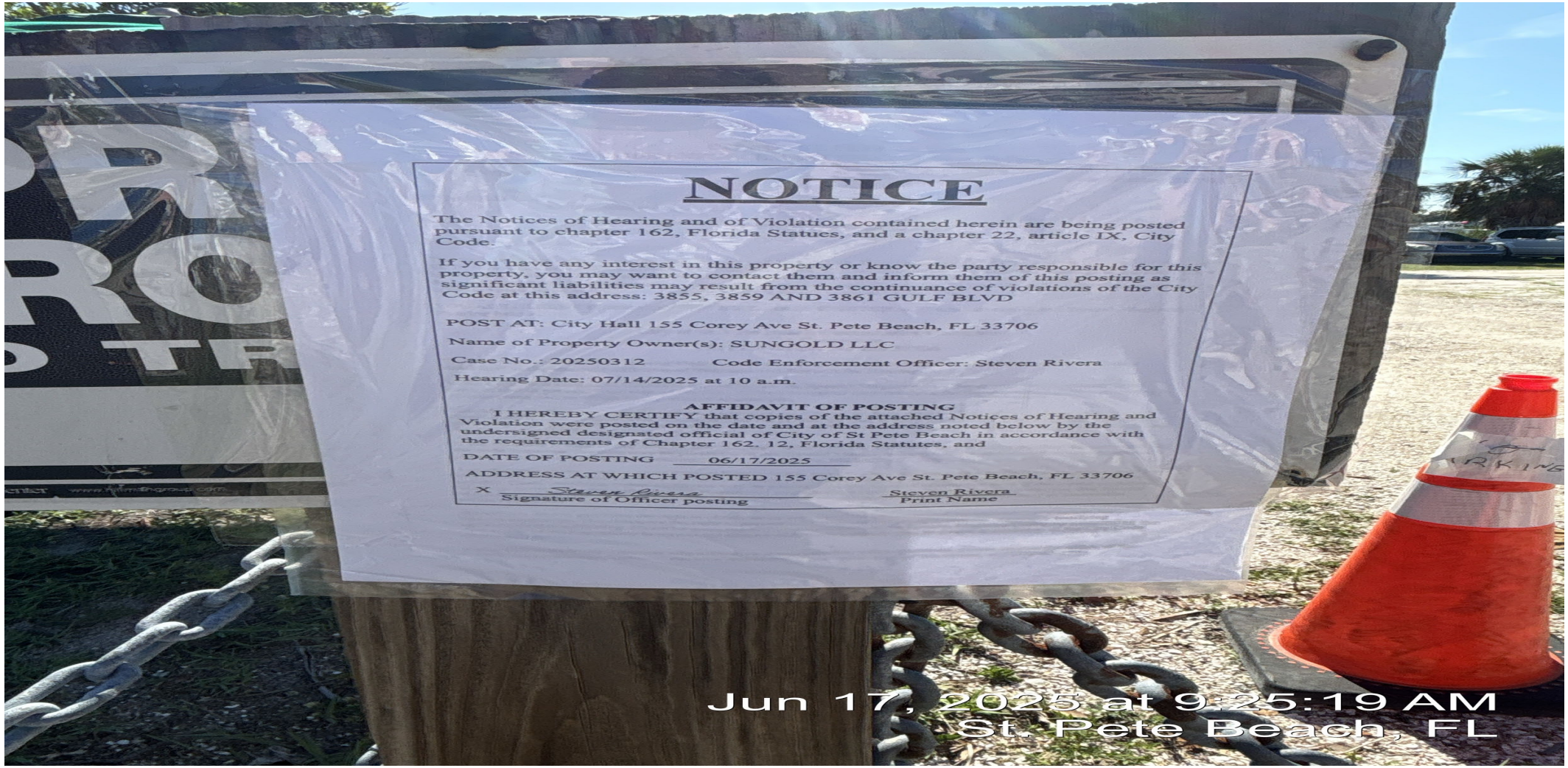
- **Respondent(s): SUNGOLD LLC**
- **Violation address: 3855-3861 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 46-33 (2), Enumeration, 98-64 (a), General maintenance, 98-65 (4) Unsightly Conditions, 98-66 (a), (b), (22) b, 1, 2, (24), (c), & (3), Residential and Commercial Property Maintenance of the Code of Ordinances of the city of St. Pete Beach**

CE20250312, 20250417, 20250418

Case Summary

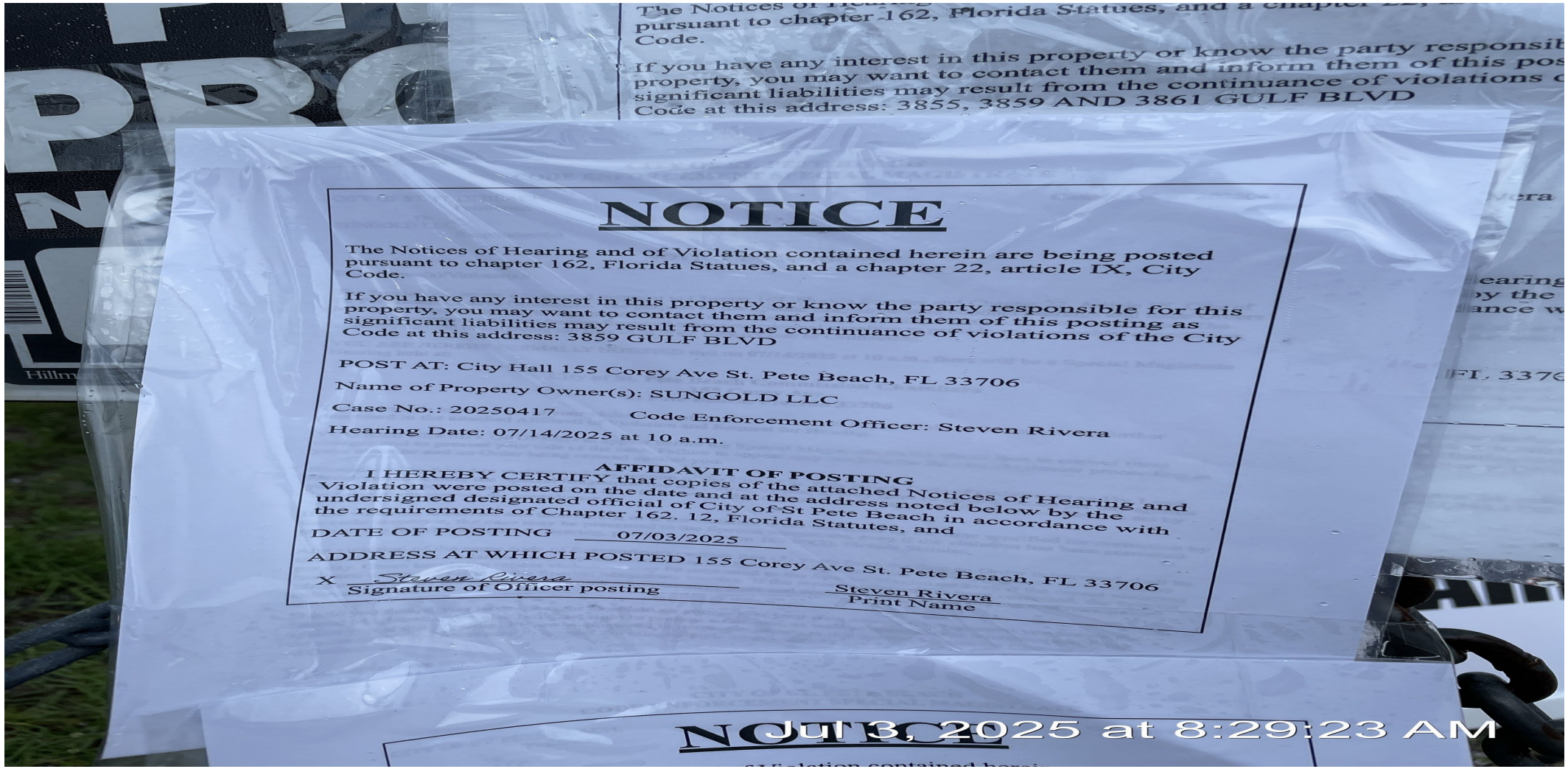
- Initial inspection: 5/23/2025
- Notice of Violation dated: 5/28/2025
- Notice of Violation compliance date: 6/12/2025
- Notices of Hearing dated and posted on the property: 5/28/2025

CE20250312
Affidavit of Posting



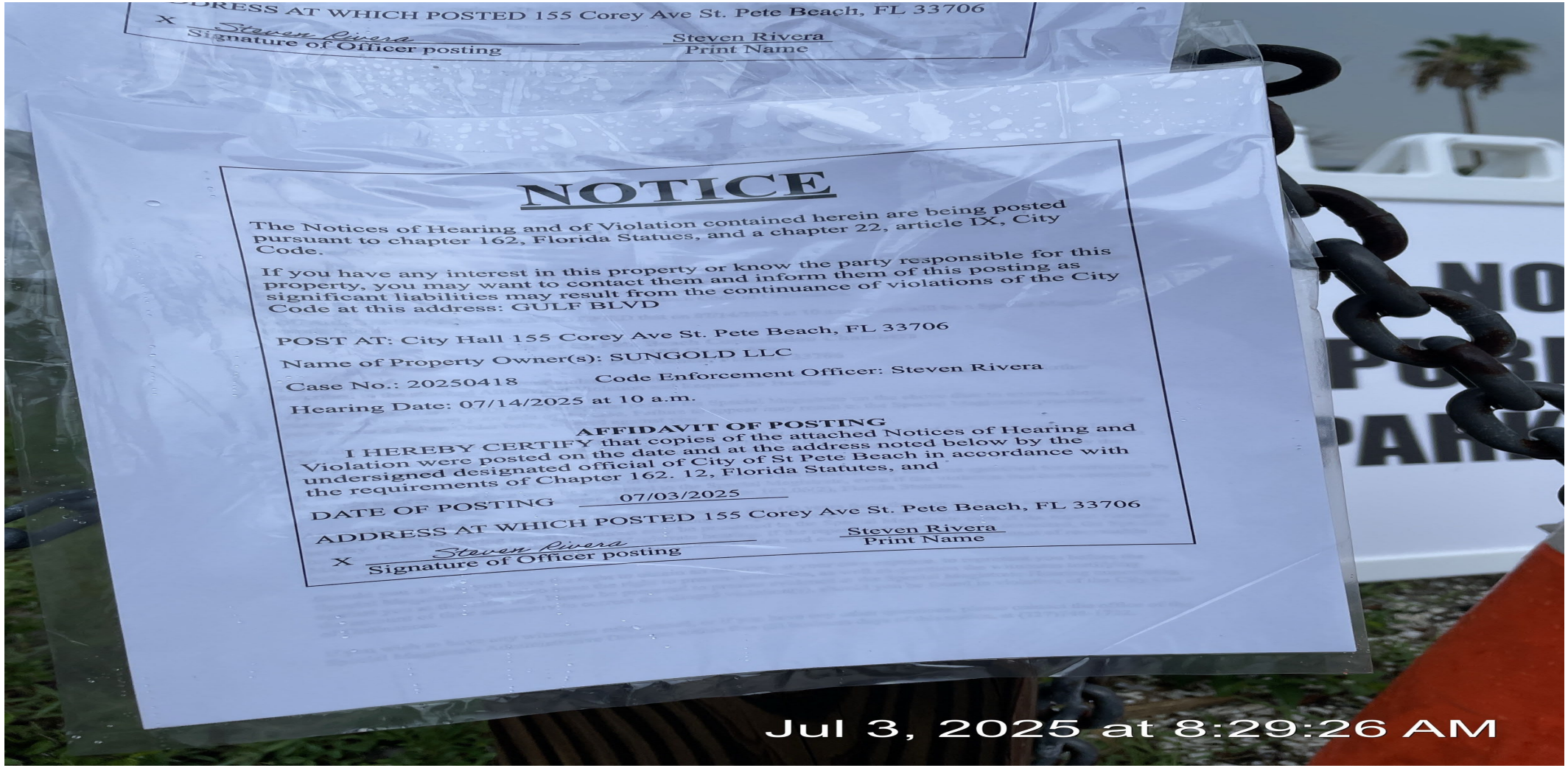
3855-3861 Gulf Blvd.

CE20250417
Affidavit of Posting



3855-3861 Gulf Blvd.

CE20250418
Affidavit of Posting



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair and dead vegetation



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair and dead vegetation



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds/fronds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair/overgrow weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair/overgrown weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418

Debris along sidewalk



3855-3861 Gulf Blvd.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 3859 GULF BLVD

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

Name of Property Owner(s): SUNGOLD LLC

Case No.: 20250417 Code Enforcement Officer: Steven Rivera

Hearing Date: 07/14/2025 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 07/03/2025

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,
vs.
SUNGOLD LLC
Respondent(s)

Case Number: 20250417

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 **07/14/2025** 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 **3859 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 07/03/2025

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8321 8873 06

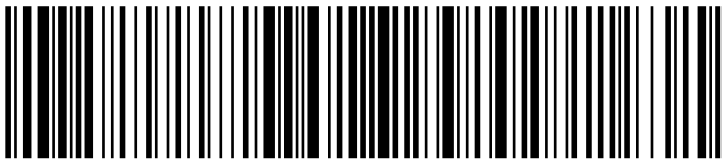
SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

NOH 20250417 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8321 3402 69

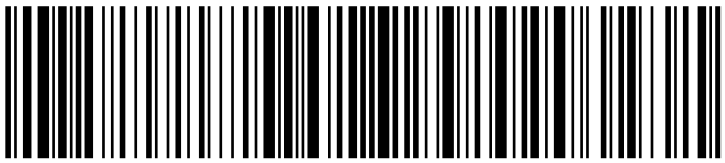
SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

NOV 20250417 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8321 8873 51

MOREAN BETH A
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

RA NOH 20250417 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0021 3404 50

MOREAN, BETH A
3618 EL CENTRO ST
ST PETE BEACH, FL 33706

RA NOV 20250417 SR
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250418**
City of St. Pete Beach v. Sungold LLC
Address: Sungold LLC 07-32-16-18143-001-0010

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33 - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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.

(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.

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

(c) Litter.

(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.

Funding: N/A

Attachments:

1. Notice of Violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Notice of Hearing Banner
6. Notice of Violation Banner
7. Registered Agent Notice of Hearing Banner
8. Registered Agent Notice of Violation Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

6/30/2025

SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

RE: Case Number 20250418
Violation Address: GULF BLVD
Parcel ID#: 07-32-16-18143-001-0010

Dear Property Owner:

All trash, branches, palm fronds, and all other miscellaneous debris on the property must be cleaned up and disposed of properly. The grass and weeds are overgrown and need to be cut and maintained regularly. The fence is in server disrepair along Gulf Blvd and needs to be replaced. The dead vegetation and trash along Gulf Blvd are a fire hazard and need to be cleaned up and disposed. The overgrown vegetation along Gulf Blvd needs to be cut back to allow pedestrian traffic to flow freely. Your property is in violation of the following code(s).

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

Sec. 98-64. - General Maintenance

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.

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

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.
(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.
(c) Litter.
(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 7/2/2025.** 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)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20250312, 20250417, 20250418

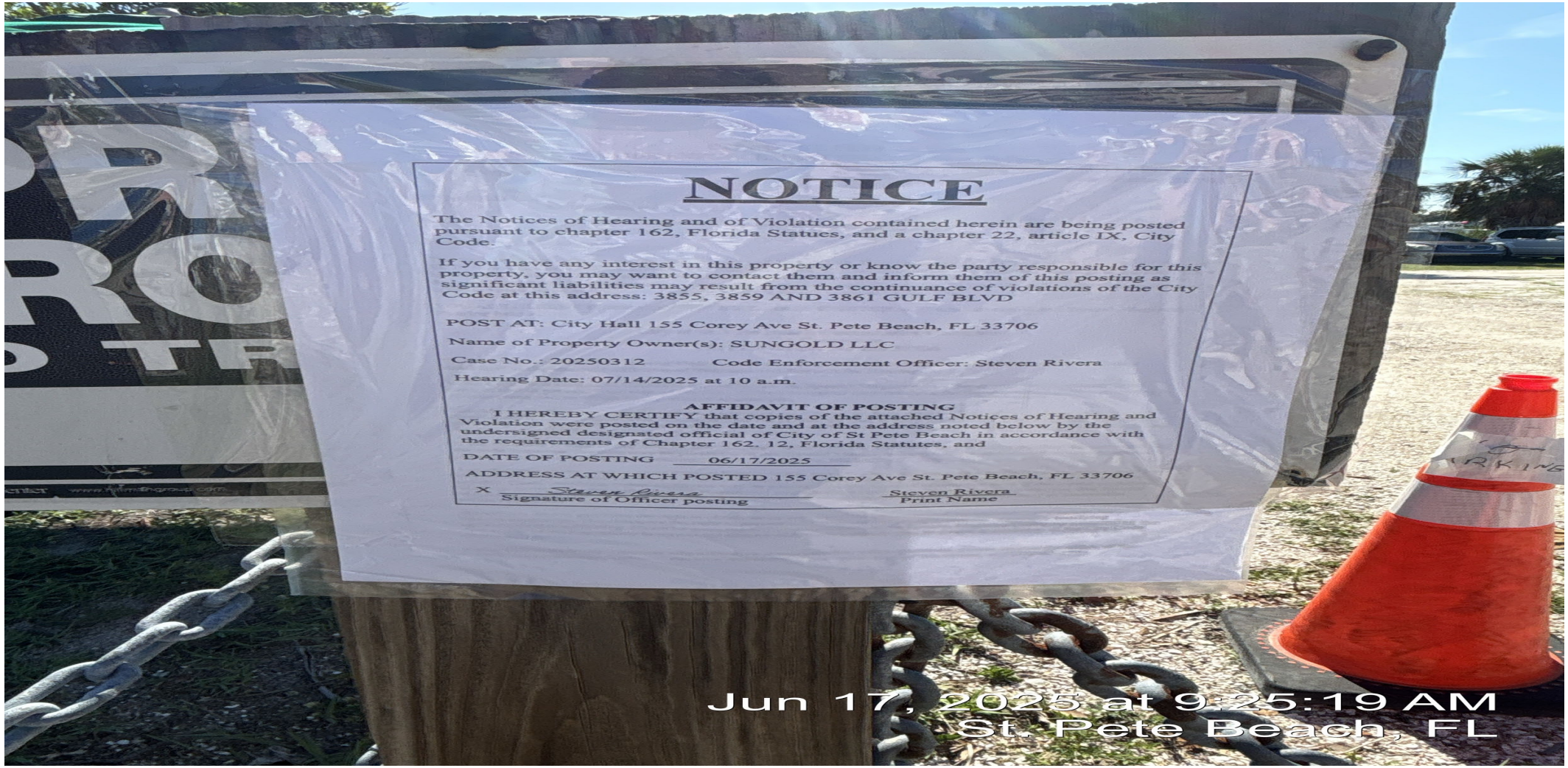
- Respondent(s): SUNGOLD LLC
- Violation address: 3855-3861 Gulf Blvd
- Violation(s) description: The property is in violation of section 46-33 (2), Enumeration, 98-64 (a), General maintenance, 98-65 (4) Unsightly Conditions, 98-66 (a), (b), (22) b, 1, 2, (24), (c), & (3), Residential and Commercial Property Maintenance of the Code of Ordinances of the city of St. Pete Beach

CE20250312, 20250417, 20250418

Case Summary

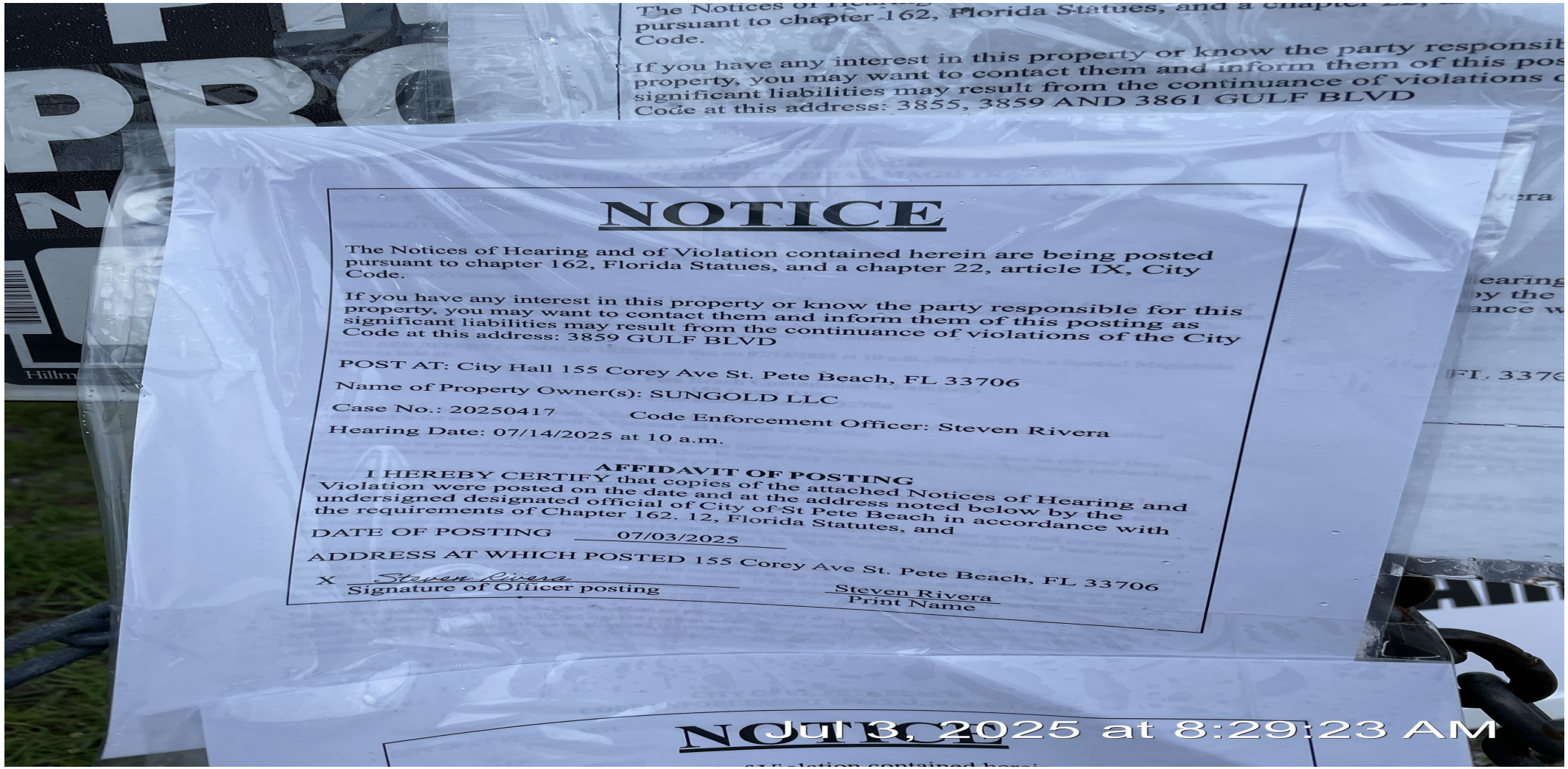
- Initial inspection: 5/23/2025
- Notice of Violation dated: 5/28/2025
- Notice of Violation compliance date: 6/12/2025
- Notices of Hearing dated and posted on the property: 5/28/2025

CE20250312
Affidavit of Posting



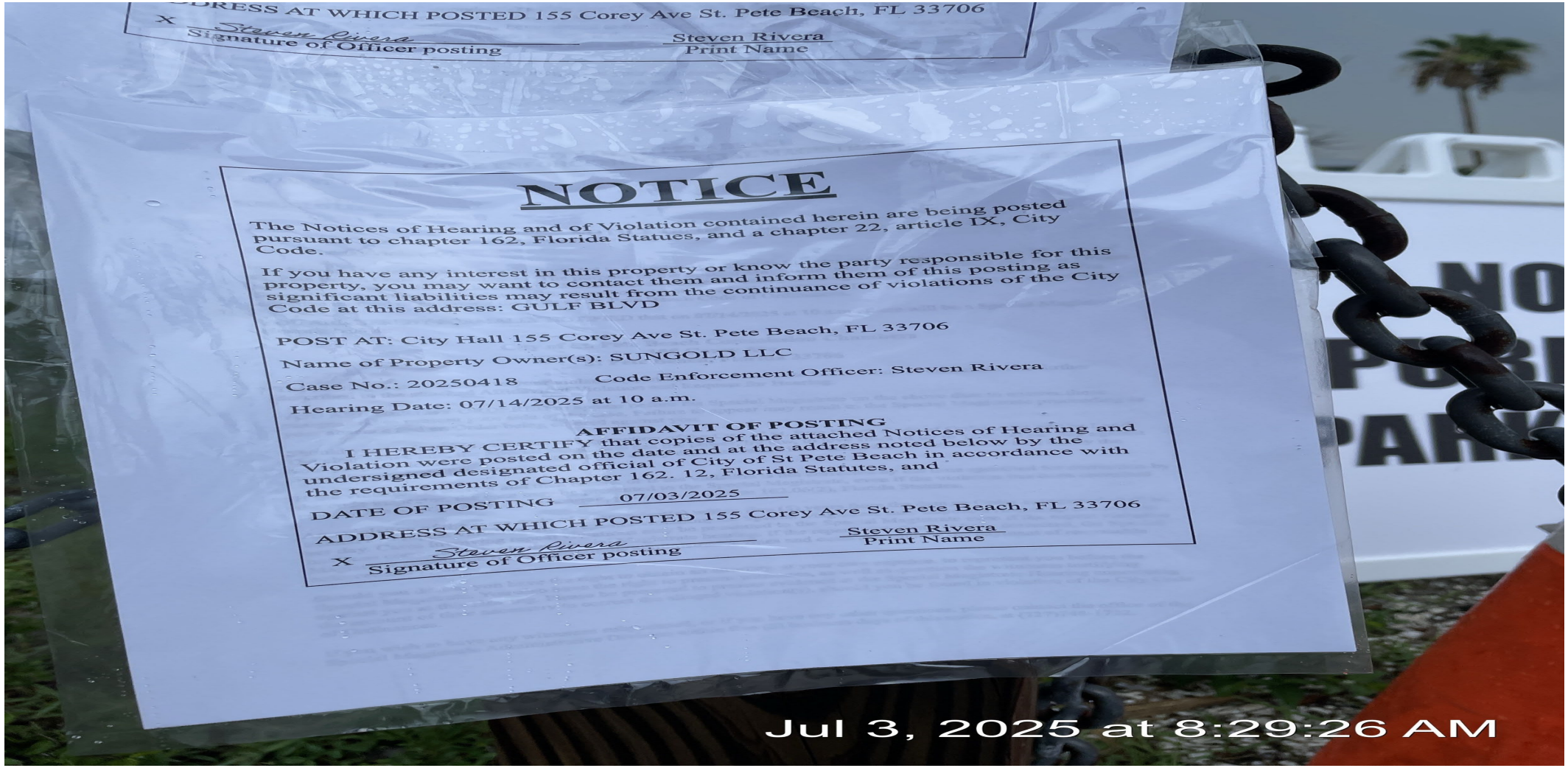
3855-3861 Gulf Blvd.

