



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, August 18, 2025
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to Agenda -
 - A. **Case# 20250339**
City of St. Pete Beach v. Schroeder, Rhonda H
Address: 640 59th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
3. Cases Continued -
 - A. **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.
 - B. **Case# 20250312**
City of St. Pete Beach, v. Sungold LLC
Address: 3855, 3859, and 3861 Gulf Blvd St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - C. **Case# 20250417**
City of St. Pete Beach v. Sungold LLC
Address: Gulf Blvd Lot 07-32-16-18143-001-0020
Status hearing to determine compliance and to assess any authorized fines and costs.
 - D. **Case# 20250418**
City of St. Pete Beach v. Sungold LLC
Address: Sungold LLC 07-32-16-18143-001-0010
Status hearing to determine compliance and to assess any authorized fines and costs.

E. Case# 20240699
City of St. Pete Beach v. Franco, Jennifer C
Address: 490 82nd Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

F. Case# 20240707
City of St. Pete Beach v. Spencer, Chris
Address: 140 Corey Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

G. Case# 20250069
City of St. Pete Beach, v. Nguyen, Annie Truong, Jimmy C
Address 205 55th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

H. Case# 20250275
City of St. Pete Beach v. Hurricane Lounge Inc
Address: 809 Gulf Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

I. Case# 20250279
City of St. Pete Beach v. Coconut Inn LLC
Address: 113 11th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

J. Case# 20250388
City of St Pete Beach v. Gulf West Properties LLC
Address: 7060 Boca Ciega Dr. St. Pete Beach, FL 33707
Status hearing to determine compliance and to assess any authorized fines and costs.

K. Case # 20250189
City of St. Pete Beach v. Nolan, Marilyn L Rev Trust Nolan, Marilyn L Tre
Address: 103 1st Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

L. Case# 20240584
City of St. Pete Beach v. Park Shore Investments LLC
Address: 523 72nd Ave
Case was on the docket for Magistrate Hearing on 07/18 but was not heard.

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 an 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.

4. New Cases

A. Case # 20250299
City of St. Pete Beach v. Simon, Babette W
Address: 305 Gulf Way St. Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.

B. Case # 20250185
City of St. Pete Beach v. Ruhlman, Robert E
Address: 401 Gulf Way St. Pete Beach, FL 33706
Sec. 98-65. - Unsightly conditions.
Sec. 98-66. - Residential and commercial property maintenance.

C. Case # 20250368
City of St. Pete Beach v. Vigneault, Ronald Mones, Lauren

Address: 1109 Gulf Way St. Pete Beach, FL 33706

Sec. 23.4. - General parking requirements.

D. Case # 20250341

City of St. Pete Beach v. Schaming, Scott R Schaming, Lisa M

Address: 2817 Pass A Grille Way St. Pete Beach, Fl 33706

Sec. 23.11. - Parking construction and design requirements.

E. Case # 20250420

City of St. Pete Beach, v. Hutman, Kenneth

Address: 2893 W Vina Del Mar Blvd St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

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

F. Case # 20250504

City of St. Pete Beach v. Murphy, Paul V Tre Murphy, Donna J Tre

Address: 253 41st Ave. St. Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

G. Case # 20250503

City of St. Pete Beach v. Guyer, James T M Tre Guyer, James T M Trust

Address: 3302 E Maritana Dr. St. Pete Beach, FL 33706

Sec. 9.2. - Permitted principal uses and structures.

H. Case # 20250426

City of St. Pete Beach v. Rimar, Marilyn D

Address: 5404 Pali Way St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

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

I. Case # 20250401

City of St. Pete Beach v. Gedz, Matthew

Address: 429 70th Ave. St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-64. - General Maintenance

Sec. 98-65. - Unsightly conditions.

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

5. Cases Complied -
6. Old Cases
7. Lien Reductions
8. Repeat Violations -
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# 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: August 18, 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. 29. Final Administrative Order (CE20250339 - Schroeder)
2. Order to Continue (CE20240339 - Schroeder)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240339

ADDRESS: 640 59th Ave.

RHONDA H. SCHROEDER,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 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 she was in violation of Sections 46-33, 98-65, & 98-66 of the City's Code of Ordinances for failing to maintain the property.
5. Code Enforcement Officer Cruz presented photographic evidence demonstrating overgrown grass and weeds, palm fronds and other dead vegetation on the property, as well as a dead tree.

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

6. Respondent is found to be in violation of Sections 43-66, 98-65, & 98-66 of City's Code of Ordinances. Respondent shall have **fourteen (14) days** to bring the property to compliance but removing the dead tree and cleaning up the overgrown weeds and vegetation, and clearing any dead vegetation on the property.

7. A hearing is set for **August 11, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
8. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
9. It is Respondent's responsibility to notify the City once the property is in compliance.
10. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 640 59th Ave., St. Pete Beach, FL 33706 on July 16, 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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240339

ADDRESS: 640 59th Ave.

RHONDA H. SCHROEDER,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 640 59th Ave., St. Pete Beach, FL 33706 on July 28, 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: August 18, 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)
2. 1. 3d Final Administrative Order (CE 20240529 - Long Rev Trust)
3. Order to Continue (CE20240529 - Richard 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.

**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.

_____ /

THIRD FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 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 Bowrey, 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. In a Final Administrative Order dated May 19, 2025, Respondent was found to be in violation of Section 98-123.1 of the City's Code of Ordinances, and was given until June 5, 2025, to secure the necessary permits for construction, operation, or demolition of the outdoor bar area.
6. After a hearing held on June, 9, 2025, in a Second Final Administrative Order, Respondent was found to have acted in good faith to attempt to secure the necessary permits and be in compliance with the magistrate's order dated May 19, 2025. At that time the City was reviewing the Respondent's permit submissions and the Respondent had no control over when that review would be completed. In the Second Final Administrative Order, the

magistrate scheduled a status check for July 14, 2025, to determine compliance or to assess next steps.

7. Code Enforcement Officer Ruckdeschel stated that the property is not in compliance, and that the most recent submissions for permitting by the Respondent has been denied.
8. The City's Permit Administrator, Joanne Boland, testified that the most recent review from planning was denied on June 10, 2025, and the most recent submittal to the building department was denied on June 13, 2025. She testified that the fire review passed.
9. Ms. Boland testified the reasons for denial on the planning portion were due to the need for a boundary survey, among other reasons, and for the building review the denial was due to the legibility of the plans and the need for a determination regarding the bathroom facilities per the ADA, among other reasons.
10. The City's Building Official, Luke Curtis, testified that in order to determine if building permits could be issued, the plans need to be legible and need to demonstrate the placement of the restrooms, etc. so that a proper review can take place. Mr. Curtis testified once submitted they would timely review.
11. Mr. Bowrey testified that he spoke with Mr. Barry with the planning department and understand what needs to be submitted, but it will take time as a survey is necessary and surveyors are all quoting him about three weeks for the job to get done. He understands what his contractor needs to submit and he is confident that it will be submitted and the permits can be issued.

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

12. Respondent continues to act in good faith to attempt to secure the permits and be in compliance with the magistrate's order dated May 19, 2025. However, Respondent was cautioned that these reviews cannot continue and at some point a complete submittal needs to be made so the City can review it and consider issuing the permits.
13. Accordingly, a status hearing is set for **August 11, 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.
14. 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.
15. It is Respondent's responsibility to notify the City once the property is in compliance.

16. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



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 Bowrey via email at grillinchillin101@gmail.com, and Joe Melendi, Esq. via email at josephmelendi@msn.com on July 16, 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.

**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.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 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 Bowrey via email at grillinchillin101@gmail.com, and Joe Melendi, Esq. via email at josephmelendi@msn.com on July 28, 2025.