CE20250417
Affidavit of Posting



3855-3861 Gulf Blvd.

CE20250418
Affidavit of Posting



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair and dead vegetation



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair and dead vegetation



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds/fronds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Overgrown grass/weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair/overgrow weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair/overgrown weeds



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418
Fence in disrepair



3855-3861 Gulf Blvd.

CE20250312, 20250417, 20250418

Debris along sidewalk



3855-3861 Gulf Blvd.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: GULF BLVD

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

Name of Property Owner(s): SUNGOLD LLC

Case No.: 20250418 Code Enforcement Officer: Steven Rivera

Hearing Date: 07/14/2025 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 07/03/2025

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,
vs.
SUNGOLD LLC
Respondent(s)

Case Number: 20250418

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 **07/14/2025** 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 **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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 07/03/2025

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8321 8867 50

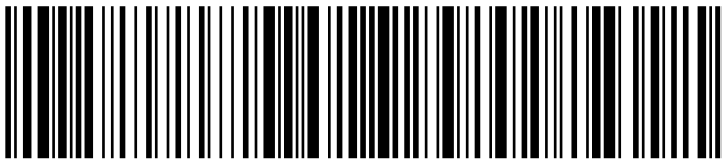
SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

NOH 20250418 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8321 3399 73

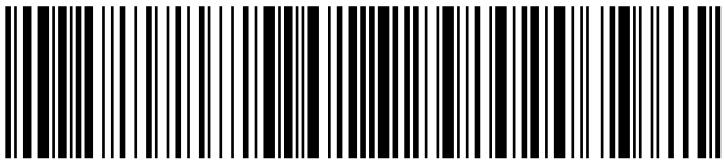
SUNGOLD LLC
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

NOV 20250418 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8321 8868 97

MOREAN BETH A
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

RA NOH 20250418 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8321 3400 85

MOREAN BETH A
3618 EL CENTRO ST
ST PETE BEACH FL 33706-3908

RA NOV 20250418 SR
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250220**
City of St. Pete Beach v. Starkus, Svajunas
Address: 1104 Pass A Grille Way St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

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:
(1) Structures that are:
b. Left in a state of disrepair

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.
(2) Exterior walls. Exterior walls of buildings shall be:
a. Maintained free from holes, breaks, and loose or rotting materials; and
b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors

and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.

(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to with stand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.

(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.

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.

(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

Funding: N/A

Attachments:

1. Notice of Violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Notice of Hearing Banner
6. Notice of Violation Banner
7. CORRECTED NOV BANNER 20250230 SR

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

5/22/2025

STARKUS, SVAJUNAS
1104 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4230

RE: Case Number 20250220
Violation Address: 1104 PASS A GRILLE WAY
Parcel ID#: 193216589320030041

Dear Property Owner:

The siding is missing/damaged in several areas of the structure and needs to be repaired. The garage doors are also damaged and needs to be repaired or replaced. The vegetation the vegetation along the 11th Ave side of property is overgrown and encroaching on the sidewalk and needs to be cut back. The building materials stored on the back side of the home are in public view and needs to be removed.

Sec. 98-65 - Unsightly Conditions.

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:
(1) Structures that are:
b. Left in a state of disrepair

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.
(2) Exterior walls. Exterior walls of buildings shall be:
a. Maintained free from holes, breaks, and loose or rotting materials; and
b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.

(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to with stand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.
(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.
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.
(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

These violation(s) must be corrected **no later than 6/16/2025.** 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)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Steven Rivera 727-748-1722

Steven Rivera
Code Enforcement Officer

CE20250220

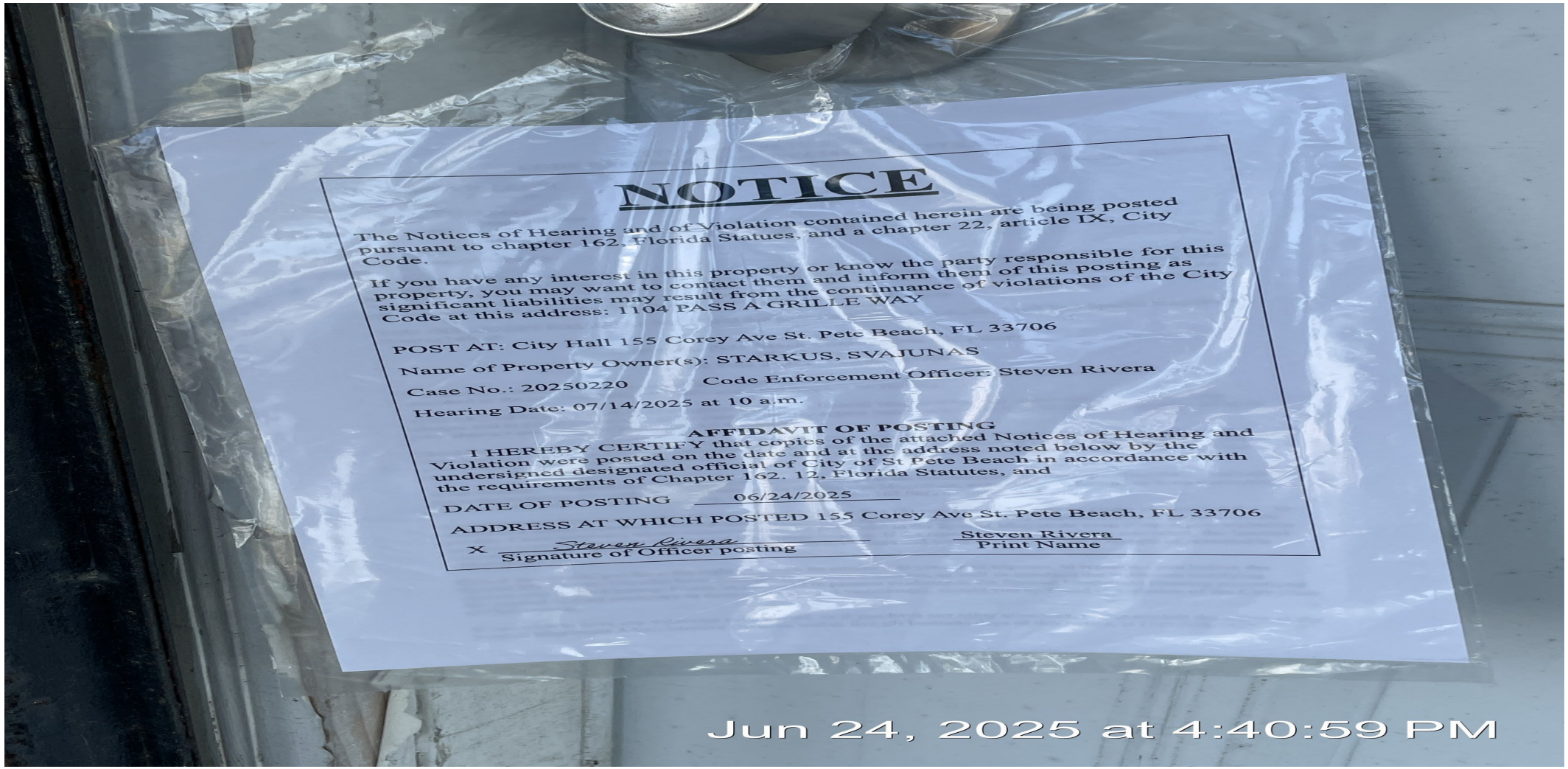
- Respondent(s): Svajunas Starkus
- Violation address: 1104 Pass A Grille Way
- Violation(s) description: The property is in violation of section 98-65 (1) b, Unsightly Conditions, 98-66 (a),(b),(2),(5),(7),(9),(22)b,1, 3, (e) Residential and Commercial Property Maintenance of the Code of Ordinances of the city of St. Pete Beach

CE20250220

Case Summary

- Initial inspection: 4/16/2025
- Notice of Violation dated: 5/22/2025
- Notice of Violation compliance date: 6/16/2025
- Notices of Hearing dated and posted on the property: 6/24/2025

CE20250220
Affidavit of Posting



1104 Pass A Grille Way

CE20250220
Damaged siding



1104 Pass A Grille Way

CE20250220
Damaged siding and garage door 11th Ave side



1104 Pass A Grille Way

CE20250220
Damaged siding



1104 Pass A Grille Way

CE20250220
Damaged garage door PAG side



1104 Pass A Grille Way

CE20250220
Damaged siding and railing



1104 Pass A Grille Way

CE20250220
Damaged siding



1104 Pass A Grille Way

CE20250220
Damaged siding



1104 Pass A Grille Way

CE20250220
Overgrown palm tree



1104 Pass A Grille Way

CE20250220
Outdoor storage



1104 Pass A Grille Way

CE20250220
Outdoor storage



1104 Pass A Grille Way

CE20250220
Outdoor storage



1104 Pass A Grille Way

CE20250220
Overgrown palm tree



1104 Pass A Grille Way

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 1104 PASS A GRILLE WAY

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

Name of Property Owner(s): STARKUS, SVAJUNAS

Case No.: 20250220 Code Enforcement Officer: Steven Rivera

Hearing Date: 07/14/2025 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 06/24/2025

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,
vs.
STARKUS, SVAJUNAS
Respondent(s)

Case Number: 20250220

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 **07/14/2025** 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 **1104 PASS A GRILLE WAY** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/24/2025

Steven Rivera

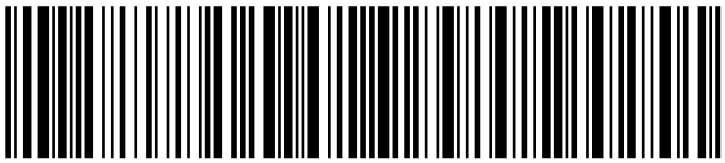
Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 5483 21

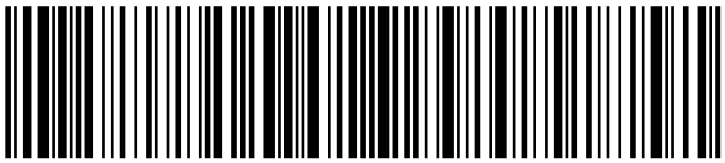
STARKUS SVAJUNAS
1104 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4230

NOH 20250220 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8310 5409 08

STARKUS, SVAJUNAS
1140 PASS A GRILLE WAY
ST PETE BEACH, FL 33706-4230

NOV 20250220 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8315 5613 28

STARKUS, SVAJUNAS
1104 PASS A GRILLE WAY
ST PETE BEACH, FL 33706-4230

NOV 20250220 SR
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250279**
City of St. Pete Beach v. Coconut Inn LLC
Address: 113 11th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 44.5. - Standards for existing beachfront lighting.**
By July 1, 2008; all light sources or reflective surfaces illuminated by such sources that are visible from the beach shall be brought into compliance with the following standards:
(a) Existing artificial light fixtures shall be repositioned, modified, or removed so that:
(1) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;
(2) Areas seaward of the frontal dune, or the beach in areas where the frontal dune no longer exists, are not directly, indirectly, or cumulatively illuminated.
(b) The following measures shall be taken to reduce or eliminate the negative effects of existing exterior artificial lighting:
(1) Reposition fixtures so that the point source of light or any reflective surface of the light fixture is no longer visible from the beach;
(2) Replace fixtures having an exposed light source with fixtures containing recessed light sources or external shields;
(3) Replace traditional light bulbs (e.g. incandescent, fluorescent, and high intensity lighting) with yellow Bug Type Bulbs, low-pressure sodium vapor (LPS) bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources;
(4) Replace non-directional fixtures with directional

fixtures that point down and away from the beach;
(5) Replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not visible from the beach;
(6) Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;
(7) Replace incandescent, fluorescent, and high intensity lighting with the lowest wattage low-pressure sodium vapor lighting, yellow Bug Type Bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources possible for the specific application;
(8) Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;
(9) Construct a ground level barrier to shield light sources from the beach. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short- or long-term damage to the beach/dune system;
(10) Permanently remove, disable or lock in off position any fixture which cannot be brought into compliance with the provisions of these standards.
(c) One or more of the following measures shall be taken to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:
(1) Apply window tint or film that meets the standards for tinted glass;
(2) Rearrange lamps and other moveable fixtures away from windows;
(3) Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; or
(4) Turn off unnecessary lights.

Funding: N/A

Attachments:

1. Notice of Violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Registered Agent Notice of Violation Banner
6. Notice of Hearing Banner
7. Evidence
8. Notice of Violation Banner
9. Registered Agent Notice of Hearing Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

5/15/2025

COCONUT INN LLC
113 11TH AVE
ST PETE BEACH, FL 33706-4225

RE: Case Number 20250279
Violation Address: 113 11TH AVE
Parcel ID#: 193216589320030110

Dear Property Owner:

You have lighting on your property that is not sea turtle friendly. Turtle nesting season is from May 1st through October 31st. An inspection of your property shows exterior lights that are not compliant and visible from the beach. I have provided photos of the lights in violation. Your property is in violation of the following code section.

Sec. 44.5. - Standards for existing beachfront lighting.

Sec. 44.5. - Standards for existing beachfront lighting.
By July 1, 2008; all light sources or reflective surfaces illuminated by such sources that are visible from the beach shall be brought into compliance with the following standards:
(a) Existing artificial light fixtures shall be repositioned, modified, or removed so that:
(1) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;
(2) Areas seaward of the frontal dune, or the beach in areas where the frontal dune no longer exists, are not directly, indirectly, or cumulatively illuminated.
(b) The following measures shall be taken to reduce or eliminate the negative effects of existing exterior artificial lighting:
(1) Reposition fixtures so that the point source of light or any reflective surface of the light fixture is no longer visible from the beach;
(2) Replace fixtures having an exposed light source with fixtures containing recessed light sources or external shields;
(3) Replace traditional light bulbs (e.g. incandescent, fluorescent, and high intensity lighting) with yellow Bug Type Bulbs, low-pressure sodium vapor (LPS) bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources;
(4) Replace non-directional fixtures with directional fixtures that point down and away from the beach;
(5) Replace fixtures having transparent or translucent coverings with fixtures having opaque shields

covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not visible from the beach;
(6) Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;
(7) Replace incandescent, fluorescent, and high intensity lighting with the lowest wattage low-pressure sodium vapor lighting, yellow Bug Type Bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources possible for the specific application;
(8) Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;
(9) Construct a ground level barrier to shield light sources from the beach. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short- or long-term damage to the beach/dune system;
(10) Permanently remove, disable or lock in off position any fixture which cannot be brought into compliance with the provisions of these standards.
(c) One or more of the following measures shall be taken to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:
(1) Apply window tint or film that meets the standards for tinted glass;
(2) Rearrange lamps and other moveable fixtures away from windows;
(3) Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; or
(4) Turn off unnecessary lights.

These violation(s) must be corrected **no later than 5/26/2025.** 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 727-748-1722

Steven Rivera
Code Enforcement Officer

CE20250279

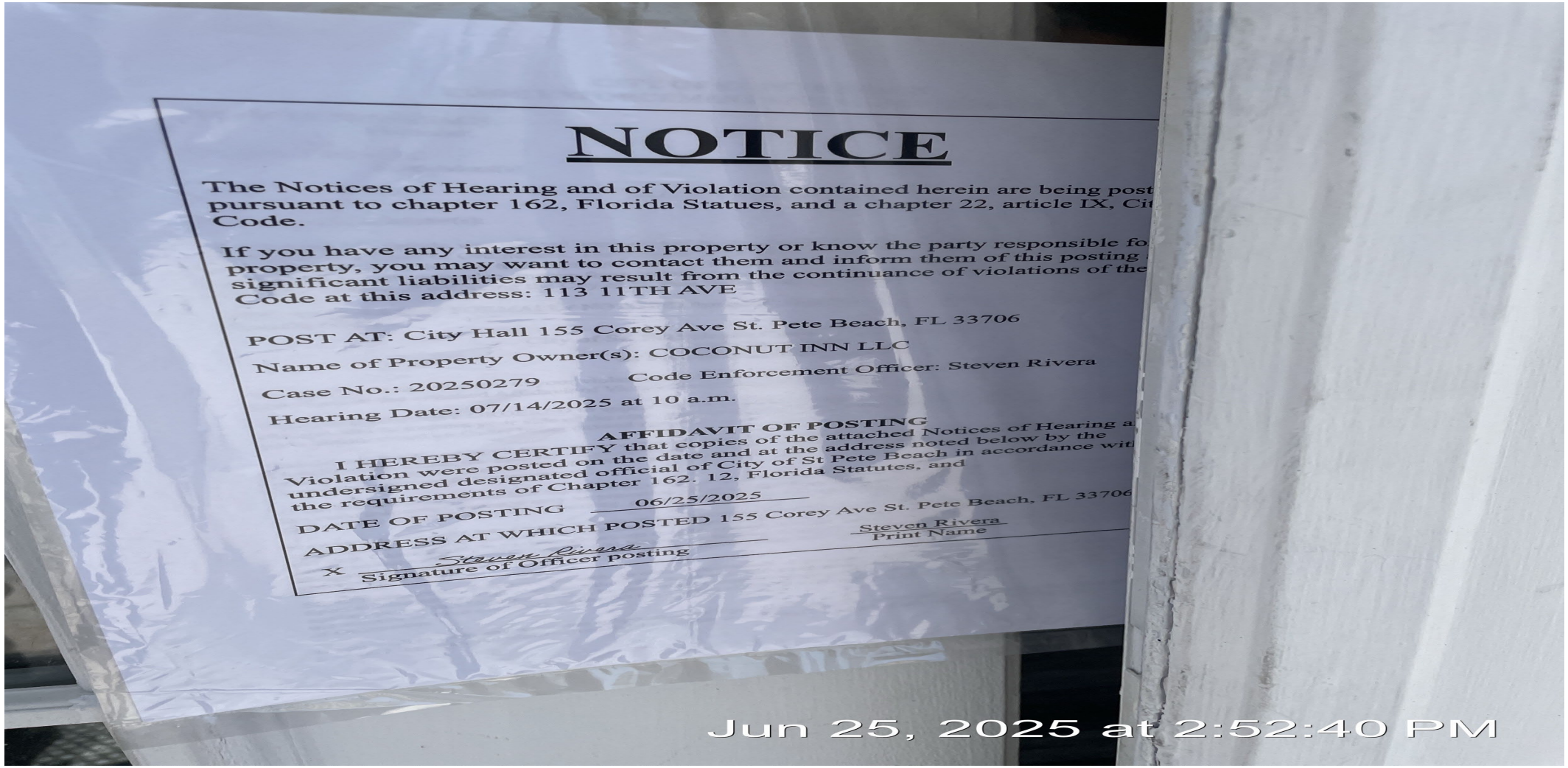
- **Respondent(s): COCONUT INN LLC**
- **Violation address: 113 11th Ave.**
- **Violation(s) description: The property is in violation of section 44.5 (a),(1) & (2), (b) (1), (2),(3),(4),(5),(6),(7),(8),(9), & (10) Standards for existing beachfront lighting of the Code of Ordinances of the city of St. Pete Beach**

CE20250279

Case Summary

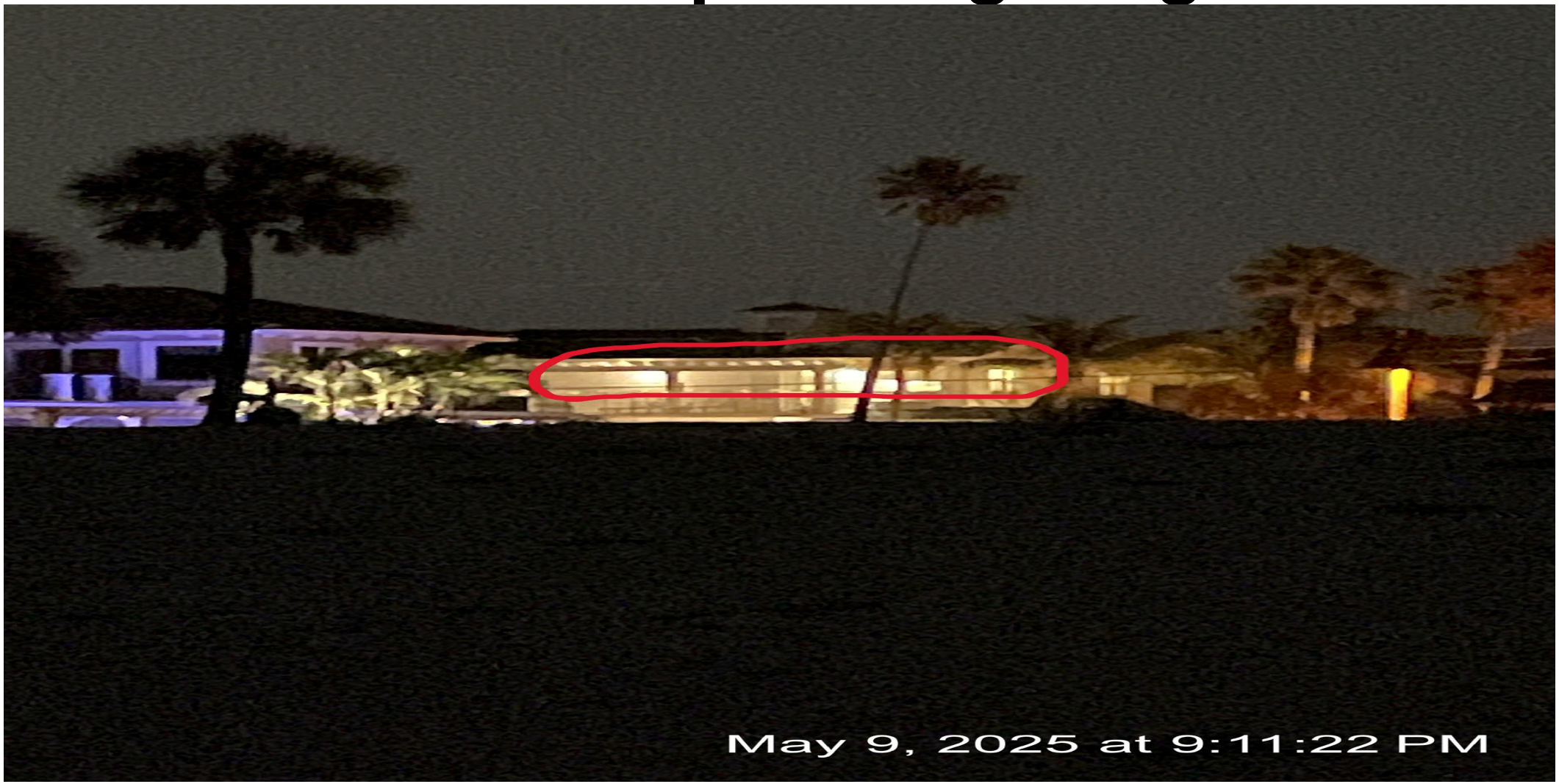
- Initial inspection: 5/9/2025
- Notice of Violation dated: 5/15/2025
- Notice of Violation compliance date: 6/16/2025
- Notices of Hearing dated and posted on the property: 6/25/2025

CE20250279
Affidavit of Posting



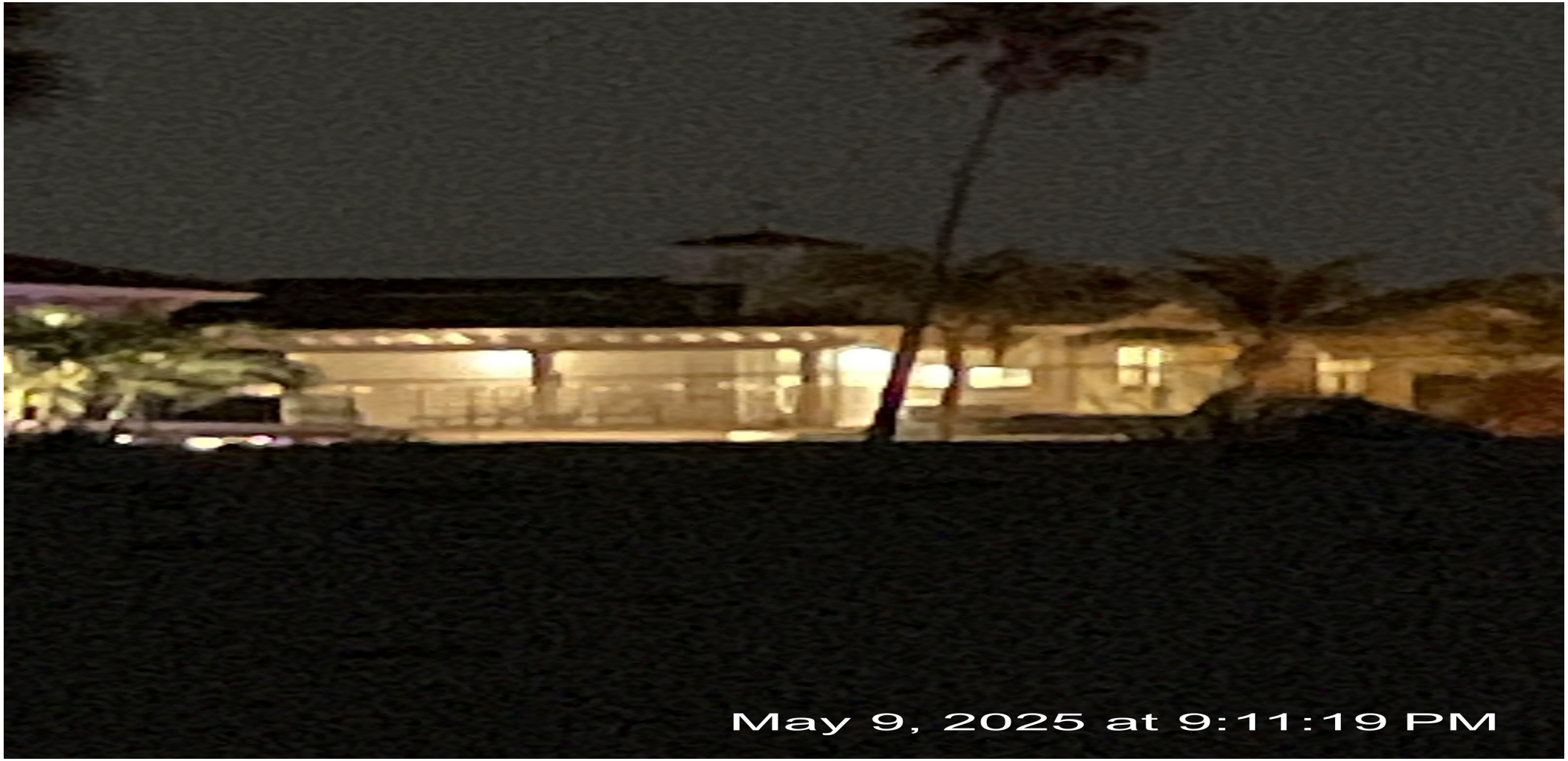
113 11th Ave

CE20250279
Non-compliant lighting



113 11th Ave.

CE20250279
Non-compliant lighting



113 11th Ave.

CE20250279
Non-compliant lighting



113 11th Ave.

CE20250279
Non-compliant lighting



113 11th Ave.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 113 11TH AVE

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

Name of Property Owner(s): COCONUT INN LLC

Case No.: 20250279 Code Enforcement Officer: Steven Rivera

Hearing Date: 07/14/2025 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 06/25/2025

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,
vs.
COCONUT INN LLC
Respondent(s)

Case Number: 20250279

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 **07/14/2025** 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 **113 11TH 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/25/2025

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0014 5267 93

KAPUSTA, JR., ROBERT
5858 CENTRAL AVENUE SUITE A
ST PETERSBURG, FL 33707

RA NOV 20250279 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 7384 25

COCONUT INN LLC
113 11TH AVE
ST PETE BEACH FL 33706-4203

NOH 20250279 SR
Jennifer Daunch

$8.1600

CE20250275

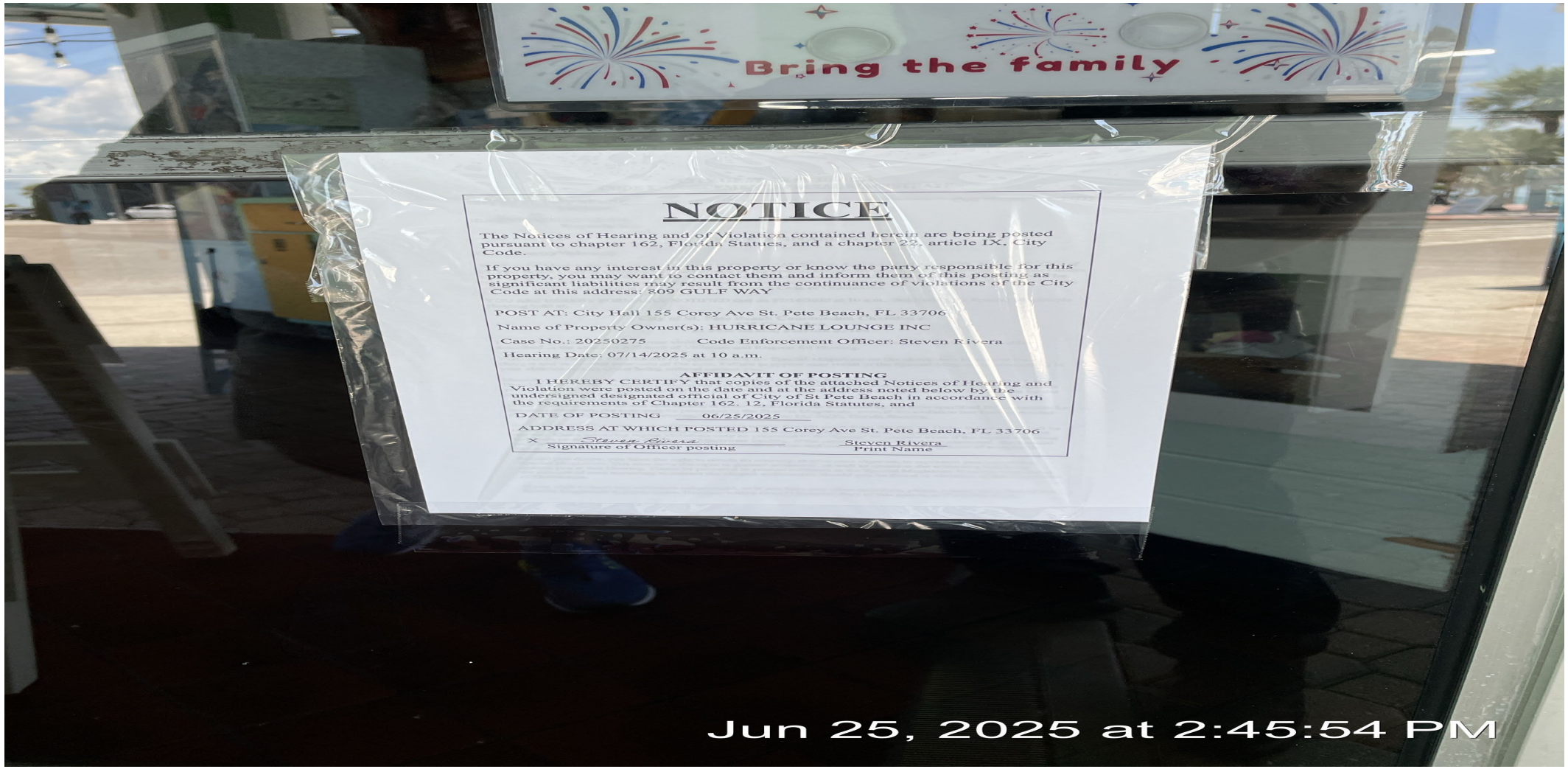
- **Respondent(s): HURRICANE LOUNGE INC**
- **Violation address: 809 Gulf Way**
- **Violation(s) description: The property is in violation of section 44.5 (a),(1) & (2), (b) (1), (2),(3),(4),(5),(6),(7),(8),(9), & (10) Standards for existing beachfront lighting of the Code of Ordinances of the city of St. Pete Beach**

CE20250275

Case Summary

- Initial inspection: 5/9/2025
- Notice of Violation dated: 5/15/2025
- Notice of Violation compliance date: 6/16/2025
- Notices of Hearing dated and posted on the property: 6/25/2025

CE20250275
Affidavit of Posting



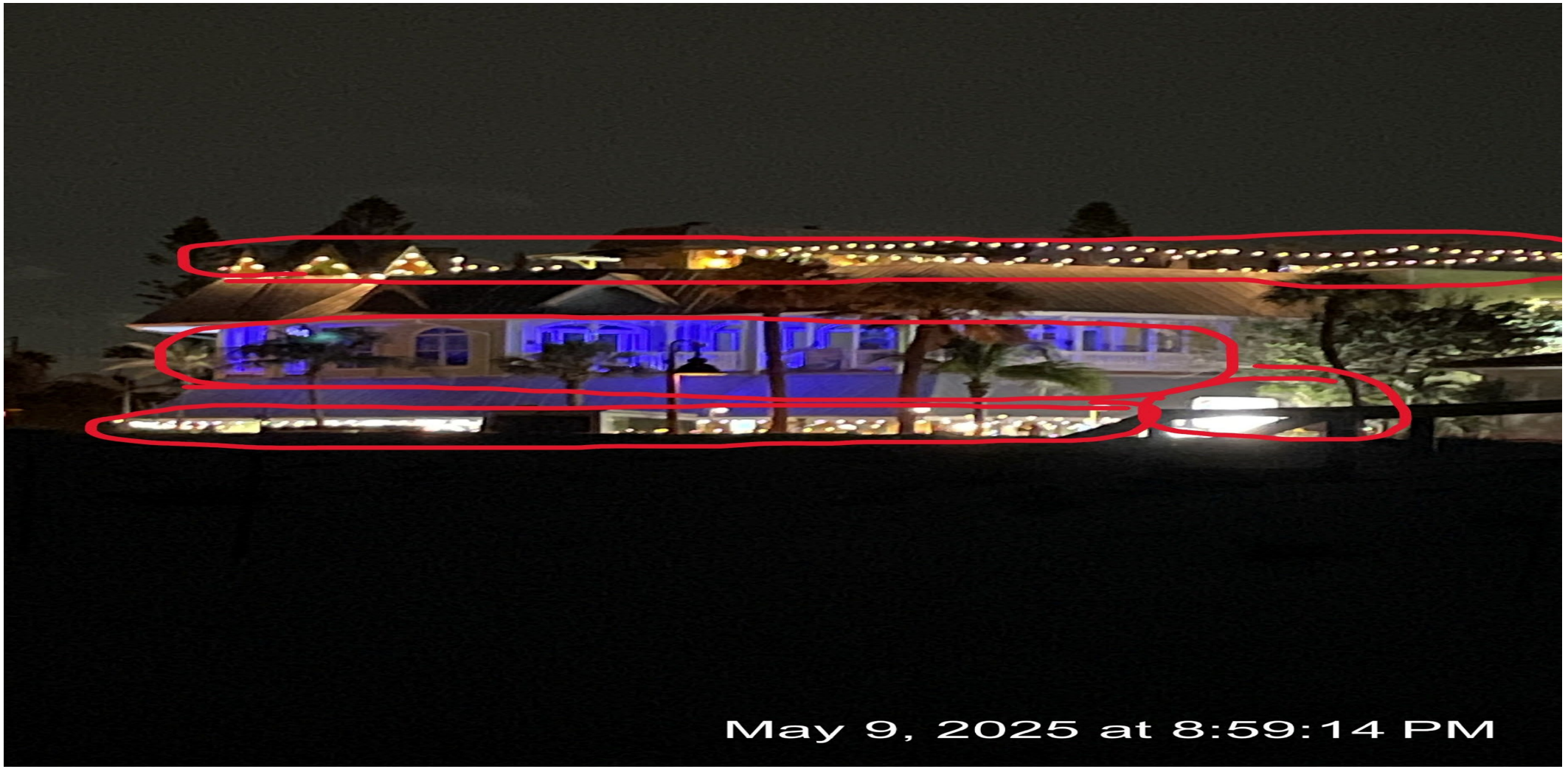
809 Gulf Way

CE20250275
Non-compliant lighting



809 Gulf Way

CE20250275
Non-compliant lighting



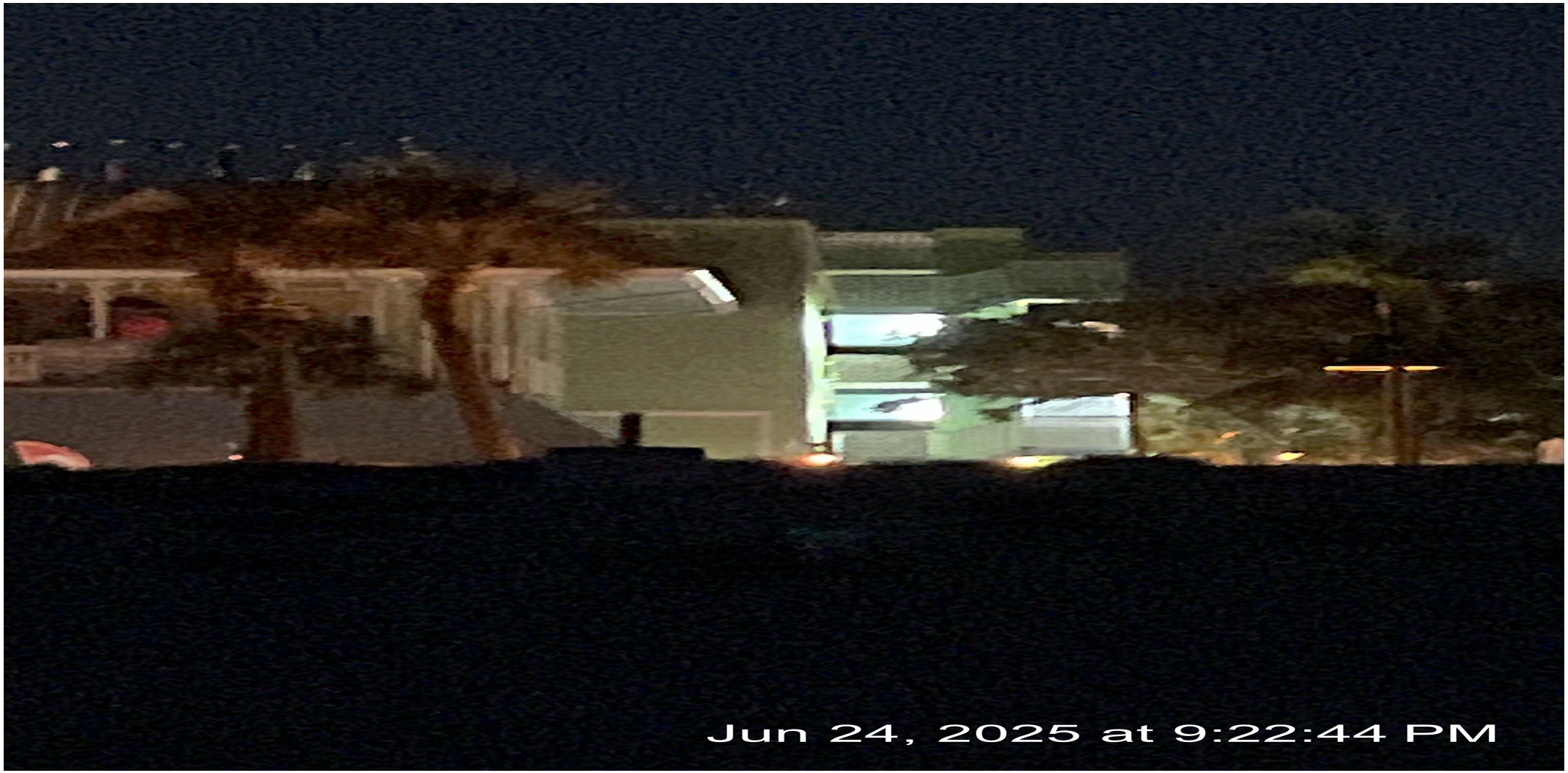
809 Gulf Way

CE20250275
Non-compliant lighting



809 Gulf Way

CE20250275
Non-compliant lighting



809 Gulf Way

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8314 5266 18

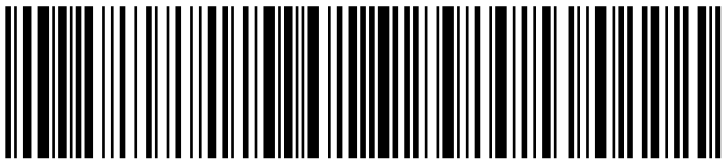
COCONUT INN LLC
113 11TH AVE
ST PETE BEACH, FL 33706-4225

NOV 20250279 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 7385 31

KAPUSTA JR ROBERT
5858 CENTRAL AVE
STE A
ST PETERSBURG FL 33707-1708

RA NOH 20250279 SR
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250275**
City of St. Pete Beach v. Hurricane Lounge Inc
Address: 809 Gulf Way St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 44.5. - Standards for existing beachfront lighting.**
By July 1, 2008; all light sources or reflective surfaces illuminated by such sources that are visible from the beach shall be brought into compliance with the following standards:
(a) Existing artificial light fixtures shall be repositioned, modified, or removed so that:
(1) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;
(2) Areas seaward of the frontal dune, or the beach in areas where the frontal dune no longer exists, are not directly, indirectly, or cumulatively illuminated.
(b) The following measures shall be taken to reduce or eliminate the negative effects of existing exterior artificial lighting:
(1) Reposition fixtures so that the point source of light or any reflective surface of the light fixture is no longer visible from the beach;
(2) Replace fixtures having an exposed light source with fixtures containing recessed light sources or external shields;
(3) Replace traditional light bulbs (e.g. incandescent, fluorescent, and high intensity lighting) with yellow Bug Type Bulbs, low-pressure sodium vapor (LPS) bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources;

(4) Replace non-directional fixtures with directional fixtures that point down and away from the beach;
(5) Replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not visible from the beach;
(6) Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;
(7) Replace incandescent, fluorescent, and high intensity lighting with the lowest wattage low-pressure sodium vapor lighting, yellow Bug Type Bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources possible for the specific application;
(8) Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;
(9) Construct a ground level barrier to shield light sources from the beach. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short- or long-term damage to the beach/dune system;
(10) Permanently remove, disable or lock in off position any fixture which cannot be brought into compliance with the provisions of these standards.
(c) One or more of the following measures shall be taken to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:
(1) Apply window tint or film that meets the standards for tinted glass;
(2) Rearrange lamps and other moveable fixtures away from windows;
(3) Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; or
(4) Turn off unnecessary lights.

Funding: N/A

Attachments:

1. Notice of Violation
2. Affidavit of Posting
3. Notice of Hearing
4. Registered Agent Notice of Violation Banner
5. Notice of Hearing Banner
6. Notice of Violation Banner
7. Registered Agent Notice of Hearing Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

5/15/2025

HURRICANE LOUNGE INC
809 GULF WAY
ST PETE BEACH, FL 33706-4218

RE: Case Number 20250275
Violation Address: 809 GULF WAY
Parcel ID#: 193216589320050120

Dear Property Owner:

You have lighting on your property that is not sea turtle friendly. Turtle nesting season is from May 1st through October 31st. An inspection of your property shows exterior lights that are not compliant and visible from the beach. I have provided photos of the lights in violation. Your property is in violation of the following code section.

Sec. 44.5. - Standards for existing beachfront lighting.

Sec. 44.5. - Standards for existing beachfront lighting.
By July 1, 2008; all light sources or reflective surfaces illuminated by such sources that are visible from the beach shall be brought into compliance with the following standards:
(a) Existing artificial light fixtures shall be repositioned, modified, or removed so that:
(1) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;
(2) Areas seaward of the frontal dune, or the beach in areas where the frontal dune no longer exists, are not directly, indirectly, or cumulatively illuminated.
(b) The following measures shall be taken to reduce or eliminate the negative effects of existing exterior artificial lighting:
(1) Reposition fixtures so that the point source of light or any reflective surface of the light fixture is no longer visible from the beach;
(2) Replace fixtures having an exposed light source with fixtures containing recessed light sources or external shields;
(3) Replace traditional light bulbs (e.g. incandescent, fluorescent, and high intensity lighting) with yellow Bug Type Bulbs, low-pressure sodium vapor (LPS) bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources;
(4) Replace non-directional fixtures with directional fixtures that point down and away from the beach;
(5) Replace fixtures having transparent or translucent coverings with fixtures having opaque shields

covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not visible from the beach;
(6) Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;
(7) Replace incandescent, fluorescent, and high intensity lighting with the lowest wattage low-pressure sodium vapor lighting, yellow Bug Type Bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources possible for the specific application;
(8) Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;
(9) Construct a ground level barrier to shield light sources from the beach. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short- or long-term damage to the beach/dune system;
(10) Permanently remove, disable or lock in off position any fixture which cannot be brought into compliance with the provisions of these standards.
(c) One or more of the following measures shall be taken to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:
(1) Apply window tint or film that meets the standards for tinted glass;
(2) Rearrange lamps and other moveable fixtures away from windows;
(3) Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; or
(4) Turn off unnecessary lights.

These violation(s) must be corrected **no later than 5/26/2025.** 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 727-748-1722

Steven Rivera
Code Enforcement Officer

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 809 GULF WAY

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

Name of Property Owner(s): HURRICANE LOUNGE INC

Case No.: 20250275 Code Enforcement Officer: Steven Rivera

Hearing Date: 07/14/2025 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 06/25/2025

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,
vs.
HURRICANE LOUNGE INC
Respondent(s)

Case Number: 20250275

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 **07/14/2025** 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 **809 GULF 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/25/2025

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0014 4772 24

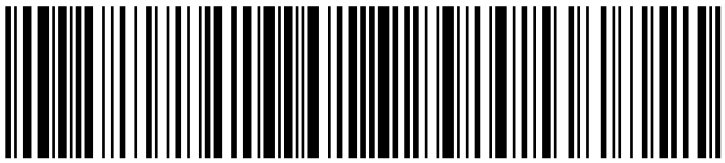
FALKENSTEIN, DOMONICK
809 GULF WAY
ST PETE BEACH, FL 33706

RA NOV 20250275 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 7374 35

HURRICANE LOUNGE INC
809 GULF WAY
ST PETE BEACH FL 33706-4218

NOH 20250275 SR
Jennifer Daunch

$8.4400

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8314 4771 32

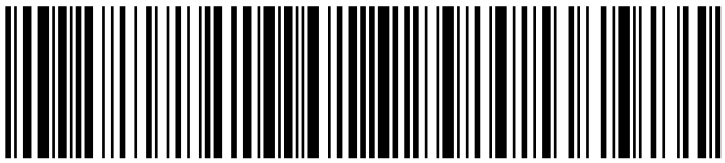
HURRICANE LOUNGE INC
809 GULF WAY
ST PETE BEACH, FL 33706-4218

NOV 20250275 SR
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 7374 97

FALKENSTEIN DOMONICK
809 GULF WAY
ST PETE BEACH FL 33706-4218

RA NOH 20250275 SR
Jennifer Daunch

$8.4400

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

Agenda Report

Agenda Title Name: **Case# 20250069**
City of St. Pete Beach, v. Nguyen, Annie Truong, Jimmy C
Address 205 55th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

Sec. 98-64. - General Maintenance
(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to thesafety 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. Thefollowing 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 exteriorproperty 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 manneror amount in or upon any real property, highway, street, right-of-way or body of water within the limitsof the city, except in such containers specifically provided and designated for the disposal of litter, is aviolation. 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 aviolation.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.