**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: August 18, 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 20250312, 20250417, 20250418 - Sungold LLC)
2. Order to Continue (CE20250312, 20250417, & 20250418 - Sungold LLC)

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

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250312
ADDRESS: 3855, 3859, and 3861
Gulf Blvd 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250417
ADDRESS: Gulf Blvd Lot 07-32-
16-18143-001-0020 Sec. 46-**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250418
ADDRESS: Sungold LLC 07**

**SUNGOLD, LLC,
Respondent.**

_____ /

FINAL ADMINISTRATIVE ORDER

This consolidated case came before the Special Magistrate on July 14, 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 Steven Rivera.

2. Attorney Luke Lirot appeared on behalf of the Respondent. Beth Morean, the LLC's manager and registered agent, also appeared on behalf of the Respondent. Both 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 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 property.
5. Code Enforcement Officer Rivera submitted photographic evidence demonstrating the debris and trash on the property, as well as dead vegetation and a fence in disrepair that is falling over or missing slats.
6. Mr. Lirot and Ms. Morean presented photographic evidence demonstrating the fence was repaired though some sections were removed for ingress/egress and will not be replaced. Ms. Morean also testified that the property has been cleared of the vegetation and all trash on the property.
7. Mr. Rivera inspected the property the morning of the hearing and submitted photographic evidence demonstrating the fencing still in disrepair and there is still some overgrown grass and weeds. The vegetation along the side of the property has been cleared.

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

8. Respondent is found to be in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for maintaining a dilapidated fence in disrepair on the property and having overgrown weeds and grass.
9. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Wednesday, July 30, 2025**, to bring the property into compliance by removing all debris, clearing and attending to all overgrown weeds and grass, and repairing or removing the fence on the property.
10. A hearing is set for **August 11, 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 July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Luke Lirot, Esq. at luke2@lirotlaw.com and via US Mail to Respondent at 3618 El Centro St., St. Pete Beach, FL 33706-3908 on July 16, 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.

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

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250312
ADDRESS: 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250417
ADDRESS: 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250418
ADDRESS: 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent.**

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of
July 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Luke Lirot, Esq. at luke2@lirotlaw.com and via US Mail to Respondent at 3618 El Centro St., St. Pete Beach, FL 33706-3908 on July 28, 2025.

**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: August 18, 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 20250312, 20250417, 20250418 - Sungold LLC)
2. Order to Continue (CE20250312, 20250417, & 20250418 - Sungold LLC)

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

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250312
ADDRESS: 3855, 3859, and 3861
Gulf Blvd 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250417
ADDRESS: Gulf Blvd Lot 07-32-
16-18143-001-0020 Sec. 46-**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250418
ADDRESS: Sungold LLC 07**

**SUNGOLD, LLC,
Respondent.**

_____ /

FINAL ADMINISTRATIVE ORDER

This consolidated case came before the Special Magistrate on July 14, 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 Steven Rivera.

2. Attorney Luke Lirot appeared on behalf of the Respondent. Beth Morean, the LLC's manager and registered agent, also appeared on behalf of the Respondent. Both 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 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 property.
5. Code Enforcement Officer Rivera submitted photographic evidence demonstrating the debris and trash on the property, as well as dead vegetation and a fence in disrepair that is falling over or missing slats.
6. Mr. Lirot and Ms. Morean presented photographic evidence demonstrating the fence was repaired though some sections were removed for ingress/egress and will not be replaced. Ms. Morean also testified that the property has been cleared of the vegetation and all trash on the property.
7. Mr. Rivera inspected the property the morning of the hearing and submitted photographic evidence demonstrating the fencing still in disrepair and there is still some overgrown grass and weeds. The vegetation along the side of the property has been cleared.

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

8. Respondent is found to be in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for maintaining a dilapidated fence in disrepair on the property and having overgrown weeds and grass.
9. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Wednesday, July 30, 2025**, to bring the property into compliance by removing all debris, clearing and attending to all overgrown weeds and grass, and repairing or removing the fence on the property.
10. A hearing is set for **August 11, 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 July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Luke Lirot, Esq. at luke2@lirotlaw.com and via US Mail to Respondent at 3618 El Centro St., St. Pete Beach, FL 33706-3908 on July 16, 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.

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

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250312
ADDRESS: 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250417
ADDRESS: 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250418
ADDRESS: 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent.**

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of
July 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Luke Lirot, Esq. at luke2@lirotlaw.com and via US Mail to Respondent at 3618 El Centro St., St. Pete Beach, FL 33706-3908 on July 28, 2025.

**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: August 18, 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 20250312, 20250417, 20250418 - Sungold LLC)
2. Order to Continue (CE20250312, 20250417, & 20250418 - Sungold LLC)

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

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250312
ADDRESS: 3855, 3859, and 3861
Gulf Blvd 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250417
ADDRESS: Gulf Blvd Lot 07-32-
16-18143-001-0020 Sec. 46-**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250418
ADDRESS: Sungold LLC 07**

**SUNGOLD, LLC,
Respondent.**

_____ /

FINAL ADMINISTRATIVE ORDER

This consolidated case came before the Special Magistrate on July 14, 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 Steven Rivera.

2. Attorney Luke Lirot appeared on behalf of the Respondent. Beth Morean, the LLC's manager and registered agent, also appeared on behalf of the Respondent. Both 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 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 property.
5. Code Enforcement Officer Rivera submitted photographic evidence demonstrating the debris and trash on the property, as well as dead vegetation and a fence in disrepair that is falling over or missing slats.
6. Mr. Lirot and Ms. Morean presented photographic evidence demonstrating the fence was repaired though some sections were removed for ingress/egress and will not be replaced. Ms. Morean also testified that the property has been cleared of the vegetation and all trash on the property.
7. Mr. Rivera inspected the property the morning of the hearing and submitted photographic evidence demonstrating the fencing still in disrepair and there is still some overgrown grass and weeds. The vegetation along the side of the property has been cleared.

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

8. Respondent is found to be in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for maintaining a dilapidated fence in disrepair on the property and having overgrown weeds and grass.
9. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Wednesday, July 30, 2025**, to bring the property into compliance by removing all debris, clearing and attending to all overgrown weeds and grass, and repairing or removing the fence on the property.
10. A hearing is set for **August 11, 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 July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Luke Lirot, Esq. at luke2@lirotlaw.com and via US Mail to Respondent at 3618 El Centro St., St. Pete Beach, FL 33706-3908 on July 16, 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.

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

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250312
ADDRESS: 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250417
ADDRESS: 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent;**

and

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20250418
ADDRESS: 3815 Gulf Blvd.**

**SUNGOLD, LLC,
Respondent.**

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of
July 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Luke Lirot, Esq. at luke2@lirotlaw.com and via US Mail to Respondent at 3618 El Centro St., St. Pete Beach, FL 33706-3908 on July 28, 2025.

**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: August 18, 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. 21. Final Administrative Order (CE20240699 - Franco)
2. Order to Continue (CE20240699 - Franco)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240699
ADDRESS: 490 82nd Ave.**

JENNIFER C. FRANCO,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 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 she was in violation of Section 98-123.1 of the City's Code of Ordinances for replacing drywall, installing a new exterior door, as well as electrical work without a permit.
5. Code Enforcement Officer Cruz presented photographic evidence demonstrating the drywall and other unpermitted work on the interior of the property.
6. Mr. Cruz testified that he has had some communication with Respondent and she was trying to get permits and contractor, but has had no further communication. The work has been completed even though a stop work order was placed on the property and there are tenants in the property currently.