Funding: N/A

Attachments:

1. Amended Notice of Violation
2. Notice of Violation
3. Evidence
4. Affidavit of Posting
5. Notice of Hearing
6. Notice of Hearing Banner
7. Amended Notice of Violation Banner
8. Notice of Violation Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

4/16/2025

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

RE: Case Number 20250069
Violation Address: 205 55TH AVE
Parcel ID#: 063216114120040050

Dear Property Owner:

You have trash/debris on your property that must be cleaned and removed, overgrown grass that must be cut and maintained, and the home on the property is left in disrepair and must be fixed/removed. Please contact the City of St. Pete Beach Building Department or come into City Hall Monday-Friday 9am-1pm at 155 Corey Ave. You may get guidance from the Permit Technicians on the next steps needed to be taken pertaining to your structure. There are currently no permitting fees associated with any permit pulled due to hurricane related damage. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(1) Vegetation as follows:
a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

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:
(1) Structures that are:
a. Partially destroyed; or
b. Left in a state of disrepair
(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.
(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.
(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 5/7/2025.** 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 727-748-1722

Luis Cruz
Code Enforcement Officer

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

1/20/2025

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

RE: Case Number 20250069
Violation Address: 205 55TH AVE
Parcel ID#: 063216114120040050

Dear Property Owner:

You have trash/debris on your property that must be cleaned and removed. Please contact the City of St. Pete Beach Building Department (727-363-9241) by phone or coming into City Hall Monday-Friday 9am-1pm at 155 Corey Ave. You may get guidance from the Permit Technicians on the next steps needed to be taken pertaining to your structure. There are currently no permitting fees associated with any permit pulled due to hurricane related damage. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

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 2/10/2025.** 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

CE20250069

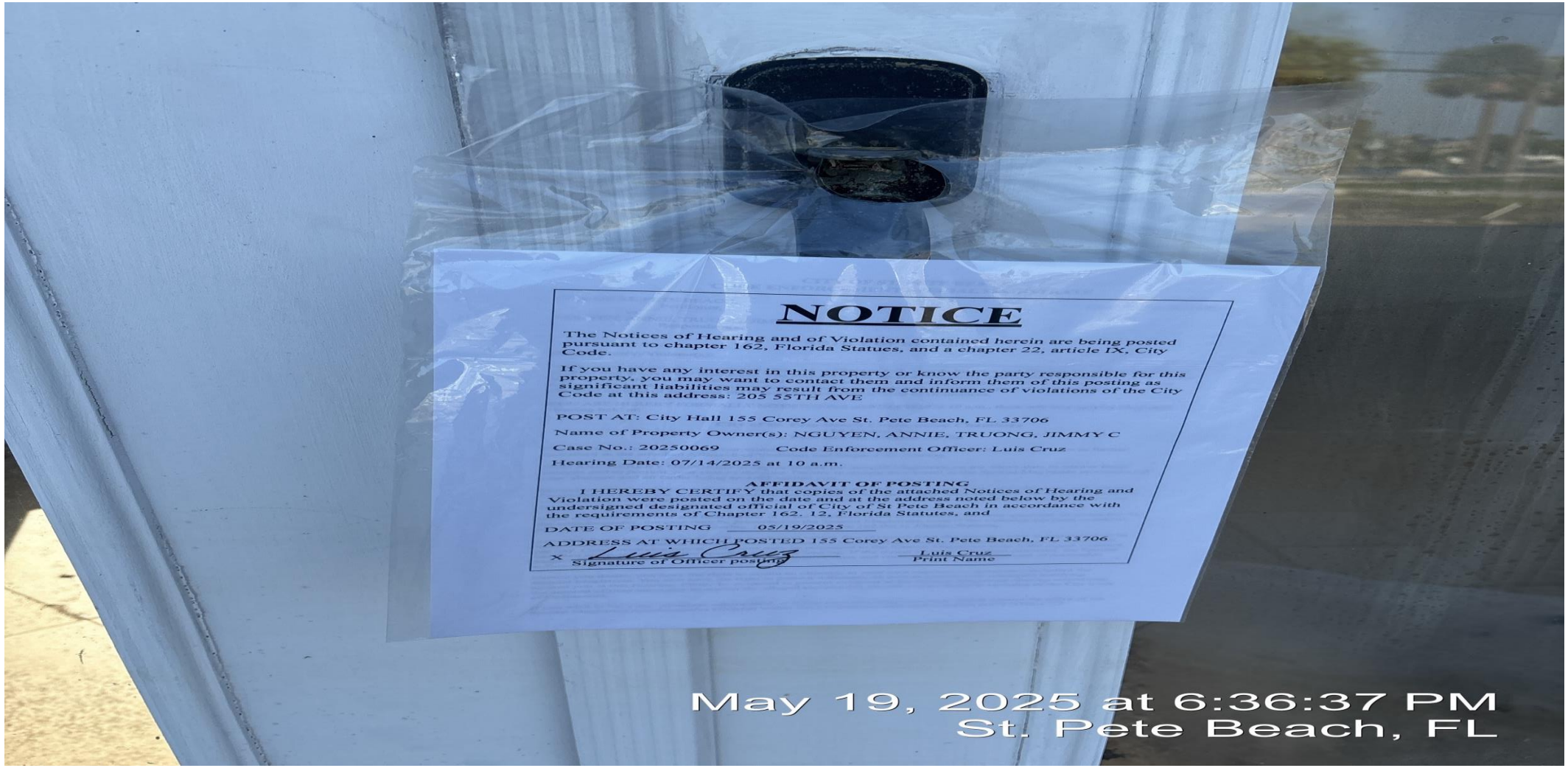
- **Respondent(s): Annie Nguyen & Jimmy C. Truong**
- **Violation address: 205 55th Ave.**
- **Violation(s) description: The property is in violation of section 46-33 Enumeration (1) a., (2) and (3), 98-64 General maintenance (a), 98-65 Unsightly Conditions (1) a., b., and (4), 98-66 Residential and Commercial Property Maintenance (a), (b), (20), (c) (2) & (3) of the Code of Ordinances of the city of St. Pete Beach**

CE20250069

Case Summary

- Initial inspection: 1/11/2025
- Notice of Violation dated: 4/16/2025
- Notice of Violation compliance date: 5/7/2025
- Notices of Hearing dated and posted on the property: 5/19/2025

CE20250069
Affidavit of Posting



205 55th Ave.

CE20250069

Trash/debris on property and overgrown grass/weeds



205 55th Ave.

CE20250069
Trash/debris on property



205 55th Ave.

CE20250069
Overgrown grass/weeds



205 55th Ave.

CE20250069
Trash/debris on property and fence in disrepair



205 55th Ave.

CE20250069
Trash/debris on property



205 55th Ave.

CE20250069

Trash/debris on property and overgrown grass/weeds



205 55th Ave.

CE20250069

Broken mailbox and sandbag left on property



205 55th Ave.

CE20250069

Trash/debris on side yard and back yard of property and fence in disrepair



205 55th Ave.

CE20250069
Debris piled up on property



205 55th Ave.

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 205 55TH AVE

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

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

Case No.: 20250069 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 05/19/2025

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,
vs.
NGUYEN, ANNIE, TRUONG, JIMMY C
Respondent(s)

Case Number: 20250069

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 **07/14/2025** 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 **205 55TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/19/2025

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8314 8856 30

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

NOH 20250069 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8310 2075 11

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

ANOV 20250069 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8397 3277 68

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

NOV 20250069 LC
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250231**
City of St. Pete Beach v. Fresh Development LLC
Address: 6800 Sunset Way St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.

Sec. 98-65. - Unsightly conditions.
The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(1) Structures that are:a. Partially destroyed; orb. Left in a state of disrepair(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 exteriorproperty 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.(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition,in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials.Metal fencing shall be free from rust or deterioration.(c) Litter.(1) Storage of litter.a. All commercial businesses shall store litter in containers to eliminate wind-driven debris. Thenumber and size of receptacles for each commercial business shall be that number required to maintaina clean, neat, and sanitary premises. Spillage and overflow of litter around containers is a violation.b. Commercial businesses shall provide and maintain litter containers adequate to contain littergenerated from such business at its loading and unloading zones.c. Commercial businesses open to the public shall provide and maintain containers adequate to containlitter generated from such business.d. Every person in possession or in control of any place, public or private, where litter is accumulatedor generated shall provide and maintain adequate and suitable containers capable of holding such litteruntil proper final disposal is accomplished.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.

Funding: N/A

Attachments:

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

5. Notice of Hearing Banner
6. Notice of Violation Banner
7. Registered Agent Notice of Hearing Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

4/21/2025

FRESH DEVELOPMENT LLC
3941 Moody St
ST PETE BEACH, FL 33706-2632

RE: Case Number 20250231
Violation Address: 6800 SUNSET WAY
Parcel ID#: 363115059760000060

Dear Property Owner:

You have replaced the fence where trash is held from the business on the property without the proper permit. There is an unfinished portion of the fence that is in disrepair that must be fixed and permitted alongside the other portion of the fence. Also, you have trash overflowing in the fenced area that must be cleaned and maintained regularly. You are in violation of the following Code Section(s):

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.

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:
(1) Structures that are:
a. Partially destroyed; or
b. Left in a state of disrepair
(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.
(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.
(c) Litter.
(1) Storage of litter.
a. All commercial businesses shall store litter in containers to eliminate wind-driven debris. The number and size of receptacles for each commercial business shall be that number required to maintain a clean, neat, and sanitary premises. Spillage and overflow of litter around containers is a violation.
b. Commercial businesses shall provide and maintain litter containers adequate to contain litter generated from such business at its loading and unloading zones.
c. Commercial businesses open to the public shall provide and maintain containers adequate to contain litter generated from such business.
d. Every person in possession or in control of any place, public or private, where litter is accumulated or generated shall provide and maintain adequate and suitable containers capable of holding such litter until proper final disposal is accomplished.
(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 5/8/2025.** 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 727-748-1722

Luis Cruz
Code Enforcement Officer

CE20250231

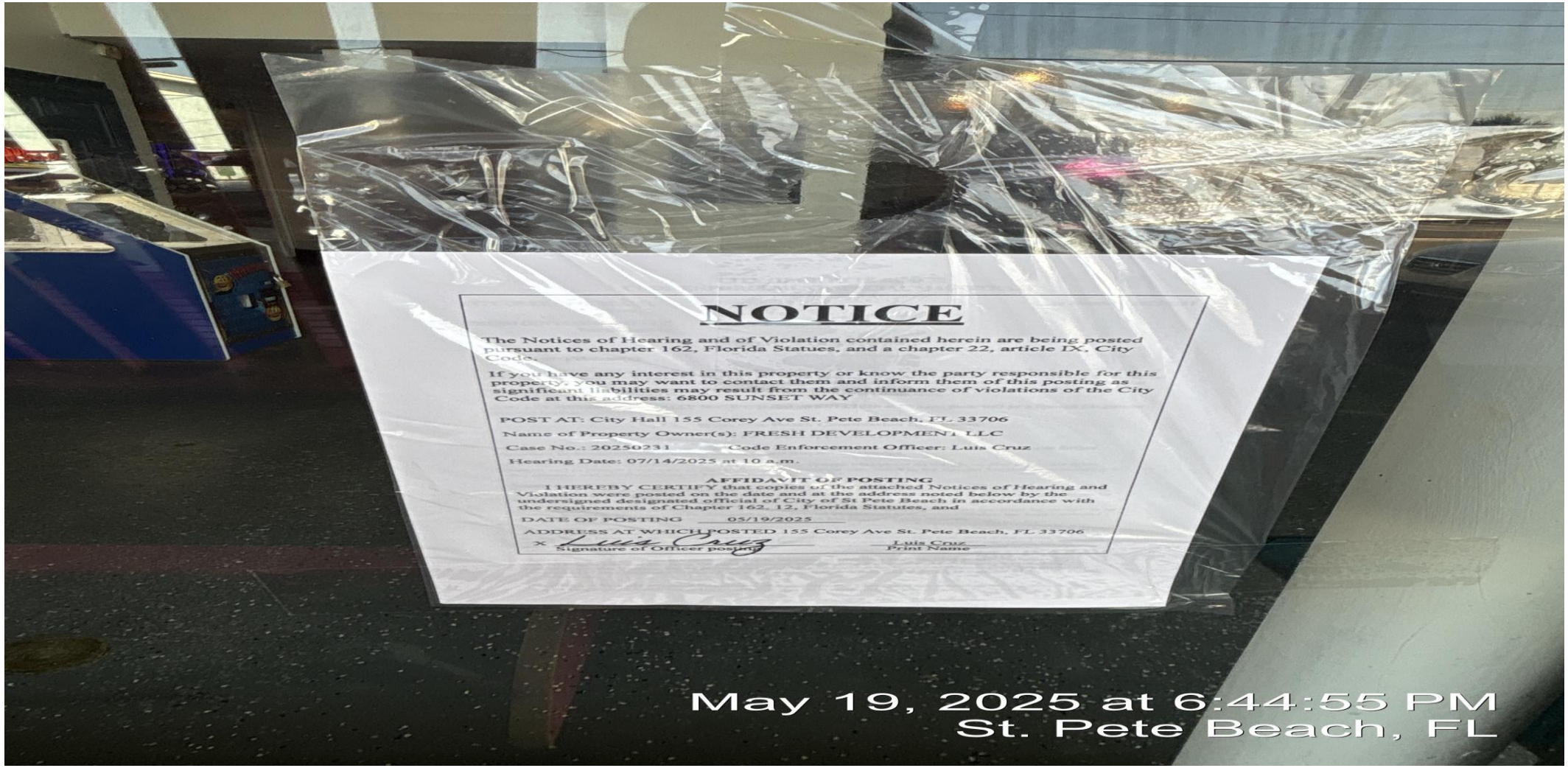
- **Respondent(s): Fresh Development LLC**
- **Violation address: 6800 Sunset Way**
- **Violation(s) description: The property is in violation of section(s) 98-123.1 Permit required, 98-65 Unsightly Conditions (1) a., b., and (4), 98-66 Residential and Commercial Property Maintenance (a), (b), (24), (c) (1) a., b., c., d., & (3) of the Code of Ordinances of the city of St. Pete Beach**

CE20250231

Case Summary

- Initial inspection: 4/18/2025
- Notice of Violation dated: 4/21/2025
- Notice of Violation compliance date: 5/8/2025
- Notices of Hearing dated and posted on the property: 5/19/2025

CE20250231
Affidavit of Posting



6800 Sunset Way

CE20250231

Fence in disrepair and accumulated trash overflowing out of inadequate trash containers



6800 Sunset Way

CE20250231

Unpermitted fence erected



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

CE20250231

Overflowing and accumulated litter/trash from inadequate trash containers



6800 Sunset Way

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 6800 SUNSET WAY

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

Name of Property Owner(s): FRESH DEVELOPMENT LLC

Case No.: 20250231 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 05/19/2025

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
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8314 8872 07

FRESH DEVELOPMENT LLC
3941 MOODY ST
ST PETE BEACH, FL 33706-2632

NOH 20250231 LC
Jennifer Daunch

$8.1600

CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF ST. PETE BEACH,
Petitioner,
vs.
FRESH DEVELOPMENT LLC
Respondent(s)

Case Number: 20250231

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 **07/14/2025** 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 **6800 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/19/2025

Luis Cruz

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8310 6436 85

FRESH DEVELOPMENT LLC
3941 MOODY ST
ST PETE BEACH, FL 33706-2632

NOV 20250231LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0010 6437 91

SAVIC, IGOR
3941 MOODY ST
ST PETE BEACH, FL 33706

RA NOV 20250231LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0014 8872 52

SAVIC, IGOR
3941 MOODY ST
ST PETE BEACH, FL 33706

RA NOH 20250231 LC
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250067**
City of St. Pete Beach v. Lake Merritt Partners LLC
Address: 636 Corey Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.(3) Any condition which provides harborage for rats, mice, snakes and other vermin.(4) Buildings and structures as follows:a. Any building, dock or other structure which is in such a dilapidated condition that it is unfit forhuman habitation or use or which is kept in such an insanitary condition that it is a menace to the healthof people residing in the vicinity thereof or presents a more than ordinarily dangerous life safety codeviolation or fire hazard in the vicinity where it is located.

Sec. 98-64. - General Maintenance
(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to thesafety 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. Thefollowing conditions are prohibited on any real property in the City:(1) Structures that are:a. Partially destroyed; orb. Left in a state of disrepair(3) Building exteriors in a condition of deterioration or disrepair such that the condition causesmeasurable diminution of surrounding property values.(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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 exteriorproperty 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.(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and looseor rotting materials; andb. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration.Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorativefeatures shall be maintained in good repair with proper anchorage. Any graffiti shall be removed orrepainted to match existing surfaces.(3) Windows.a. Every window shall be maintained in sound working condition and good repair to be substantiallyweather-tight and rodent-proof.(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound workingcondition and good repair.(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation,doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall bemaintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall beprotected from the elements and decay by painting or other protective treatment. Peeling paint isprohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust andcorrosion and all surfaces with rust or corrosion shall be stabilized and coated.(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banistersor railings properly designed and

maintained to minimize the hazard of falling and installed towithstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies,stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint andother finishes shall be in good condition.(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees,signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair andproperly anchored to remain in sound condition. All exposed surfaces of metal or wood shall beprotected from the elements, decay or rust.(c) Litter(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manneror amount in or upon any real property, highway, street, right-of-way or body of water within the limitsof the city, except in such containers specifically provided and designated for the disposal of litter, is aviolation. 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 aviolation.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.

Funding: N/A

Attachments:

1. Amended Notice of Violation
2. Notice of Violation
3. Affidavit of Posting
4. Notice of Hearing
5. Notice of Hearing Banner
6. Registered Agent Notice of Violation Banner
7. Registered Agent Notice of Violation Banner
8. Registered Agent Notice of Hearing Banner
9. Amended Notice of Violation Banner
10. Notice of Hearing Banner
11. Evidence

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

AMENDED NOTICE OF VIOLATION

4/18/2025

LAKE MERRITT PARTNERS LLC
301 W PLATT ST UNIT A343
TAMPA , FL 33606-2292

RE: Case Number 20250067
Violation Address: 636 COREY AVE
Parcel ID#: 363115779940570080

Dear Property Owner:

The structure on the property is left in a state of disrepair and must be fixed/removed. Please contact the City of St. Pete Beach Building Department or come into City Hall Monday-Friday 9am-1pm at 155 Corey Ave. You may get guidance from the Permit Technicians on the next steps needed to be taken pertaining to your structure. There are currently no permitting fees associated with any permit pulled due to hurricane related damage. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
(4) Buildings and structures as follows:
a. Any building, dock or other structure which is in such a dilapidated condition that it is unfit for human habitation or use or which is kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous life safety code violation or fire hazard in the vicinity where it is located.

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:
(1) Structures that are:
a. Partially destroyed; or
b. Left in a state of disrepair
(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
(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.
(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and loose or rotting materials; and
b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(3) Windows.
a. Every window shall be maintained in sound working condition and good repair to be substantially weather-tight and rodent-proof.
(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to withstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.
(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored to remain in sound condition. All exposed surfaces of metal or wood shall be protected from the elements, decay or rust.
(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 5/9/2025.** 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 727-748-1722

Luis Cruz
Code Enforcement Officer

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

1/20/2025

LAKE MERRITT PARTNERS LLC
301 W PLATT ST UNIT A343
TAMPA , FL 33606-2292

RE: Case Number 20250067
Violation Address: 636 COREY AVE
Parcel ID#: 363115779940570080

Dear Property Owner:

Your property is in a state of disrepair/partially destroyed and must be fixed using the proper permit(s). Also, there is trash/debris on the property that must be cleaned and removed. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
(4) Buildings and structures as follows:
a. Any building, dock or other structure which is in such a dilapidated condition that it is unfit for human habitation or use or which is kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous life safety code violation or fire hazard in the vicinity where it is located.

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:
(1) Structures that are:
a. Partially destroyed; or
b. Left in a state of disrepair
(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
(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.
(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and loose or rotting materials; and
b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(3) Windows.
a. Every window shall be maintained in sound working condition and good repair to be substantially weather-tight and rodent-proof.
(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to withstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.
(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored to remain in sound condition. All exposed surfaces of metal or wood shall be protected from the elements, decay or rust.
(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 2/17/2025.** 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

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 636 COREY AVE

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

Name of Property Owner(s): LAKE MERRITT PARTNERS LLC

Case No.: 20250067 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 05/19/2025

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,
vs.
LAKE MERRITT PARTNERS LLC
Respondent(s)

Case Number: 20250067

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 **07/14/2025** 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 **636 COREY 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/19/2025

Luis Cruz

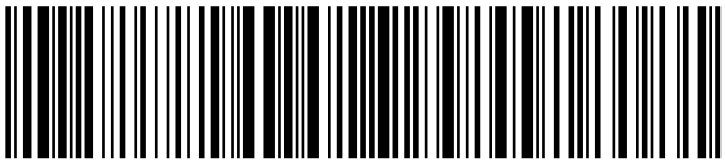
Luis Cruz
Code Enforcement Officer
CITY OF ST. PETE BEACH

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8397 3272 56

LAKE MERRITT PARTNERS LLC
301 W PLATT ST UNIT A343
TAMPA , FL 33606-2292

NOV 20250067 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0097 3272 70

MATTHEWS, JASON
301 W PLATT ST. #A343
TAMPA, FL 33606

NOV 20250067 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0010 5406 87

MATTHEWS, JASON
301 W PLATT ST. #A343
TAMPA, FL 33606

RA ANOV 20250067 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0014 8925 15

MATTHEWS, JASON
301 W PLATT ST. #A343
TAMPA, FL 33606

RA NOH 20250067 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8310 5406 32

LAKE MERRITT PARTNERS LLC
301 W PLATT ST UNIT A343
TAMPA , FL 33606-2292

ANOV 20250067 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8314 8923 86

LAKE MERRITT PARTNERS LLC
301 W PLATT ST UNIT A343
TAMPA , FL 33606-2292

NOH 20250067 LC
Jennifer Daunch

$8.1600

CE20250067

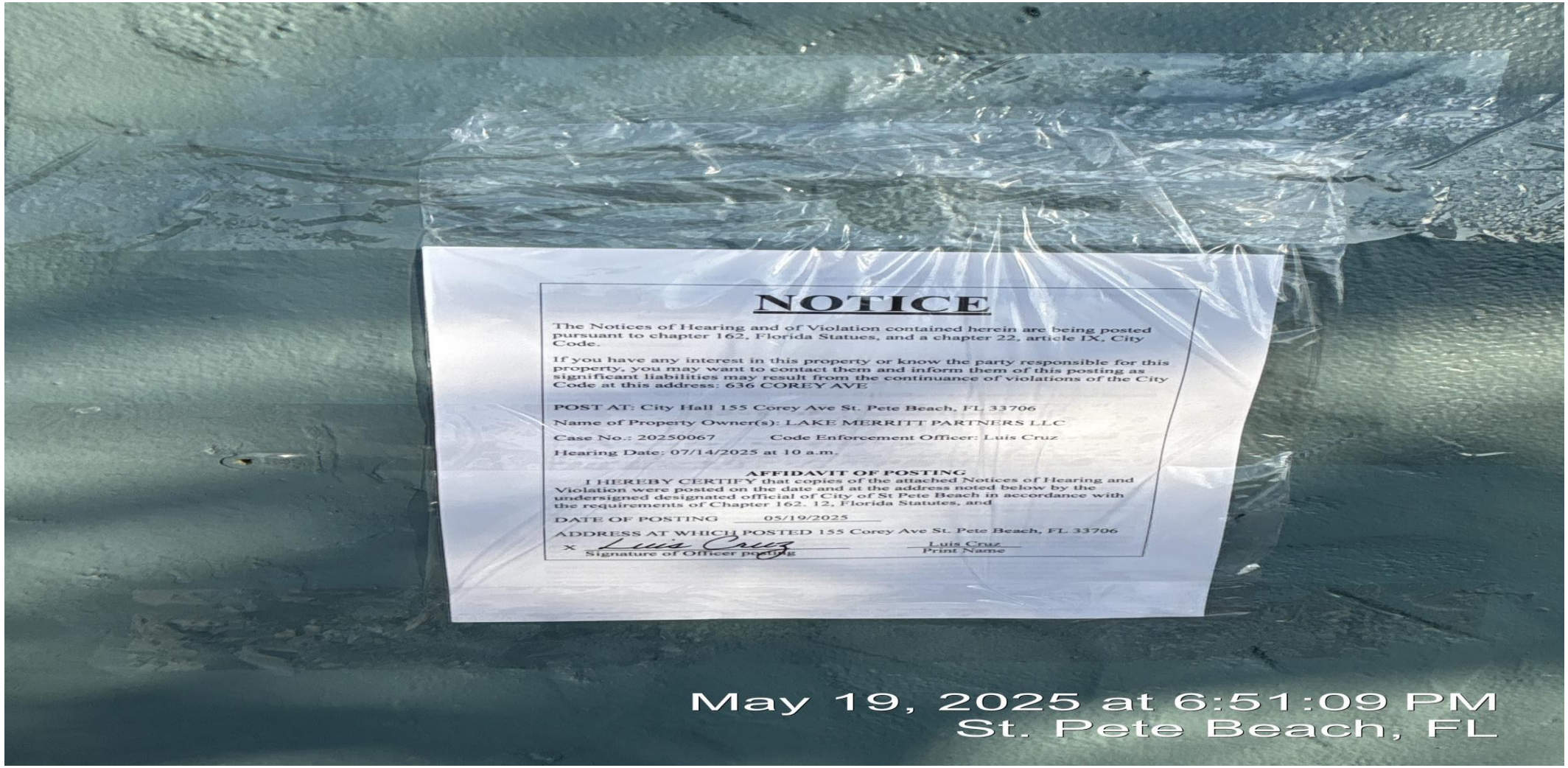
- **Respondent(s): Lake Merritt Partners LLC**
- **Violation address: 636 Corey Ave.**
- **Violation(s) description: The property is in violation of section(s) 46-33 Enumeration (2), (3), (4) a., 98-64 General maintenance (a), 98-65 Unsightly Conditions (1) a., b., (3), and (4), 98-66 Residential and Commercial Property Maintenance (a), (b), (2) a. and b., (3) a., (5), (7), (9), (14), (c) (2) & (3) of the Code of Ordinances of the city of St. Pete Beach**

CE20250067

Case Summary

- Initial inspection: 1/11/2025
- Amended Notice of Violation dated: 4/18/2025
- Notice of Violation compliance date: 5/9/2025
- Notices of Hearing dated and posted on the property: 5/19/2025

CE20250067
Affidavit of Posting



636 Corey Ave.

CE20250067

Deck in disrepair, building in disrepair, and trash/debris left on property



636 Corey Ave.

CE20250067

Deck in disrepair, building in disrepair, and trash/debris left on property



636 Corey Ave.

CE20250067

Deck in disrepair, building in disrepair, and trash/debris left on property



636 Corey Ave.

CE20250067

Building in disrepair, monument in disrepair, and trash/debris left on property



636 Corey Ave.

CE20250067

Building in disrepair, dock in disrepair, and trash/debris left on property



636 Corey Ave.

CE20250067
Building in disrepair and dock in disrepair



636 Corey Ave.

CE20250067

Building in disrepair (door(s), window(s), soffits, fascia boards, exterior wall, deteriorated paint)



636 Corey Ave.

CE20250067
Broken/unsafe monument sign



636 Corey Ave.

CE20250067
Trash/debris on property



636 Corey Ave.

CE20250067

Building in disrepair (door(s), window(s), soffits, fascia boards, exterior wall, deteriorated paint)



636 Corey Ave.

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

Agenda Report

Agenda Title Name: **Case# 20240193**
City of St. Pete Beach v. Brightwater Beach Condo Assn
Address: 55th Ave

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 6.12. - Commercial accessory and temporary equipment, structures, portable buildings andtrailers, dumpsters and commercial tents.

(d) Dumpsters, commercial waste or refuse containers shall be regulated as follows:(3) Dumpster enclosures shall require a building permit and shall be constructed to meet all applicablebuilding standards.

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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.

Funding: N/A

Attachments:

1. Amended Notice of Violation
2. Notice of Violation
3. Evidence
4. Affidavit of Posting
5. Notice of Hearing
6. Amended Notice of Violation Banner
7. Notice of Violation Banner
8. Notice of Violation Banner
9. Notice of Hearing Banner
10. Registered Agent Notice of Violation Banner
11. Registered Agent Notice of Hearing Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

AMENDED NOTICE OF VIOLATION

4/24/2025

BRIGHTWATER BEACH CONDO ASSN
175 55TH AVE
ST PETE BEACH FL 33706-2320

RE: Case Number 20240193
Violation Address: 55TH AVE
Parcel ID#: 063216114050000001

Dear Property Owner:

You have a dumpster enclosure that you replaced/reinstalled without the proper permit. This enclosure was then destroyed by the hurricane(s) and you have now rebuilt the enclosure again without the proper permit. This dumpster enclosure must be permitted through the building department. You are in violation of the following Code Section(s):

Sec. 6.12. - Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents.

(d) Dumpsters, commercial waste or refuse containers shall be regulated as follows:
(3) Dumpster enclosures shall require a building permit and shall be constructed to meet all applicable building standards.

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 5/8/2025.** 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 727-748-1722

Luis Cruz
Code Enforcement Officer

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

4/2/2024

BRIGHTWATER BEACH CONDO ASSN
175 55TH AVE
ST PETE BEACH FL 33706-2320

RE: Case Number 20240193
Violation Address: 55TH AVE
Parcel ID#: 063216114050000001

Dear Property Owner:

You have tore down your old dumpster enclosure and have started to erect a new dumpster enclosure without the proper permits. This type of construction needs a permit and you must acquire an After-the-Fact permit through a licensed contractor. You are in violation of the following sections:

Sec. 6.12. - Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents.

(d) Dumpsters, commercial waste or refuse containers shall be regulated as follows:
(3) Dumpster enclosures shall require a building permit and shall be constructed to meet all applicable building standards.

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 4/23/2024.** 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 727-589-2564

Luis Cruz
Code Enforcement Officer

CE20240193

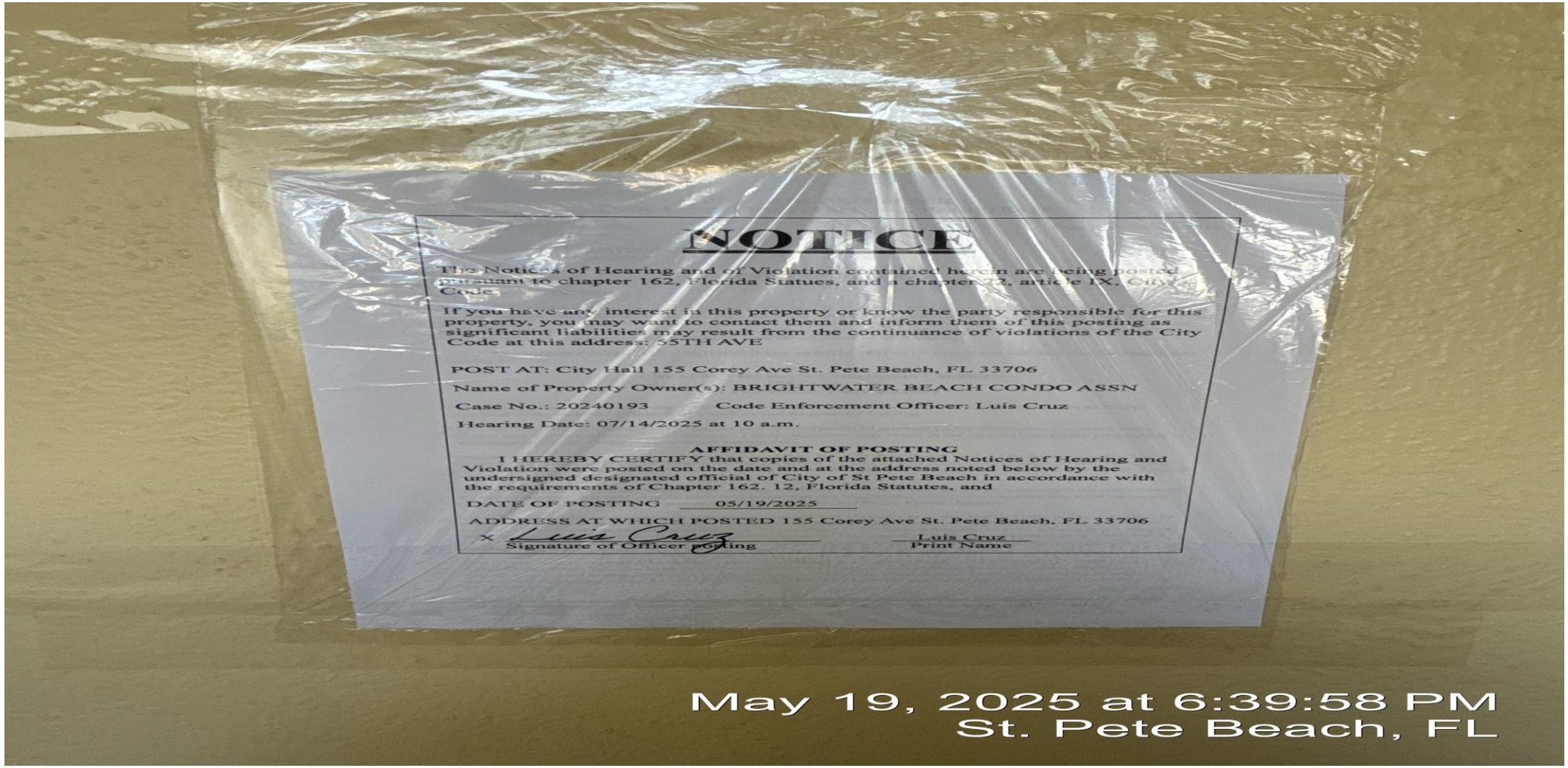
- **Respondent(s): Brightwater Beach Condo Assn**
- **Violation address: 55th Ave. Parcel # 06-32-16-11405-000-0001**
- **Violation(s) description: The property is in violation of section(s) 6.12 Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents (d) (3) & 98-123.1 Permits required of the Land Development Code and Code of Ordinances of the city of St. Pete Beach**

CE20240193

Case Summary

- Initial inspection: 4/1/2024
- Amended Notice of Violation dated: 4/24/2025
- Notice of Violation compliance date: 5/8/2025
- Notices of Hearing dated and posted on the property: 5/19/2025

CE20240193
Affidavit of Posting



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

1st unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

1st unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

1st unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

1st unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

1st unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

1st unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

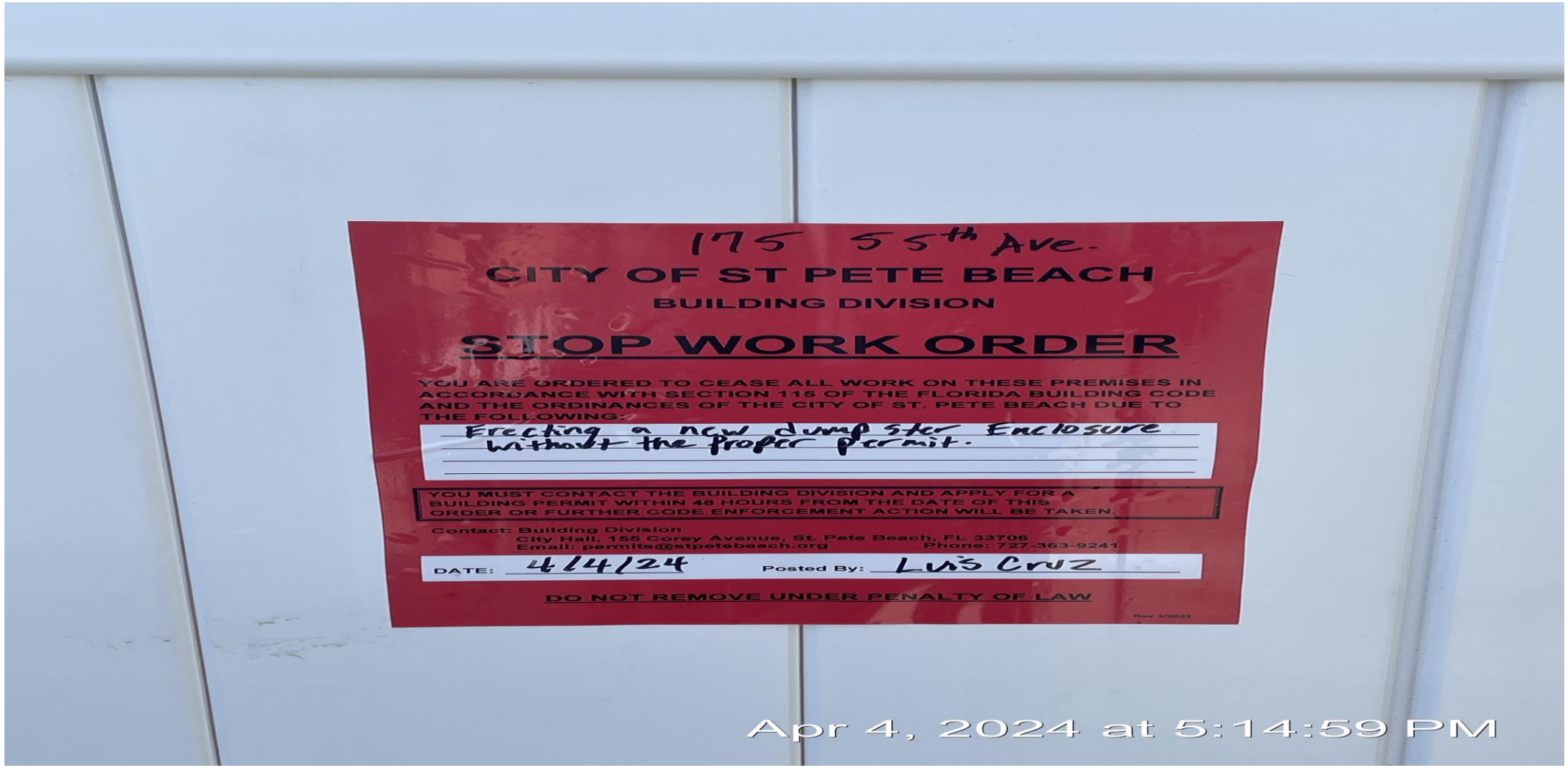
CE20240193

1st unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193
SWO posted on structure



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

Unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

2nd unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

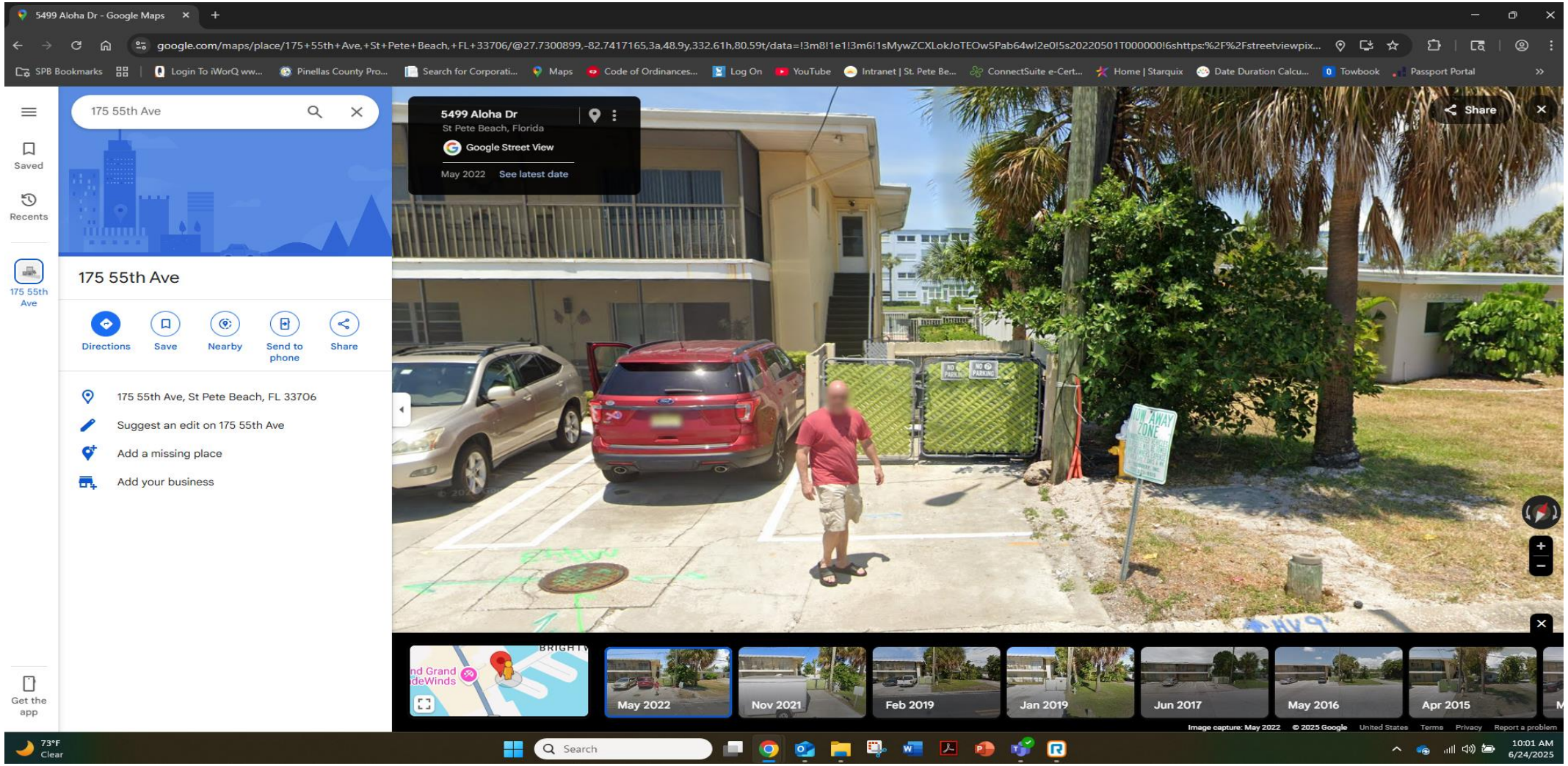
2nd unpermitted fence and dumpster enclosure being erected



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

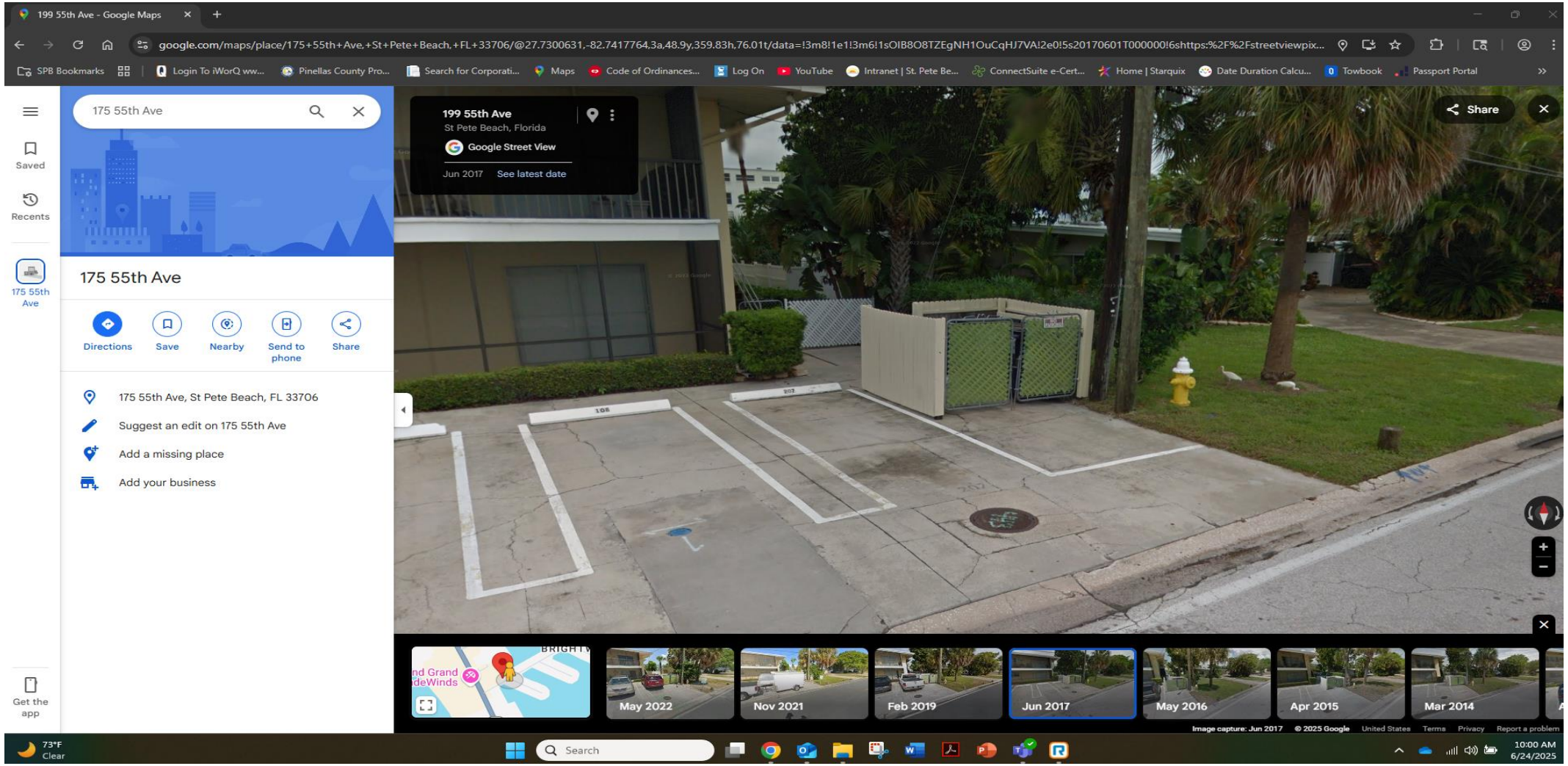
Previous dumpster enclosure



55th Ave. Parcel #06-32-16-11405-000-0001

CE20240193

Previous dumpster enclosure and fence



55th Ave. Parcel #06-32-16-11405-000-0001

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 55TH AVE

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

Name of Property Owner(s): BRIGHTWATER BEACH CONDO ASSN

Case No.: 20240193 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 05/19/2025

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,
vs.
BRIGHTWATER BEACH CONDO ASSN
Respondent(s)

Case Number: 20240193

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 **07/14/2025** 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 **55TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/19/2025

Luis Cruz

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8311 3446 42

BRIGHTWATER BEACH CONDO ASSN
175 55TH AVE
ST PETE BEACH FL 33706-2320

ANOV 20240193 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8355 3698 16

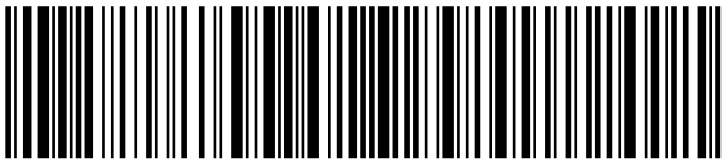
BRIGHTWATER BEACH CONDO ASSN
175 55TH AVE
ST PETE BEACH FL 33706-2320

NOV20240193LC
pdewar@stpetebeach.org

$7.3600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8355 3700 96

VIGNERY SCOTT
STE 102
24701 US HIGHWAY 19 N
CLEARWATER FL 33763-4086

NOV20240193LC
pdewar@stpetebeach.org

$7.3600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8314 8940 52

BRIGHTWATER BEACH CONDO ASSN
175 55TH AVE
ST PETE BEACH FL 33706-2320

NOH 20240193 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0011 3447 03

VIGNERY, SCOTT
24701 US HIGHWAY 19 N SUITE #102
CLEARWATER, FL 33763

RA ANOV 20240193 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0014 8941 20

VIGNERY, SCOTT
24701 US HIGHWAY 19 N SUITE #102
CLEARWATER, FL 33763

RA NOH 20240193 LC
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20240699**
City of St. Pete Beach v. Franco, Jennifer C
Address: 490 82nd Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.

Funding: N/A

Attachments:
1. Amended Notice of Violation
2. Notice of Violation
3. Evidence
4. Affidavit of Posting
5. Notice of Hearing

6. Amended Notice of Violation Banner
7. Notice of Hearing Banner
8. Notice of Violation Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

4/2/2025

FRANCO, JENNIFER C
2637 SEASHORE DR
LAS VEGAS, NV 89128-6814

RE: Case Number 20240699
Violation Address: 490 82ND AVE
Parcel ID#: 363115782100960120

Dear Property Owner:

You have started to install drywall and an exterior door in your property without the proper permit. You have been notified previously and have have not applied for a permit. To better assist you through this process, the permit department is open Monday-Friday 9am-1pm and is fast tracking all permits relating to hurricane damage. 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 4/16/2025.** 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 727-748-1722

Luis Cruz
Code Enforcement Officer

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

12/20/2024

FRANCO, JENNIFER C
2637 SEASHORE DR
LAS VEGAS, NV 89128

RE: Case Number 20240699
Violation Address: 490 82ND AVE
Parcel ID#: 363115782100960120

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-Friday 9am-1pm 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 1/10/2025.** 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

CE20240699

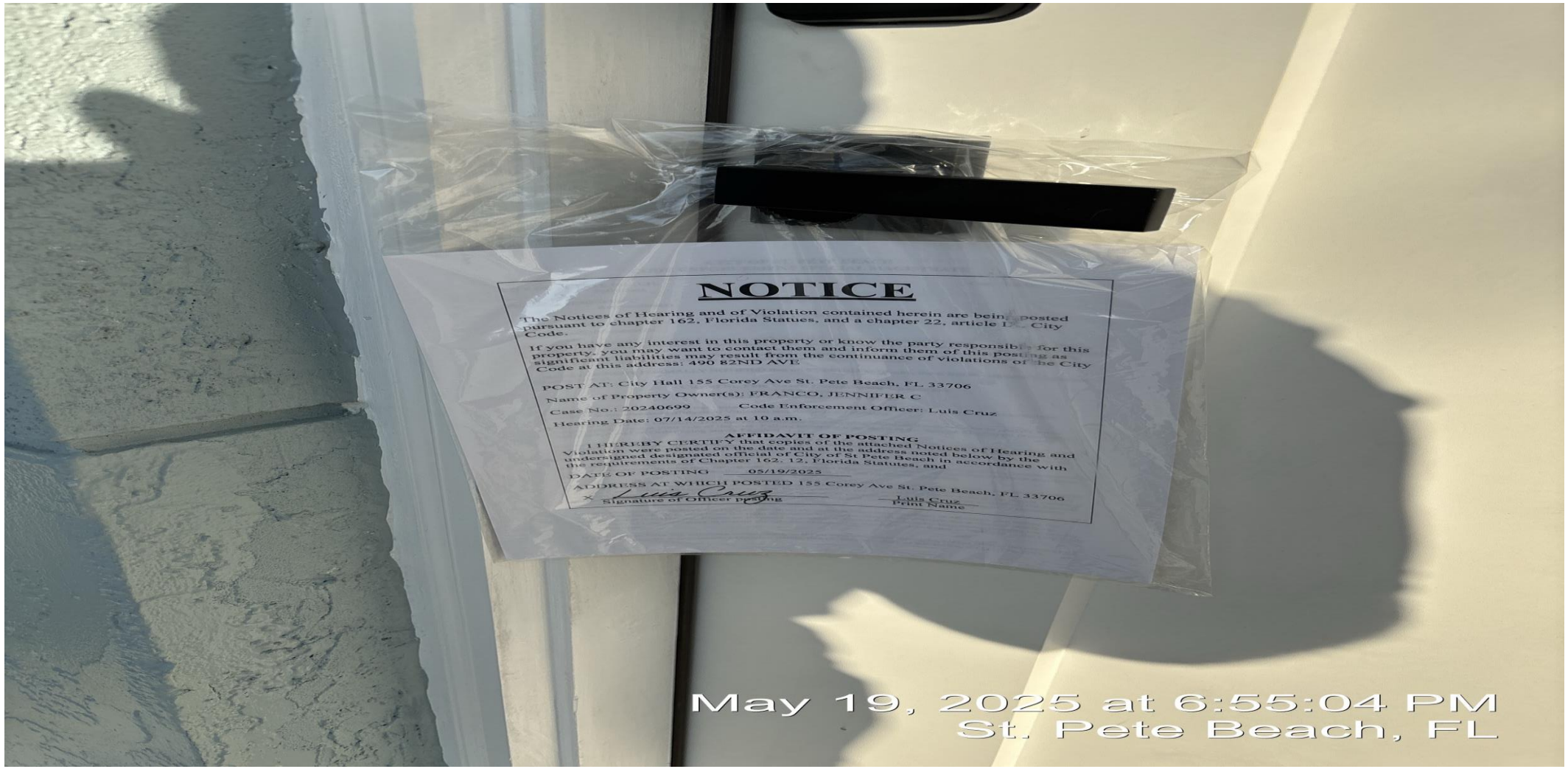
- **Respondent(s): Jennifer C Franco**
- **Violation address: 490 82nd Ave.**
- **Violation(s) description: The property is in violation of section(s) 98-123.1 Permits required of the Code of Ordinances of the city of St. Pete Beach**

CE20240699

Case Summary

- Initial inspection: 12/17/2024
- Amended Notice of Violation dated: 4/2/2025
- Notice of Violation compliance date: 4/16/2025
- Notices of Hearing dated and posted on the property: 5/19/2025

CE20240699
Affidavit of Posting



490 82nd Ave.

CE20240699

Unpermitted drywall reinstallation



490 82nd Ave.

CE20240699

Unpermitted drywall reinstallation and unpermitted new exterior door



490 82nd Ave.

CE20240699

Unpermitted drywall reinstallation



490 82nd Ave.

CE20240699

Unpermitted drywall reinstallation



490 82nd Ave.

CE20240699

Unpermitted drywall reinstallation



490 82nd Ave.

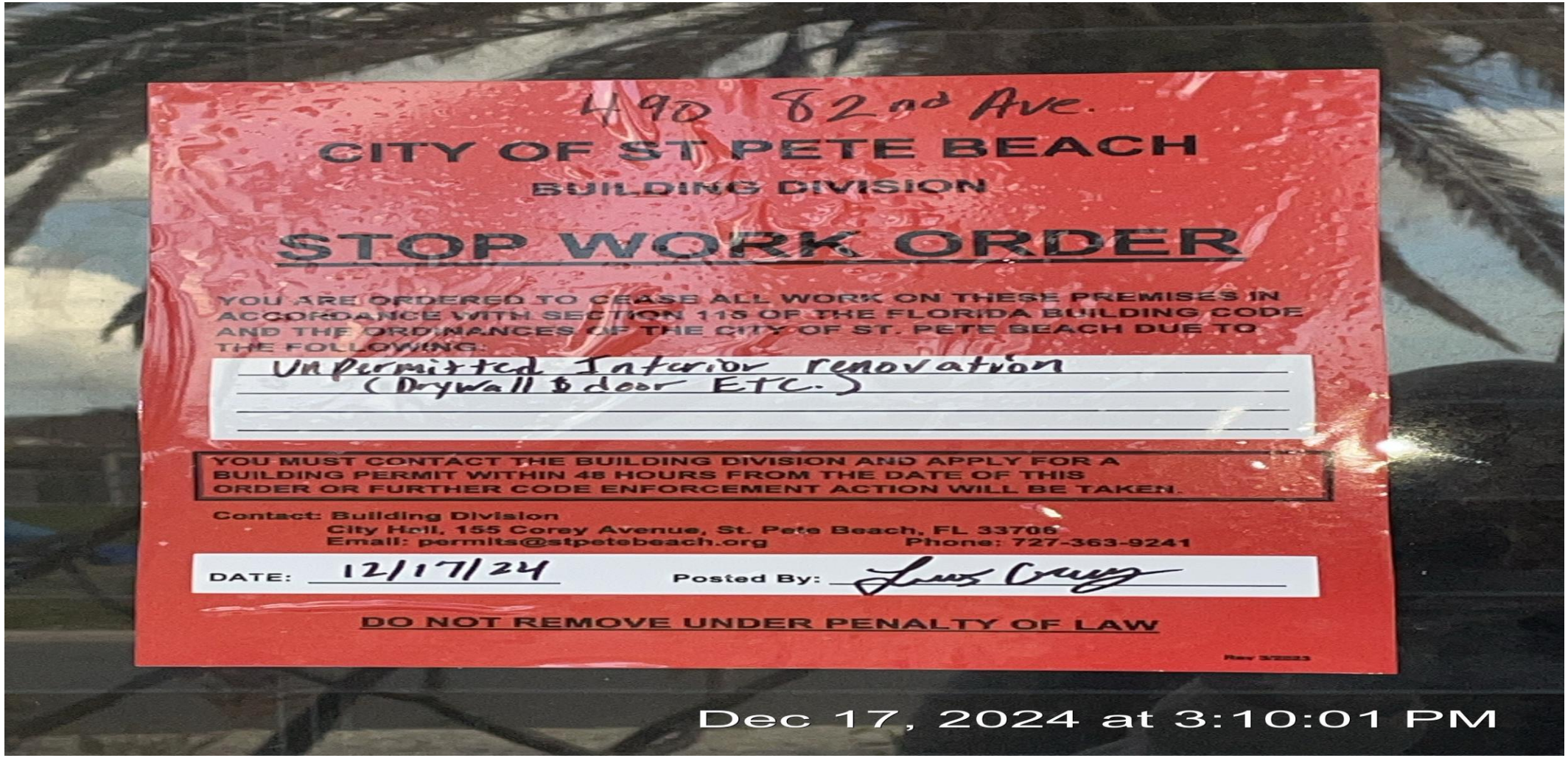
CE20240699

Unpermitted drywall reinstallation and unpermitted new cabinets installed



490 82nd Ave.

CE20240699
SWO Posted on property



490 82nd Ave.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 490 82ND AVE

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

Name of Property Owner(s): FRANCO, JENNIFER C

Case No.: 20240699 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 05/19/2025

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,
vs.
FRANCO, JENNIFER C
Respondent(s)

Case Number: 20240699

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 **07/14/2025** 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 **490 82ND 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/19/2025

Luis Cruz

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8308 0250 28

FRANCO, JENNIFER C
2637 SEASHORE DR
LAS VEGAS, NV 89128-6814

ANOV 20240699 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8314 8955 23

FRANCO, JENNIFER C
2637 SEASHORE DR
LAS VEGAS, NV 89128-6814

NOH 20240699 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8392 8987 99

FRANCO JENNIFER C
2637 SEASHORE DR
LAS VEGAS NV 89128-6814

NOV CE#20240699 LC
pdewar@stpetebeach.org

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250287**
City of St. Pete Beach v. Hunter, Shannon
Address: 650 64th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(1) Vegetation as follows:a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or anyother vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a heightexceeding 12 inches.(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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

exteriorproperty 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.(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shallnot exceed ten inches in height on improved property, including the area between the edge of thepavement in the street and the lot line.(22) Trees. Trees shall be maintained or removed as follows:a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registeredforester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lotor street due to death, disease or damage, including damage caused by weather conditions, is primafacie evidence of a violation of this section.(c) Litter(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manneror amount in or upon any real property, highway, street, right-of-way or body of water within the limitsof the city, except in such containers specifically provided and designated for the disposal of litter, is aviolation. 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 aviolation.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.

Funding: N/A

Attachments:

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

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

5/14/2025

HUNTER, SHANNON
650 64TH AVE
ST PETE BEACH, FL 33706-2108

RE: Case Number 20250287
Violation Address: 650 64TH AVE
Parcel ID#: 313116907440000020

Dear Property Owner:

You have a dead tree in your front yard that must be removed, overgrown grass/weeds that must be cut and maintained, and trash/debris that must be cleaned and removed. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(1) Vegetation as follows:
a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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.
(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.
(22) Trees. Trees shall be maintained or removed as follows:
a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a violation of this section.
(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 5/25/2025.** 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 727-748-1722

Luis Cruz
Code Enforcement Officer

CE20250287

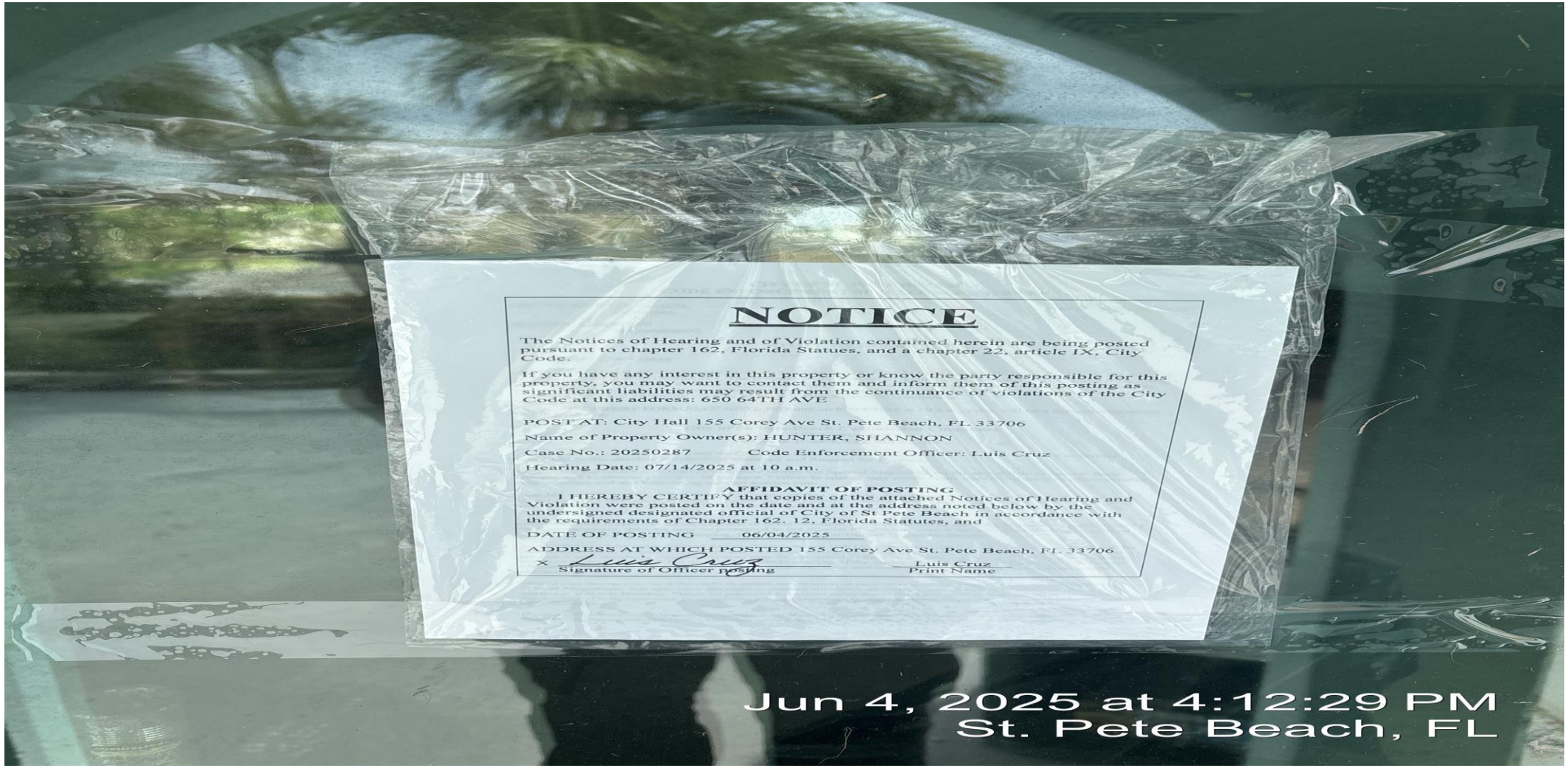
- **Respondent(s): Shannon Hunter**
- **Violation address: 650 59th Ave.**
- **Violation(s) description: The property is in violation of section(s) 46-33 Enumeration (2), 98-66 Residential and commercial property maintenance (a), (b), (22) a., (c) (2) and (3), & 98-65 Unsightly conditions (4) of the Code of Ordinances of the city of St. Pete Beach**

CE20250287

Case Summary

- Initial inspection: 5/5/2024
- Notice of Violation dated: 5/14/2025
- Notice of Violation compliance date: 5/25/2025
- Notices of Hearing dated and posted on the property: 6/4/2025

CE20250287
Affidavit of Posting



650 64th Ave.

CE20250287

Pile of trash & debris left on property



650 64th Ave.

CE20250287

Trash & debris left on property and dead tree



650 64th Ave.

CE20250287

Trash & debris on property and dead tree



650 64th Ave.

CE20250287

Trash & debris on property



650 64th Ave.

CE20250287

Trash & debris on property and dead tree



650 64th Ave.

CE20250287

Trash & debris on property



650 64th Ave.

CE20250287

Pile of trash & debris left on property



650 64th Ave.

CE20250287

Trash & debris left on property



650 64th Ave.

CE20250287

Trash & debris left on property



650 64th Ave.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 650 64TH AVE

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

Name of Property Owner(s): HUNTER, SHANNON

Case No.: 20250287 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 06/04/2025

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,
vs.
HUNTER, SHANNON
Respondent(s)

Case Number: 20250287

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 **07/14/2025** 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 **650 64TH 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/04/2025

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8314 2544 81

HUNTER, SHANNON
650 64TH AVE
ST PETE BEACH, FL 33706-2108

NOV 20250287 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8317 6313 33

HUNTER, SHANNON
650 64TH AVE
ST PETE BEACH, FL 33706-2108

NOH 20250287 LC
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20240470**
City of St. Pete Beach v. 333 Capital LLC
Address: 540 71st Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 23.4. - General parking requirements.
All off-street parking shall be provided in accordance with the following general requirements:(j) Off-street parking spaces shall be reserved for the exclusive use of residents, customers, patrons, oremployees of the principal use of the property they are designed and intended to serve; provided,however, the city may authorize such parking on non-residentially zoned properties to be used on atemporary basis by the general public in connection with a special event approved by the city underArticle II of Chapter 26 of the City of St. Pete Beach Code of Ordinances during those times theprincipal use of the property is not operating.(k) Required off-street parking shall be located as follows:(1) On the same or contiguous property of the use the parking is intended to serve

Sec. 36.4. - Prohibited uses and structures.
All uses and structures not of a nature specifically or provisionally permitted herein are herebyprohibited in the Upham Beach Village District.

Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead

or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.(4) Buildings and structures as follows:b. Any building, structure or other improvement on which the paint or other exterior coating or surfaceis flaking or has deteriorated to the point that the building, structure or other improvement is unsightlyin appearance and thus adversely affects the aesthetic appearance of the area.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visibleyard areas.(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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 exteriorproperty 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.(2) Exterior walls. Exterior walls of buildings shall be:a. Maintained free from holes, breaks, and loose or rotting materials; andb. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration.Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorativefeatures shall be maintained in good repair with proper anchorage. Any graffiti shall be removed orrepainted to match existing surfaces.(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation,doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall bemaintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall beprotected from the elements and decay by painting or other protective treatment. Peeling paint isprohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust andcorrosion and all surfaces with rust or corrosion shall be stabilized and coated.(11) Roofs. Roofs shall be

maintained in a structurally sound and safe manner. Roofs shall be repairedusing like materials to existing materials.(c) Litter.(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manneror amount in or upon any real property, highway, street, right-of-way or body of water within the limitsof the city, except in such containers specifically provided and designated for the disposal of litter, is aviolation. 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 aviolation.(3) Accumulation of litter. Any accumulation of litter in or upon any property, vacant or improved, isdeemed 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 portionthereof, whether improved or unimproved, is a violation.(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard areaand screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

Funding: N/A

Attachments:

1. Amended Notice of Violation
2. Evidence
3. Notice of Violation
4. Affidavit of Posting
5. Notice of Hearing
6. Amended Notice of Violation Banner
7. Notice of Hearing Banner
8. Notice of Violation Banner
9. Registered Agent Amended Notice of Violation Banner
10. Registered Agent Notice of Hearing Banner
11. Registered Agent Notice of Violation Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

AMENDED NOTICE OF VIOLATION

5/13/2025

333 CAPITAL LLC
333 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG FL 33701-2717

RE: Case Number 20240470
Violation Address: 540 71ST AVE
Parcel ID#: 363115783360010270

Dear Property Owner:

You have tools, trash, debris, materials, and equipment that is being stored in the front of the house that is able to be viewed publicly. All of this material must be removed where is not able to be viewed from the public. There is a section of the roof that is in disrepair and must be fixed. There is a section of the exterior wall of the house that is in disrepair that must be fixed and painted. Also, the property has been advertising "$20 ALL DAY PARKING" for the beach and is not allowable and must cease and desist immediately. You are in violation of the following Code Section(s):

Sec. 23.4. - General parking requirements.

All off-street parking shall be provided in accordance with the following general requirements:
(j) Off-street parking spaces shall be reserved for the exclusive use of residents, customers, patrons, or employees of the principal use of the property they are designed and intended to serve; provided, however, the city may authorize such parking on non-residentially zoned properties to be used on a temporary basis by the general public in connection with a special event approved by the city under Article II of Chapter 26 of the City of St. Pete Beach Code of Ordinances during those times the principal use of the property is not operating.(k) Required off-street parking shall be located as follows:
(1) On the same or contiguous property of the use the parking is intended to serve

Sec. 36.4. - Prohibited uses and structures.

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

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
(4) Buildings and structures as follows:
b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the aesthetic appearance of the area.

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:
(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.
(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.
(2) Exterior walls. Exterior walls of buildings shall be:
a. Maintained free from holes, breaks, and loose or rotting materials; and
b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.
(11) Roofs. Roofs shall be maintained in a structurally sound and safe manner. Roofs shall be repaired using like materials to existing materials.
(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.
(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

These violation(s) must be corrected **no later than 5/27/2025.** 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 727-748-1722

Luis Cruz
Code Enforcement Officer

CE20240470

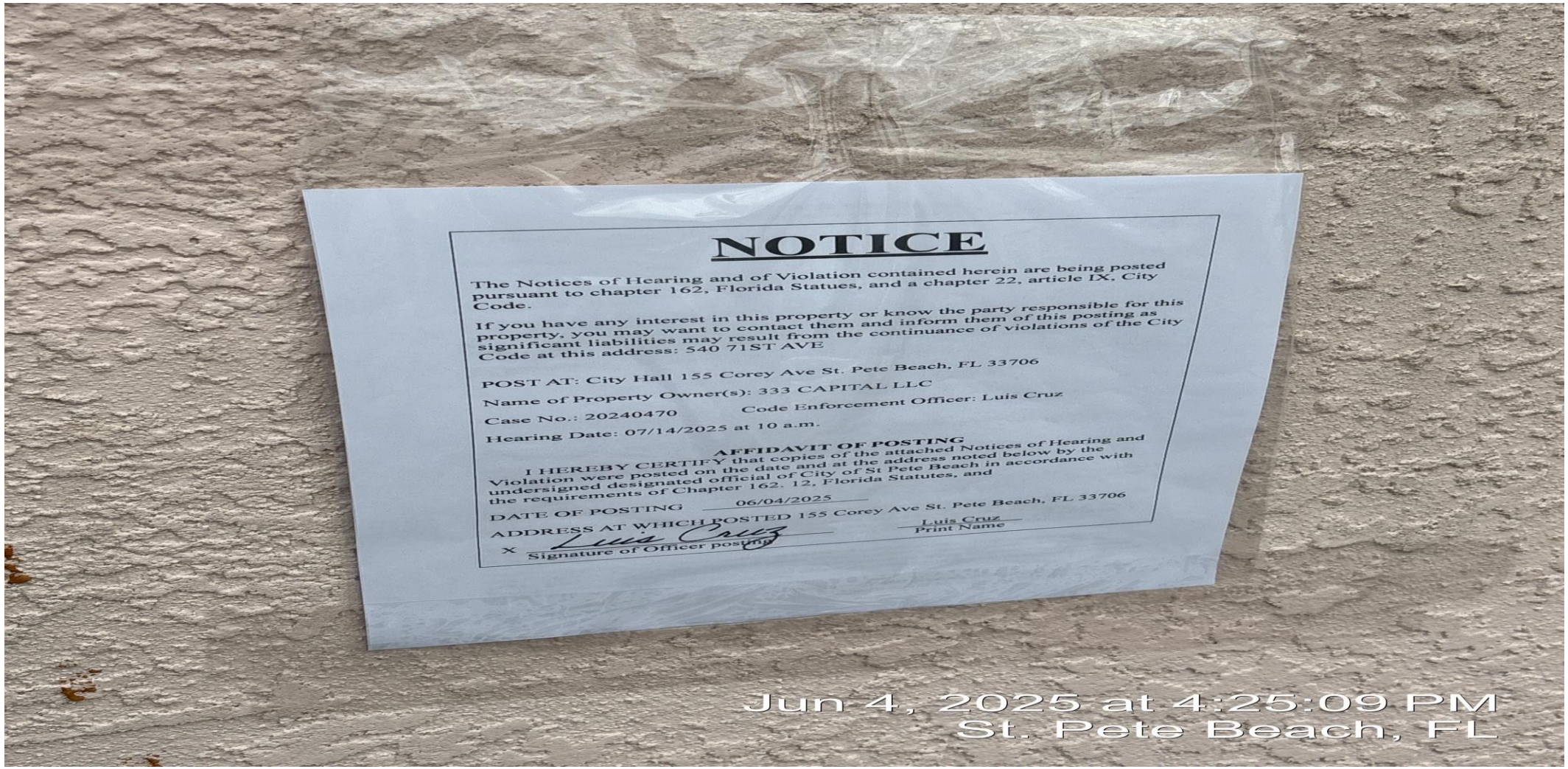
- **Respondent(s): 333 Capital LLC**
- **Violation address: 540 71st Ave.**
- **Violation(s) description: The property is in violation of section(s) 46-33 Enumeration (2) and (4) b., 98-65 Unsightly conditions (4), 98-66 Residential and commercial property maintenance (a), (b), (2) a. and b., (7), (11), (c) (2) and (3), & (e) of the Code of Ordinances of the city of St. Pete Beach**

CE20240470

Case Summary

- Initial inspection: 7/31/2024
- Amended Notice of Violation dated: 5/13/2025
- Notice of Violation compliance date: 5/27/2025
- Notices of Hearing dated and posted on the property: 6/4/2025

CE20240470
Affidavit of Posting



540 71st Ave.

CE20240470

Trash and debris and outside storage of equipment and material



540 71st Ave.

CE20240470

Trash and debris and outside storage of equipment and material



540 71st Ave.

CE20240470

Trash and debris and outside storage of equipment and material



540 71st Ave.

CE20240470

Trash and debris and outside storage of equipment and material



540 71st Ave.

CE20240470

Trash and debris and outside storage of equipment and material



540 71st Ave.

CE20240470

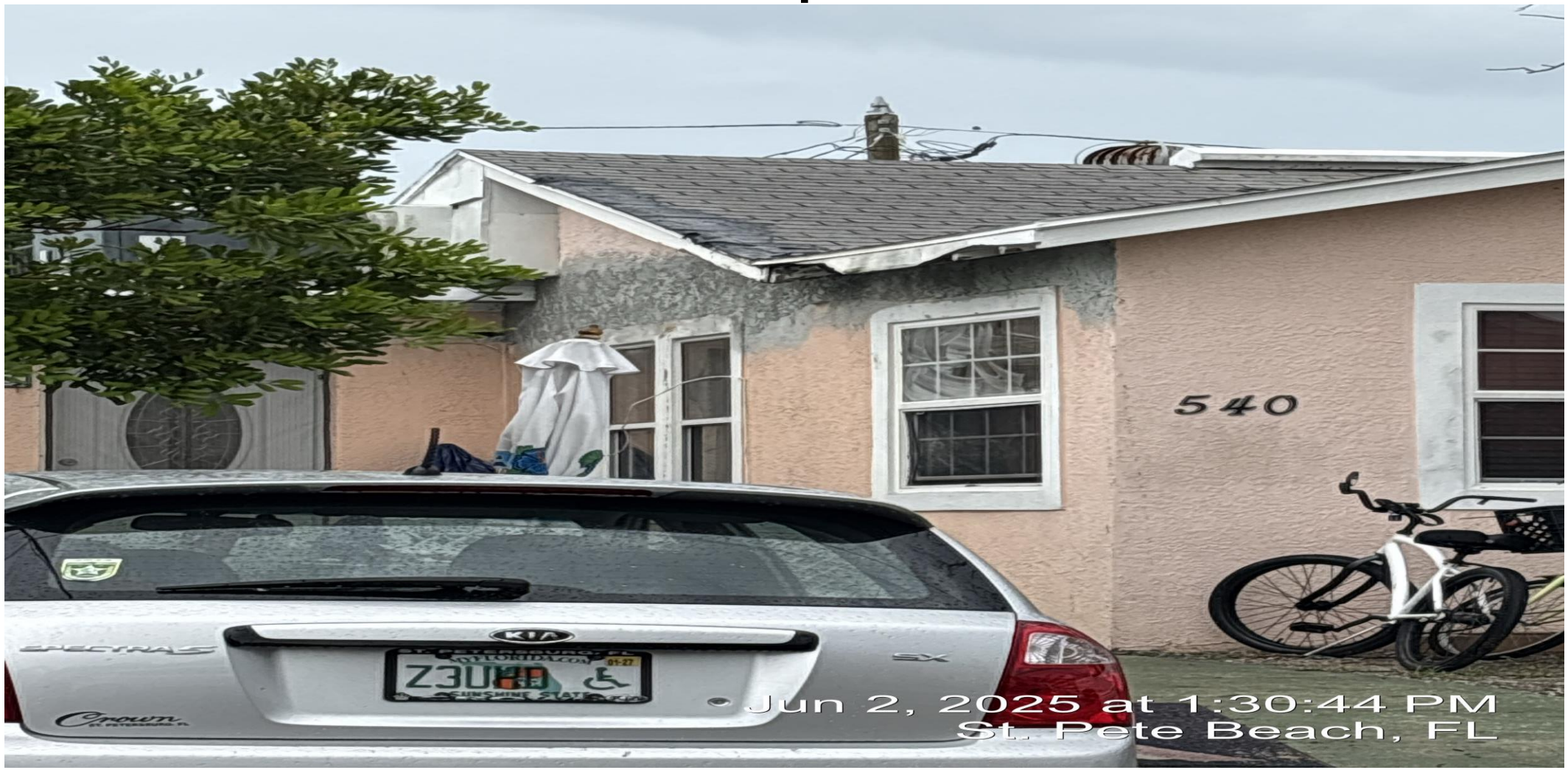
Trash and debris, outside storage of equipment and material, deteriorated paint on exterior wall, & roof in disrepair



540 71st Ave.

CE20240470

Fascia board in disrepair, deteriorated paint on exterior wall, & roof in disrepair



540 71st Ave.

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

8/9/2024

333 CAPITAL LLC
333 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG FL 33701-2717

RE: Case Number 20240470
Violation Address: 540 71ST AVE
Parcel ID#: 363115783360010270

Dear Property Owner:

Your property has outside storage under the carport that must be removed. There is a fridge, materials, equipment, and many other items that are to be removed so they are not visible from public view. You are in violation of the following Code Sections:

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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:
(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.
(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.

(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

These violation(s) must be corrected **no later than 8/29/2024.** 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

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 540 71ST AVE

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

Name of Property Owner(s): 333 CAPITAL LLC

Case No.: 20240470 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 06/04/2025

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,
vs.
333 CAPITAL LLC
Respondent(s)

Case Number: 20240470

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 **07/14/2025** 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 **540 71ST AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the office of the Special Magistrate Administrative Division within five (5) business days of this notice, at (727)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/04/2025

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8314 1234 35

333 CAPITAL LLC
333 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG FL 33701-2717

NOV 20250470 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8317 6339 55

333 CAPITAL LLC
333 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG FL 33701-2717

NOH 20240470 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8373 5613 15

333 CAPITAL LLC
333 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG FL 33701-2717

NOV CE#20240470 LC
pdewar@stpetebeach.org

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0014 1234 97

TANG, NATHAN
333 DR MARTIN LUTHER KING JR ST N
ST. PETERSBURG, FL 33701

RA NOV 20250470 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0017 6340 44

TANG, NATHAN
333 DR MARTIN LUTHER KING JR ST N
ST. PETERSBURG, FL 33701

RA NOH 20240470 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8300 0073 5614 07

TANG, NATHAN
333 DR MARTIN LUTHER KING JR ST N
ST. PETERSBURG, FL 33701

RA NOV CE#20240470 LC
pdewar@stpetebeach.org

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20250339**
City of St. Pete Beach v. Schroeder, Rhonda H
Address: 640 59th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33. - Enumeration.
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(1)Vegetation as follows:a.Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or anyother vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a heightexceeding 12 inches.(2)Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl,meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other buildingdebris or other refuse of any nature.

Sec. 98-65. - Unsightly conditions.
The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(4)Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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

exteriorproperty 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.(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shallnot exceed ten inches in height on improved property, including the area between the edge of thepavement in the street and the lot line.(22) Trees. Trees shall be maintained or removed as follows:a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registeredforester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lotor street due to death, disease or damage, including damage caused by weather conditions, is primafacie evidence of a violation of this section.

Funding: N/A

Attachments:

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

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

6/3/2025

SCHROEDER, RHONDA H
640 59TH AVE
ST PETE BEACH FL 33706-2218

RE: Case Number 20250339
Violation Address: 640 59TH AVE
Parcel ID#: 313116023580000210

Dear Property Owner:

You have overgrown grass/weeds on your property that must be cut and maintained, debris such a palm fronds on your property that must be cleaned and maintained, and a dead tree on your property that must be cut and removed. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:
(1) Vegetation as follows:
a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
(2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.

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.
(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.
(22) Trees. Trees shall be maintained or removed as follows:
a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a violation of this section.

These violation(s) must be corrected **no later than 6/17/2025.** 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)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Luis Cruz 727-748-1722

Luis Cruz
Code Enforcement Officer

CE20250339

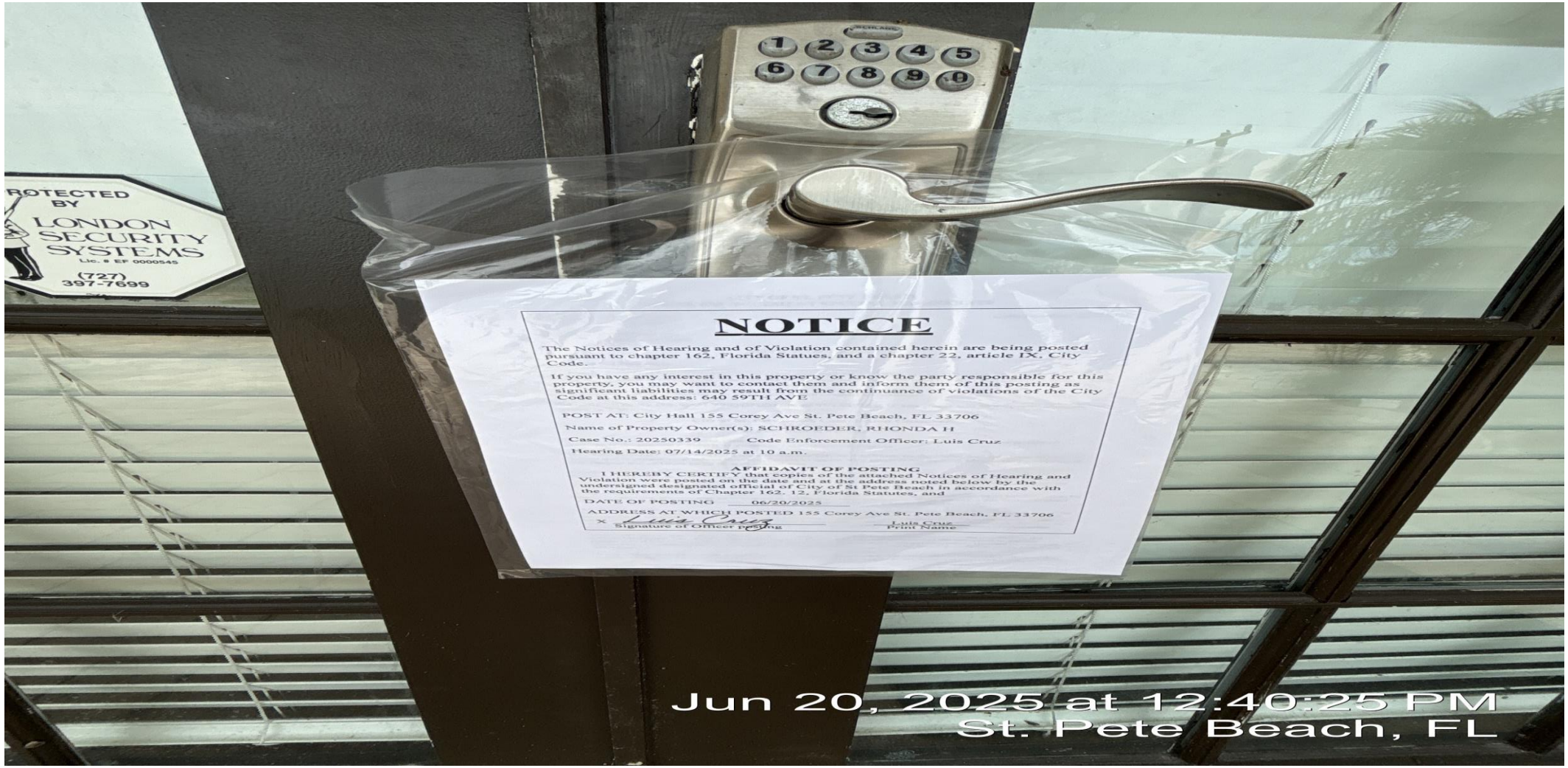
- **Respondent(s): Rhonda H. Schroeder**
- **Violation address: 640 59th Ave.**
- **Violation(s) description: The property is in violation of section(s) 46-33 Enumeration (1) a. and (2), 98-65 Unsightly conditions (4), 98-66 Residential and commercial property maintenance (a), (b), (20) & (22) a. of the Code of Ordinances of the city of St. Pete Beach**

CE20250339

Case Summary

- Initial inspection: 6/2/2025
- Notice of Violation dated: 6/3/2025
- Notice of Violation compliance date: 6/17/2025
- Notices of Hearing dated and posted on the property: 6/20/2025

CE20250339
Affidavit of Posting



640 59th Ave.

CE20250339

Overgrown grass/weeds and dead tree



640 59th Ave.

CE20250339

Overgrown grass/weeds



640 59th Ave.

CE20250339

Overgrown grass/weeds and debris on property



640 59th Ave.

CE20250339

Overgrown grass/weeds and debris on property



640 59th Ave.

CE20250339

Overgrown grass/weeds and debris on property



640 59th Ave.

CE20250339

Overgrown grass/weeds, debris on property, and dead tree



640 59th Ave.

CE20250339

Overgrown grass/weeds and debris on property



640 59th Ave.

CE20250339

Overgrown grass/weeds and debris on property



640 59th Ave.

CE20250339

Overgrown grass/weeds and debris on property



640 59th Ave.

CE20250339

Overgrown grass/weeds and debris on property



640 59th Ave.

CE20250339

Overgrown grass/weeds and debris on property



640 59th Ave.

CE20250339

Overgrown grass/weeds and debris on property



640 59th Ave.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 640 59TH AVE

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

Name of Property Owner(s): SCHROEDER, RHONDA H

Case No.: 20250339 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 06/20/2025

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,
vs.
SCHROEDER, RHONDA H
Respondent(s)

Case Number: 20250339

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 **07/14/2025** 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 **640 59TH 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/20/2025

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 0021 99

SCHROEDER RHONDA H
640 59TH AVE
ST PETE BEACH FL 33706-2218

NOH 20250339 LC
Jennifer Daunch

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20240584**
City of St. Pete Beach v. Park Shore Investments LLC
Address: 523 72nd Ave

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.

Funding: N/A

Attachments:
1. Amended Notice of Violation
2. Notice of Violation
3. Evidence
4. Affidavit of Posting
5. Notice of Hearing

6. Amended Notice of Violation Banner
7. Notice of Hearing Banner
8. Notice of Violation Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

AMENDED NOTICE OF VIOLATION

4/1/2025

PARK SHORE INVESTMENTS LLC
44349 LOWTREE AVE STE 103
LANCASTER, CA 93534-4104

RE: Case Number 20240584
Violation Address: 523 72ND AVE
Parcel ID#: 363115779940460090

Dear Property Owner:

You have started to install drywall in your property without the proper permit. You were notified of this violation previously and there is no permit even applied for in our system. To better assist you through this process, the permit department is open Monday-Friday 9am-1pm and is fast tracking all permits relating to hurricane damage. 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 4/15/2025.** 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 727-748-1722

Luis Cruz
Code Enforcement Officer

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

10/30/2024

PARK SHORE INVESTMENTS LLC
44349 LOWTREE AVE STE 103
LANCASTER, CA 93534-4104

RE: Case Number 20240584
Violation Address: 523 72ND AVE
Parcel ID#: 363115779940460090

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 727-589-2564

Luis Cruz
Code Enforcement Officer

CE20240584

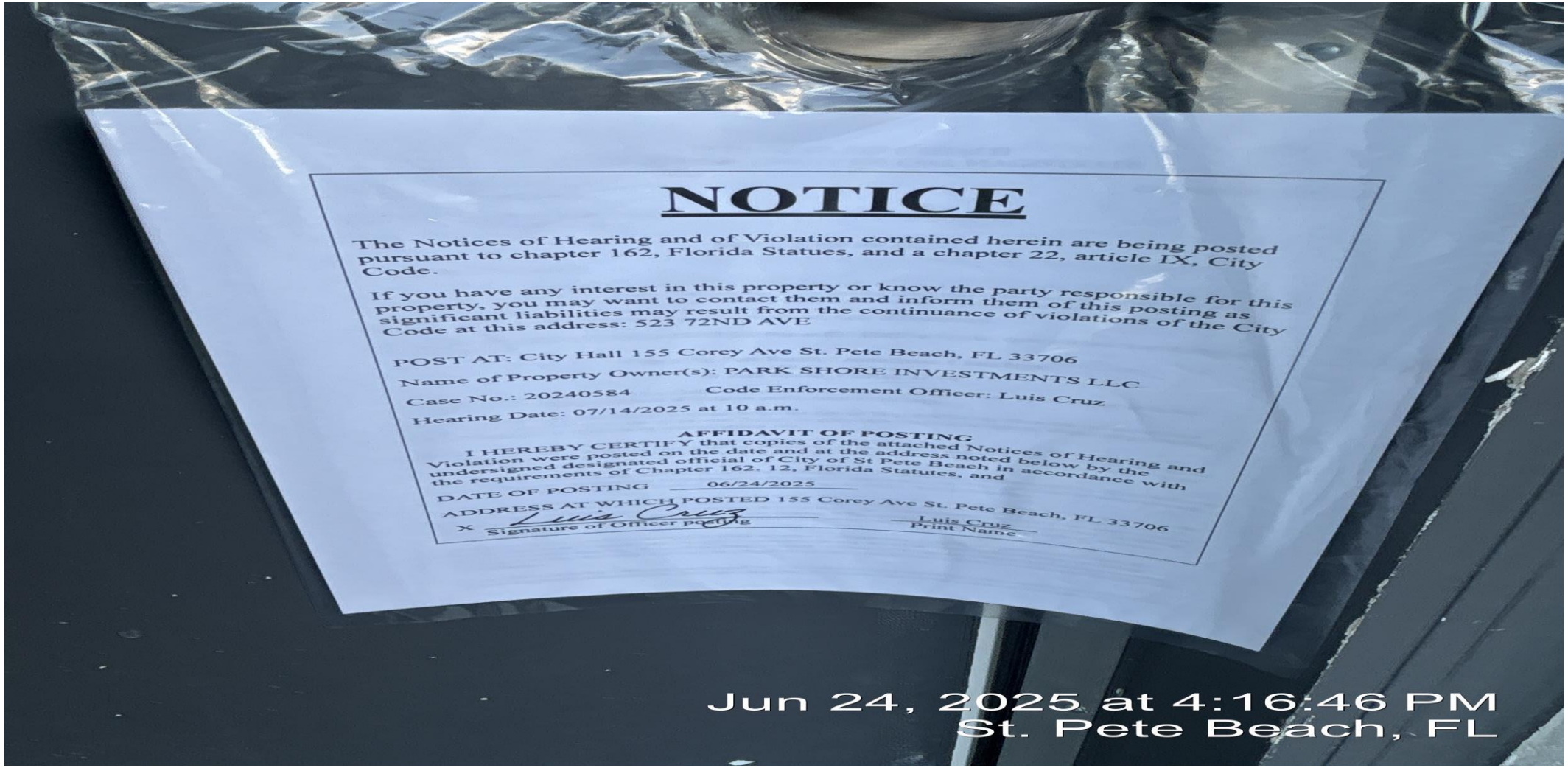
- **Respondent(s): Park Shore Investments LLC**
- **Violation address: 523 72nd Ave.**
- **Violation(s) description: The property is in violation of section(s) 98-123.1 Permits required of the Code of Ordinances of the city of St. Pete Beach**

CE20240584

Case Summary

- Initial inspection: 10/26/2024
- Amended Notice of Violation dated: 4/1/2025
- Notice of Violation compliance date: 4/15/2025
- Notices of Hearing dated and posted on the property: 6/24/2025

CE20240584
Affidavit of Posting



523 72nd Ave.

CE20240584

Unpermitted post storm drywall reinstallation and electrical work



523 72nd Ave.

CE20240584

Unpermitted post storm drywall reinstallation and electrical work



523 72nd Ave.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 523 72ND AVE

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

Name of Property Owner(s): PARK SHORE INVESTMENTS LLC

Case No.: 20240584 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 06/24/2025

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,
vs.
PARK SHORE INVESTMENTS LLC
Respondent(s)

Case Number: 20240584

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 **07/14/2025** 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 **523 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/24/2025

Luis Cruz

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8307 8832 30

PARK SHORE INVESTMENTS LLC
44349 LOWTREE AVE STE 103
LANCASTER, CA 93534-4104

ANOV 20240584 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 4818 40

PARK SHORE INVESTMENTS LLC
44349 LOWTREE AVE
STE 103
LANCASTER CA 93534-4104

NOH 20240584 LC
Jennifer Daunch

$8.4400

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8385 1176 16

PARK SHORE INVESTMENTS LLC
STE 103
44349 LOWTREE AVE
LANCASTER CA 93534-4104

NOV CE#20240584 LC
pdewar@stpetebeach.org

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20240707**
City of St. Pete Beach v. Spencer, Chris
Address: 140 Corey Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

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 whollywithin or partially within any flood hazard area shall first make application to the building official andshall obtain the required permit(s) and approval(s). Permits shall include a condition that all otherapplicable city, state or federal permits be obtained before commencement of the permitteddevelopment. Issuance of a permit by the city does not in any way create any right on the part of anapplicant to obtain a permit from a state or federal agency and does not create any liability on the partof the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfillobligations imposed by a state or federal agency or undertakes actions that result in a violation of stateor federal law.

Funding: N/A

Attachments:
1. Notice of Violation
2. Evidence
3. Affidavit of Posting
4. Notice of Hearing
5. Amended Notice of Violation Banner

6. Amended Notice of Violation
7. Notice of Hearing Banner
8. Notice of Violation Banner

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

NOTICE OF VIOLATION

12/28/2024

SPENCER, CHRIS
PO BOX 9296
LAGUNA BEACH CA 92652-7261 ,

RE: Case Number 20240707
Violation Address: 140 COREY AVE
Parcel ID#: 363115306720520090

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-Friday 9am-1pm 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 1/16/2025.** 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

CE20240707

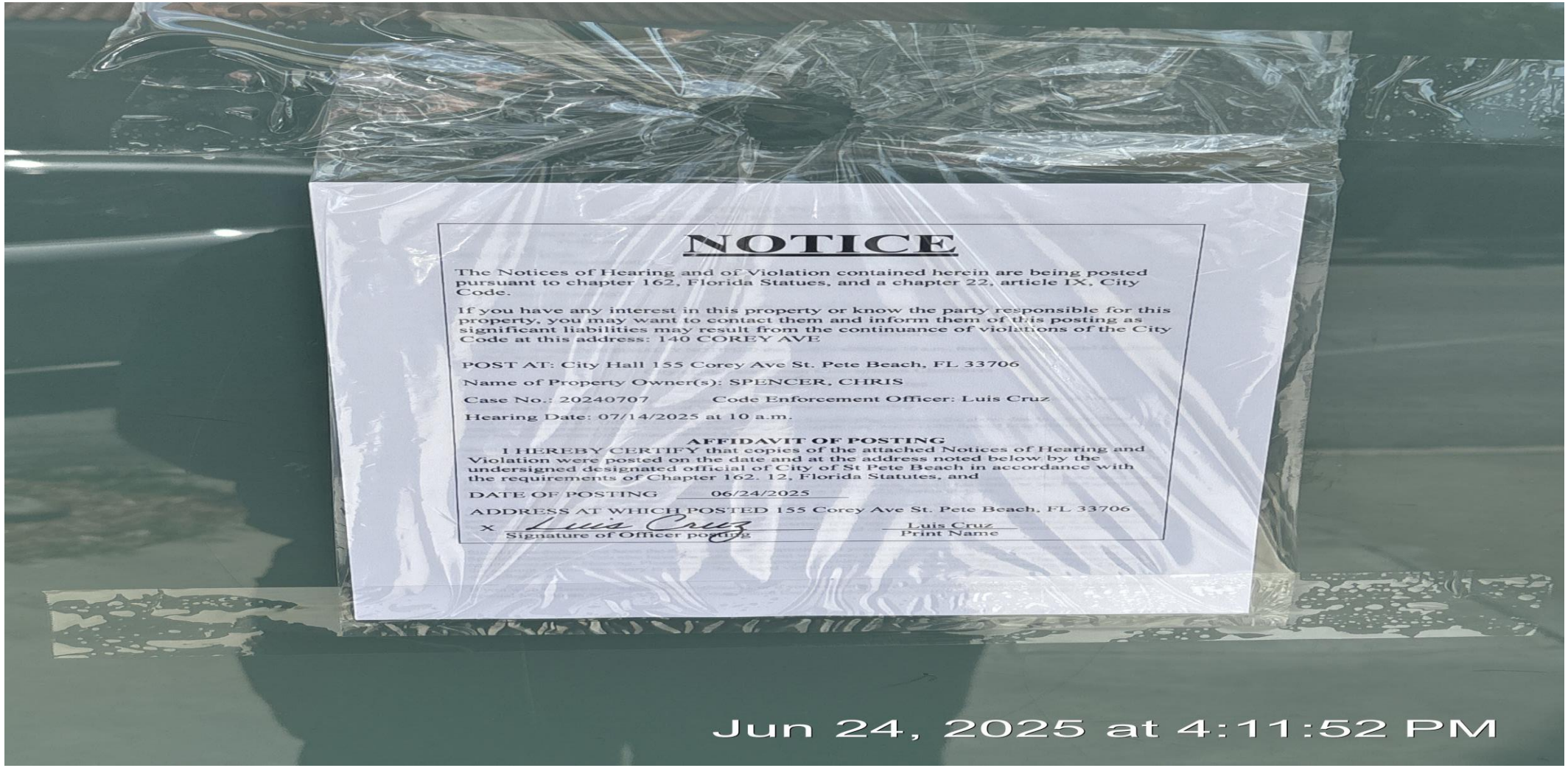
- **Respondent(s): Chris Spencer**
- **Violation address: 140 Corey Ave.**
- **Violation(s) description: The property is in violation of section(s) 98-123.1 Permits required of the Code of Ordinances of the city of St. Pete Beach**

CE20240707

Case Summary

- Initial inspection: 12/28/2024
- Amended Notice of Violation dated: 4/2/2025
- Notice of Violation compliance date: 4/16/2025
- Notices of Hearing dated and posted on the property: 6/24/2025

CE20240707
Affidavit of Posting



140 Corey Ave.

CE20240707

Unpermitted post storm drywall reinstallation and electrical work



140 Corey Ave.

CE20240707

Unpermitted post storm drywall reinstallation and electrical work



140 Corey Ave.

CE20240707

Unpermitted post storm drywall reinstallation and electrical work



140 Corey Ave.

CE20240707

Unpermitted post storm drywall reinstallation and electrical work



140 Corey Ave.

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 140 COREY AVE

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

Name of Property Owner(s): SPENCER, CHRIS

Case No.: 20240707 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 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 06/24/2025

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,
vs.
SPENCER, CHRIS
Respondent(s)

Case Number: 20240707

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 **07/14/2025** 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 **140 COREY 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/24/2025

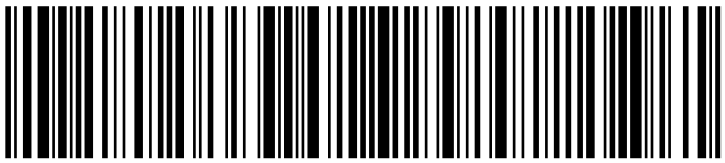
Luis Cruz
Code Enforcement Officer
CITY OF ST. PETE BEACH

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 meting for assistance.

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8308 0256 60

SPENCER, CHRIS
PO BOX 9296
LAGUNA BEACH CA 92652-7261

ANOV 20240707 LC
Jennifer Daunch

$8.1600

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

AMENDED NOTICE OF VIOLATION

4/2/2025

SPENCER, CHRIS
PO BOX 9296
LAGUNA BEACH CA 92652-7261

RE: Case Number 20240707
Violation Address: 140 COREY AVE
Parcel ID#: 363115306720520090

Dear Property Owner:

You have started to install drywall in your property without the proper permit. You have been notified previously and have not applied for a permit. To better assist you through this process, the permit department is open Monday-Friday 9am-1pm and is fast tracking all permits relating to hurricane damage. 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 4/16/2025.** 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.

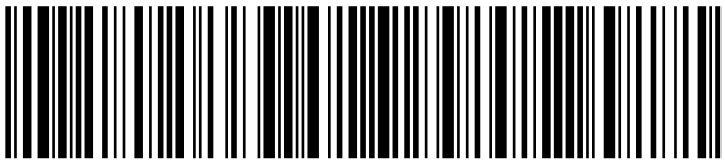
Sincerely,

Luis Cruz 727-748-1722

Luis Cruz
Code Enforcement Officer

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8320 4893 03

SPENCER CHRIS
PO BOX 9296
LAGUNA BEACH CA 92652-7261

NOH 20240707 LC
Jennifer Daunch

$8.1600

City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



9214 8901 9403 8393 9225 85

SPENCER CHRIS
PO BOX 9296
LAGUNA BEACH CA 92652-7261

NOV CE#20240707 LC
pdewar@stpetebeach.org

$8.1600

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

Agenda Report

Agenda Title Name: **Case# 20240504**
City of St Pete Beach v. Myers, Jeffrey
Address: 191 73rd Ave St Pete Beach, FL 33706-1916

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 46-33. - Enumeration.**
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public orprivate property of any of the following items, conditions or actions is declared to be and constitutes anuisance, provided this enumeration shall not be construed as a designation of all nuisances:(12) Any wornout, scrapped, partially dismantled, nonoperative, unusable or discarded materials orobjects, such as automobiles or parts thereof, building materials, machinery, metal, wastepaper, rags,glassware, tinware, vehicles, boats or parts thereof, or other items of junk. (13) The storage of anyvehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers,campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a validlicense plate or valid vehicle or trailer or boat-trailer or other registration certificate, showing thevehicle or part thereof to be titled in the name of the owner or occupier of the property upon which thevehicle or part thereof is located. Failure to have such license or other registration certificatespecifically attached to the vehicle or part thereof shall be prima facie evidence that the property isworn out, scrapped, nonoperative, unusable or discarded, as provided in subsection (12) of this section.
Sec. 6.13. - Residential accessory structures.

Accessory residential structures may be permitted only on zoning lots having one or more existingresidential dwelling units and shall be regulated as follows:(e) Portable storage units (PSU), as defined, shall be regulated as follows:
(4) PSUs shall not exceed the following duration of stay. An "event" shall mean the delivery and pickupof the PSU. Events shall be nonconsecutive. a. Residential use:A maximum of seven calendar days per event with a maximum of four events per dwelling unit percalendar year.

Sec. 98-65. - Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. Thefollowing conditions are prohibited on any real property in the City:(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visibleyard areas.(3) Building exteriors in a condition of deterioration or disrepair such that the condition causesmeasurable diminution of surrounding property values.(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solidwaste, 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 exteriorproperty subject to its control or occupancy in a clean and sanitary condition.5) Clotheslines visible from the street.

Funding: N/A

Attachments:

1. Notice of Nuisance
2. Evidence
3. Special Magistrate Order 20210494 1-12-22
4. Final Admin Order 20230536
5. Affidavit of Posting
6. Notice of Hearing

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Notice of Nuisance

06/23/2025

MYERS, JEFFREY
191 73RD AVE
ST PETE BEACH, FL 33706-1916

Our records indicate that you are the owner(s) of the following property in the City of St. Pete Beach, Florida:

Address and Parcel ID: 191 73RD AVE / 363115051120040010

An inspection of this property discloses, and I have found and determined that a nuisance has occurred in that: Junked, wrecked, abandoned property as defined in chapter 46, article III (the City of St. Pete Beach "Chronic Nuisance Property Code" engaged in by the property owner, agent, tenant, or invitee of the property owner, agent or tenant exhibits a pattern of nuisance, failing to correct code violations in the time ordered by the Special Magistrate in any order entered pursuant to section 22-277 of this Code; Final order #20210494 on 1/12/2022 and Final order #20230539 on 1/11/2024.

You are hereby notified that unless the condition above described is remedied so as to abate the nuisance within fourteen (14) days from the date hereof, the City of St. Pete Beach will proceed to remedy this condition and the cost of the work to remedy the condition, advertising costs, administrative costs and other expenses, will be imposed as a lien on the property described. To remedy the condition causing the nuisance, the following must occur:

The property owner is required to provide the City with a written action plan outlining the specific measures that you will take to eliminate the re-occurrence of nuisance activities on the property. The action plan must be provided to the City no later than 15 days from the date of the declaration notice of chronic nuisance property on 6/23/2025. Failure to provide the City with a timely written action plan shall be a violation of this article and entry of a chronic nuisance service order by the Special Magistrate; costs of any chronic nuisance services provided by the City to a property that has been declared to be a chronic nuisance may be levied against the property as a non-ad valorem assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with a lien for ad valorem taxes; and all unpaid assessments may be certified to the tax collector for collection pursuant to the uniform method provided in F.S. § 197.3632.

A hearing shall be held before the Special Magistrate of the City of St. Pete Beach, at 155 Corey Avenue, St. Pete Beach, Florida 33706, on 07/14/2025 at 10 a.m. at which time you or any persons you desire may introduce such evidence as you deem necessary to show that the condition alleged in this notice does not exist, has not occurred, or does not constitute a nuisance. Provided that in the event you determine to take the action set forth above, to correct said nuisance, you may, in writing, notify the Code Enforcement Officer and upon determination that the nuisance has been abated, the hearing shall be cancelled.

CITY OF ST. PETE BEACH

By: Ayako Ruckdeschel 727-363-9216
OFFICER Ayako Ruckdeschel

CE20240504

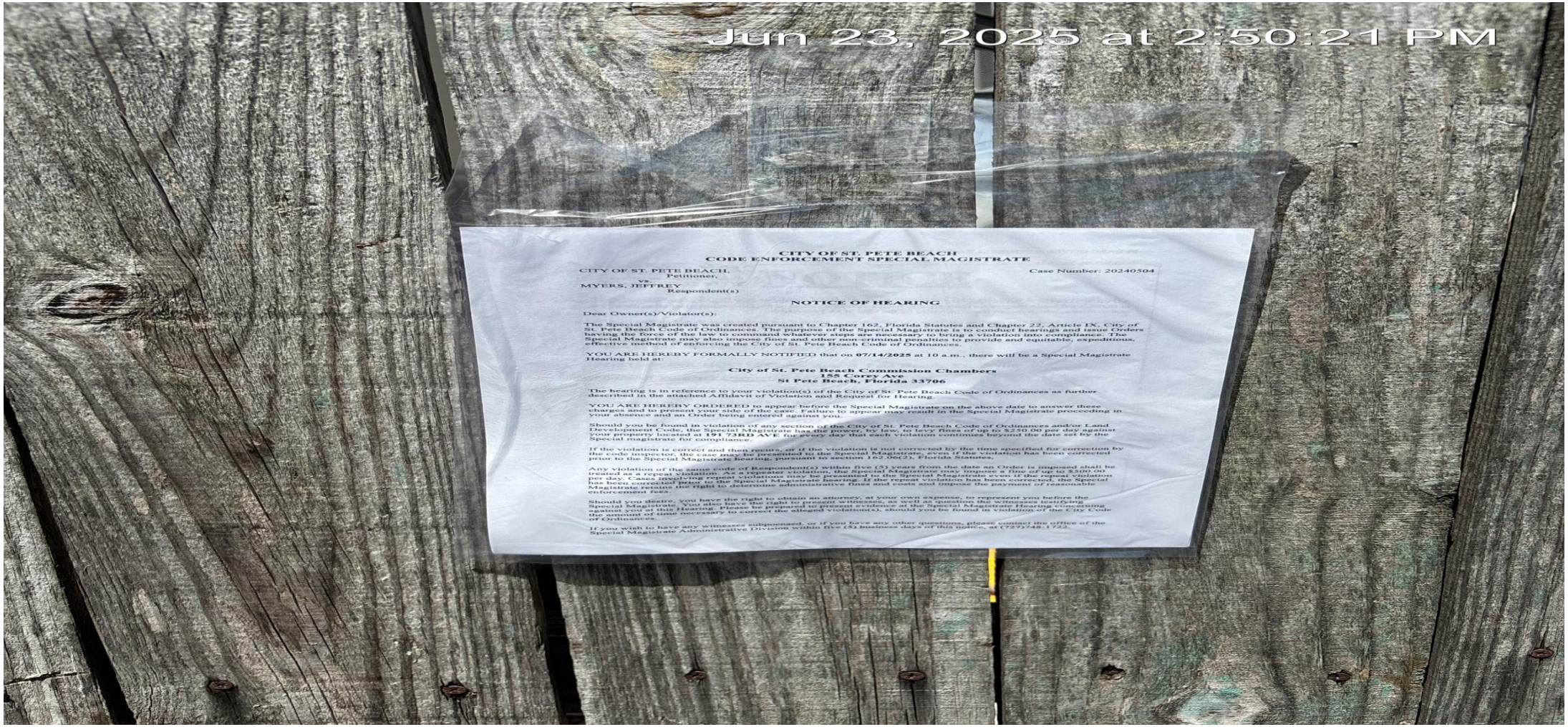
- **Respondent(s): Jeffrey Myers**
- **Violation address: 191 73rd Ave**
- **Violation(s) description: The property is in violation of section 46-142 (a)(4) & (b)(4) Pattern of Nuisance Activity of the Chronic Nuisance Property Code for the City of St. Pete Beach**
- **Special Magistrate Order 20210494 from 1/12/2022 violation of section 98-66 Residential and Commercial Property Maintenance**
- **Special Magistrate Order 20230536 from 11/14/2023 violation of section 46-33 Enumeration & 98-65 Unsightly condition**

CE20240504

Case Summary

- Initial inspection: 4/4/2025
- Notice of Nuisance: 6/23/2025
- Notices of Hearing dated and posted on the property: 6/23/2025

CE20240504
Affidavit of Posting



191 73rd Ave

CE20240504
Affidavit of Posting



191 73rd Ave

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: 20210494
ADDRESS: 191 73rd AVENUE
ST. PETE BEACH, FL 33706

JEFFREY MYERS,

Respondents.

FINDINGS OF FACT AND ORDER DIRECTING COMPLIANCE AND IMPOSING A FINE

This case comes before the Special Magistrate on January 10, 2022, and after hearing testimony and receiving evidence, the Special Magistrate issues the following findings of fact and order:

1. The City was represented by Assistant City Attorney Matthew McConnell and Code Enforcement Officer Peyt Dewar.

2. No one appeared for the Respondent.

3. The Respondent owns the subject property, and legally required notice of this proceeding was served on the Respondent in accordance with applicable law.

4. The Respondent was notified that he was in violation of Section 98-66 of the Code of Ordinances with the outdoor storage of junk and debris, but the Respondent has failed to abate the violations and bring the property into compliance within the period required by the City.

5. The City established by a preponderance of evidence that the Respondent violated the cited provision of the City Code, that the violation existed on the dates alleged in the notice of violation; and that the violation continues to exist as of the date of the hearing.

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

1. The Respondent and the subject property were and continue to be in violation of the cited provision of the City Code as of January 10, 2022.

2. The Respondent shall have until January 20, 2022, by 5:00 p.m. to bring the property into full compliance with of the City Code.

3. If the Respondent fails to bring the property into full compliance with the City Code, a fine of **$250.00 per day** retroactive to January 10, 2022, shall be imposed. The daily fine shall continue in effect until the City staff has conducted a final inspection and has found the property to be in compliance with the City Code.

4. The Respondent shall be responsible for the payment of administrative costs as prescribed by the City Code.

5. As provided by the City Code, the Respondent may request a hearing to challenge the fine amount within 20 days of the date of this order. Any request shall be in accordance with the applicable provision of the City Code.

Order entered on January 12, 2022.

Thomas A. Thanas
Thomas A. Thanas
Special Magistrate

A copy of this Order was sent by regular U.S. Postal Service mail to the Respondent at 191 73rd Avenue, St. Pete Beach, FL 33706, on January 12, 2022.

APPEALS

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

I hereby certify this to be a true and exact copy of ORDER CESMC0# 20210494 on file in the office of the City Clerk, City of St. Pete Beach, Pinellas County, FL

Ginny Keeter Bodkin, Deputy City Clerk

1/12/2022
Date

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230536
ADDRESS: 191 73rd Ave.

JEFFREY MYERS,

Respondent.

_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on November 13, 2023, 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. Respondent appeared and represented himself.

3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.

4. Respondent was notified that he was in violation of Sections 6.13, 46-33, and 98-65 of the City's Code of Ordinances allowing a portable storage unit to exist on the property in excess of the time permitted by the City, as well as failing to maintain the property.

5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating several unregistered or inoperable trailers on the property, as well as a recreational vehicle; photographs depicting clothing hung outside on the second-floor patio; as well as various pieces of furniture and other debris located in the yard area.

6. Respondent testified that he was subject to flooding during the last hurricane. What furniture could be salvaged was loaded into the POD on the property, and he attempted to hire someone to come out and remove the remainder that could not be salvaged, however, was unable to have someone do so. He testified he does not use a dryer and the clothing is air drying in order to conserve energy. Respondent testified that he thinks the RV is registered and it is operable, as well as the trailers, however, he is blind and cannot get a driver's license, so does not know if he can maintain registration on the RV. He testified

that he should have someone coming to help him out with clearing the issues on the property.

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

7. Respondent is found to be and remains in violation of Sections 6.13, 46-33, and 98-65 of the City's Code of Ordinances.

8. Respondent shall have thirty (30) days from the date of this Order, or by **Thursday December 14, 2023**, to remove the portal storage unit (POD), remove the remaining debris and furniture, etc., and remove or address the issues with the trailers, RV, and clothing.

9. A status hearing is set for **January 8, 2024, at 10:00 a.m.** A decision on fines and administrative costs will be made at that hearing.

10. No decision on fines and administrative costs is being made as 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, 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 November 14, 2023.

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

A copy of this Order was sent by US Mail to Respondent at 191 73rd Ave., St. Pete Beach, Florida 33706.

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.

I hereby certify this to be a true and exact copy of the Special Magistrate Order for Case# 20230536 on file in the office of the City Clerk of St. Pete Beach, Pinellas County, Florida.
Ginny Keeter- Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk
Date: 11/16/2023

CE20240504
20210494 9/23/21 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20210494 9/23/21 Progression of Chronic Nusiance



191 73rd Ave

CE20240504
20210494 9/23/21 Progression of Chronic Nusiance



191 73rd Ave

CE20240504
20210494 12/29/21 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20210494 12/29/21 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20210494 12/29/21 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
Progression of Chronic Nuisance



191 73rd Ave

CE20240504
Progression of Chronic Nuisance



191 73rd Ave

CE20240504
Progression of Chronic Nuisance



191 73rd Ave

CE20240504
Progression of Chronic Nuisance



191 73rd Ave

CE20240504
Progression of Chronic Nuisance



191 73rd Ave

CE20240504
Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20230536 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20230536 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20230536 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20230536 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20230536 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20230536 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20230536 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
20230536 Progression of Chronic Nuisance



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CE20240504
Junk, Litter, Debris



191 73rd Ave

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: 20210494
ADDRESS: 191 73rd AVENUE
ST. PETE BEACH, FL 33706

JEFFREY MYERS,

Respondents.

FINDINGS OF FACT AND ORDER DIRECTING COMPLIANCE AND IMPOSING A FINE

This case comes before the Special Magistrate on January 10, 2022, and after hearing testimony and receiving evidence, the Special Magistrate issues the following findings of fact and order:

1. The City was represented by Assistant City Attorney Matthew McConnell and Code Enforcement Officer Peyt Dewar.

2. No one appeared for the Respondent.

3. The Respondent owns the subject property, and legally required notice of this proceeding was served on the Respondent in accordance with applicable law.

4. The Respondent was notified that he was in violation of Section 98-66 of the Code of Ordinances with the outdoor storage of junk and debris, but the Respondent has failed to abate the violations and bring the property into compliance within the period required by the City.

5. The City established by a preponderance of evidence that the Respondent violated the cited provision of the City Code, that the violation existed on the dates alleged in the notice of violation; and that the violation continues to exist as of the date of the hearing.

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

1. The Respondent and the subject property were and continue to be in violation of the cited provision of the City Code as of January 10, 2022.

2. The Respondent shall have until January 20, 2022, by 5:00 p.m. to bring the property into full compliance with of the City Code.

3. If the Respondent fails to bring the property into full compliance with the City Code, a fine of **$250.00 per day** retroactive to January 10, 2022, shall be imposed. The daily fine shall continue in effect until the City staff has conducted a final inspection and has found the property to be in compliance with the City Code.

4. The Respondent shall be responsible for the payment of administrative costs as prescribed by the City Code.

5. As provided by the City Code, the Respondent may request a hearing to challenge the fine amount within 20 days of the date of this order. Any request shall be in accordance with the applicable provision of the City Code.

Order entered on January 12, 2022.

Thomas A. Thanas

Thomas A. Thanas
Special Magistrate

A copy of this Order was sent by regular U.S. Postal Service mail to the Respondent at 191 73rd Avenue, St. Pete Beach, FL 33706, on January 12, 2022.

APPEALS

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

I hereby certify this to be a true and exact copy of ORDER CESMCS# 20210494 on file in the office of the City Clerk, City of St. Pete Beach, Pinellas County, FL

Ginny Keeter Bodkin, Deputy City Clerk

1/12/2022
Date

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH

CITY OF ST. PETE BEACH,

Petitioner,

v. **CASE NO.: CE20230536**
ADDRESS: 191 73rd Ave.

JEFFREY MYERS,

Respondent.

_____/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on November 13, 2023, 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. Respondent appeared and represented himself.

3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.

4. Respondent was notified that he was in violation of Sections 6.13, 46-33, and 98-65 of the City's Code of Ordinances allowing a portable storage unit to exist on the property in excess of the time permitted by the City, as well as failing to maintain the property.

5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating several unregistered or inoperable trailers on the property, as well as a recreational vehicle; photographs depicting clothing hung outside on the second-floor patio; as well as various pieces of furniture and other debris located in the yard area.

6. Respondent testified that he was subject to flooding during the last hurricane. What furniture could be salvaged was loaded into the POD on the property, and he attempted to hire someone to come out and remove the remainder that could not be salvaged, however, was unable to have someone do so. He testified he does not use a dryer and the clothing is air drying in order to conserve energy. Respondent testified that he thinks the RV is registered and it is operable, as well as the trailers, however, he is blind and cannot get a driver's license, so does not know if he can maintain registration on the RV. He testified

that he should have someone coming to help him out with clearing the issues on the property.

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

7. Respondent is found to be and remains in violation of Sections 6.13, 46-33, and 98-65 of the City's Code of Ordinances.

8. Respondent shall have thirty (30) days from the date of this Order, or by **Thursday December 14, 2023**, to remove the portal storage unit (POD), remove the remaining debris and furniture, etc., and remove or address the issues with the trailers, RV, and clothing.

9. A status hearing is set for **January 8, 2024, at 10:00 a.m.** A decision on fines and administrative costs will be made at that hearing.

10. No decision on fines and administrative costs is being made as 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, 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 November 14, 2023.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent by US Mail to Respondent at 191 73rd Ave., St. Pete Beach, Florida 33706.

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.

I hereby certify this to be a true and exact copy of the Special Magistrate Order for Case# 20230536 on file in the office of the City Clerk of St. Pete Beach, Pinellas County, Florida.
Ginny Keeter- Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk
Date: 11/16/2023

NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 162, Florida Statues, 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: 191 73RD AVE

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

Name of Property Owner(s): MYERS, JEFFREY

Case No.: 20240504 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 07/14/2025 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 06/23/2025

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

X Ayako Ruckdeschel
Signature of Officer posting

Ayako Ruckdeschel
Print Name

CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF ST. PETE BEACH,
Petitioner,
vs.
MYERS, JEFFREY
Respondent(s)

Case Number: 20240504

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 **07/14/2025** 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 **191 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)748-1722.

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 06/23/2025

Ayako Ruckdeschel

Ayako Ruckdeschel
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 meting for assistance.

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

Agenda Report

Agenda Title Name: **Case# 20240081**
City of St. Pete Beach v. 4401 Gulf Blvd LLC
4401 Gulf Blvd St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 14, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Lien Reduction Application

Funding: N/A

Attachments:
1. lien reduction application
2. Lien Assessment Sheet and Taxes paid in full

St. Pete Beach

Lien Reduction Request Application

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

1. Code Enforcement Case Number: 2024008

2. Date: 06/16/2025

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

Company (if applicable): 4401 Gulf BLvd. LLC

Name: Mike Bates

Mailing Address: See below, owner and applicant the same

City: _____ State: _____ Zip Code___

Phone #: _____ Fax #: _____ Mobile #:

_____ E-mail: _____ 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): 4401 Gulf Blvd llc_____

Name: Mike Bates_____

Mailing Address: 11575 Cedar Bend Dr_____

City: Pinckney _____ State: Ml_____ Zip C de: 48169_____

Phone #: _____ Fax #: _____

Mobile #: 248-240-1500_____ E-mail: mike@bates-us .com

5. Information for property on which lien occurs:

Street Address: 4401 Gulf Blvd, St. Petetersburg Beach, FL, 33076

Parcel ID: 07-32-16-07398-003-0010

Tax Account Number: 93-3958227

Existing Use(s) on Property: Walgreens Retail and Pharmacy

Date Fine or Lien Imposed: 03-12-25

Fine/Lien Amount:_____Administrative Fees:_____Total Fine/Lien Amount: $89,118.50

Amount you are requesting that the lien be reduced to: $ 5,000.00

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

Date upon which the subject property was brought into compliance: 03-18-25

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

- Not forwarded through the company to the appropriate parties for handling in a timely manner.
- Permits took an unusually long amount of time to receive because of the hurricanes.
- Inspection and permit close out also took an unusually long amount of time to close out.
- We (all parties) had to endure three hurricanes over a two year period whic' caused a tremendous amount of construction related delays.
- The entir cost to perform repairs was under $5,000.00

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

Provide proof that the taxes are paid in full: See city records, taxes are paid.

6. Signatures and Notarization.

STATE OF Illinois COUNTY OF LAKE _____. I, being first duly sworn, depose and say that:

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

xI 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.

_____ KELLY WARE

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

Personally Known OR Produced Identification

X Type of I.D. Produced FLORIDA DRIVER LICENSE

(NOTARY PUBLIC SIGNATURE) _____

OFFICIAL SEAL
KELLY H WARE
Notary Public, State of Illinois
Commission No. 1003422
My Commission Expires
January 28, 2029

IL

STATE OF ~~FLORIDA~~, COUNTY OF ~~PINELLAS~~ LAKE

Sworn and subscribed to before me this 16 day JUNE of, 20 25

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

CODE ENFORCEMENT SPECIAL MAGISTRATE

Fine and Lien Assessment Worksheet

Case Number: 20240081

4401 GULF BLVD LLC

4401 GULF BLVD ST PETE BEACH, FL 33706

Employee/Associate	Hourly Rate	Total Hours	Total
Code Enforcement Officer	$29.00	1.00	$29.00
City Attorney	$200.00	0.50	$100.00
Special Magistrate	$200.00	1.00	$200.00
	Total hours	3.00	$329.00

$89118.50 FINES $368.50 ADMIN FEES

Total Administrative Fines	$368.50
Lien	$88,750.00
Total	$89,118.50

Tangible Property Account #T715069

Owner:
WALGREENS 05661-S-PPT
WALGREENS CO

Situs:
4401 GULF BLVD
ST PETE BEACH

Parcel details

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/20/2024** for **$2,333.25**.

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2024 Annual Bill	$0.00	**Paid** $2,333.25	11/20/2024	**Receipt** #1665-24-049900	Print (PDF)
2023 Annual Bill	$0.00	**Paid** $2,531.70	11/22/2023	**Receipt** #1665-23-054890	Print (PDF)
2022 Annual Bill	$0.00	**Paid** $2,694.15	11/22/2022	**Receipt** #1665-22-055873	Print (PDF)
2021 Annual Bill	$0.00	**Paid** $1,922.15	11/18/2021	**Receipt** #1655-21-054007	Print (PDF)
2020 Annual Bill	$0.00	**Paid** $1,564.58	11/17/2020	**Receipt** #1655-20-040862	Print (PDF)
2019 Annual Bill	$0.00	**Paid** $1,666.52	11/19/2019	**Receipt** #755-19-055172	Print (PDF)
2018 Annual Bill	$0.00	**Paid** $1,263.85	11/20/2018	**Receipt** #755-18-058425	Print (PDF)
2017 Annual Bill	$0.00	**Paid** $1,468.03	11/28/2017	**Receipt** #907-17-005002	Print (PDF)
2016 Annual Bill	$0.00	**Paid** $1,225.20	11/18/2016	**Receipt** #755-16-064966	Print (PDF)
2015 Annual Bill	$0.00	**Paid** $1,327.83	11/20/2015	**Receipt** #724-15-000256	Print (PDF)
2014 Annual Bill	$0.00	**Paid** $1,630.51	12/01/2014	**Receipt** #731-14-000548	Print (PDF)
2013 Annual Bill	$0.00	**Paid** $1,888.35	11/30/2013	**Receipt** #719-13-000832	Print (PDF)
2012 Annual Bill	$0.00	**Paid** $2,256.96	11/27/2012	**Receipt** #720-12-001422	Print (PDF)
2011 Annual Bill	$0.00	**Paid** $1,930.01	11/29/2011	**Receipt** #707-11-000136	Print (PDF)
2010 Annual Bill	$0.00	**Paid** $1,930.19	11/22/2010	**Receipt** #755-10-070816	Print (PDF)
2009 Annual Bill	$0.00	**Paid** $2,245.73	11/20/2009	**Receipt** #729-09-001118	Print (PDF)
2008 Annual Bill	$0.00	**Paid** $2,502.03	11/26/2008	**Receipt** #700-08-002243	Print (PDF)
2007 Annual Bill	$0.00	**Paid** $3,433.42	11/27/2007	**Receipt** #015-07-00006850	Print (PDF)
2006 Annual Bill	$0.00	**Paid** $4,473.29	11/30/2006	**Receipt** #012-06-00012453	Print (PDF)
2005 Annual Bill	$0.00	**Paid** $5,368.47	11/23/2005	**Receipt** #055-05-00084429	Print (PDF)
2004 Annual Bill	$0.00	**Paid** $4,208.19	11/30/2004	**Receipt** #013-04-00010203	Print (PDF)
2003 Annual Bill	$0.00	**Paid** $4,847.58	11/26/2003	**Receipt** #016-03-00003314	Print (PDF)
2002 Annual Bill	$0.00	**Paid** $5,370.86	11/27/2002	**Receipt** #055-02-00130018	Print (PDF)
2001 Annual Bill	$0.00	**Paid** $4,993.79	11/30/2001	**Receipt** #055-01-00108912	Print (PDF)
Total Amount Due	**$0.00**				