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

7. Respondent is found to be in violation of Section 98-123.1 of City's Code of Ordinances. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Wednesday, July 30, 2025**, to apply for an after-the-fact permit for the work that was done without a permit.
8. A hearing is set for **August 11, 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 July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 2637 Seashore Drive, Las Vegas, NV 89128-6814 on July 16, 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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240699
ADDRESS: 490 82nd Ave.**

JENNIFER FRANCO,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 2637 Seashore Drive, Las Vegas, NV 89128-6814 on July 28, 2025.

**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: August 18, 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. 22. Final Administrative Order (CE20240707 - Spencer)
2. Order to Continue (CE20240707 - Spencer)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240707
ADDRESS: 140 Corey Ave.**

CHRIS SPENCER,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 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 she was in violation of Section 98-123.1 of the City's Code of Ordinances for conducting work without a permit.
5. Code Enforcement Officer Cruz presented photographic evidence demonstrating drywall and electrical work having been done and testified there was no permit pulled for this work.
6. Mr. Cruz spoke with the property owner and testified that he came in to pull the permit but never did.

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

7. Respondent is found to be in violation of Section 98-123.1 of City's Code of Ordinances. Respondent shall have **fourteen (14) days** to apply for an after-the-fact permit for the work that was conducted.

8. A hearing is set for **August 11, 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 July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at PO Box 9296, Laguna Beach, CA 92652-7261 on July 16, 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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20240707
ADDRESS: 140 Corey Ave.**

CHRIS SPENCER,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at PO Box 9296, Laguna Beach, CA 92652-7261 on July 28, 2025.

**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: August 18, 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. 24. Final Administrative Order (CE20250069 - Nguyen & Truong)
2. Order to Continue (CE20250069 - Nguyen & Truong)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250069
ADDRESS: 205 55th Ave.**

**ANNIE NGUYEN and JIMMY C.
TRUONG,**

Respondents.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 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 Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 46-33, 98-65, 98-65, & 98-66 of the City's Code of Ordinances for failing to maintain the property. Specifically for allowing trash, debris, and overgrown vegetation to persist.
5. Code Enforcement Officer Cruz presented photographic evidence demonstrating trash and other debris on the property, overgrown or dead vegetation on the property to include dead palm fronds, a broken mailbox on the property, as well as a fence in disrepair.

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

6. Respondents are found to be in violation of Sections 43-66, 98-64, 98-65, & 98-66 of City's Code of Ordinances. Respondents shall have **fourteen (14) days** from the date of this Order, or by **Wednesday, July 30, 2025**, to come into compliance.

7. A hearing is set for **August 11, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
8. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
9. It is Respondent's responsibility to notify the City once the property is in compliance.
10. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondents at 18955 Caddington Cir., Huntington Beach, CA 92648-1588 on July 16, 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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250069
ADDRESS: 205 55th Ave.**

**ANNIE NGUYEN and JIMMY C.
TRUONG,**

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondents at 18955 Caddington Cir., Huntington Beach, CA 92648-1588 on July 28, 2025.

**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: August 18, 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. 27. Final Administrative Order (CE20250275 - Hurricane Lounge Inc)
2. Order to Continue (CE20250275 - Hurricane Lounge Inc)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250275
ADDRESS: 809 Gulf Way**

HURRICANE LOUNGE, INC.,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 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 Steven Rivera.
2. Rick Falkensteing, Manager of Respondent, appeared on behalf of Respondent. Mr. Falkenstein 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 44.5 of the City's Code of Ordinances for maintaining outdoor lighting that is not compliant with the City's lighting ordinance as it pertains to sea turtles.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating the bright lighting on the structure from the beach that clearly demonstrated lighting too bright to comply with turtle lighting regulations.
6. Mr. Falkenstein testified that they have made efforts to conceal the lighting with orange tint and he has ordered more to address the stairwell.

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

7. Respondent is found to be in violation of Section 44.5 the City's Code of Ordinances. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Wednesday, July 30, 2025**, to come into compliance.
8. A hearing is set for **August 11, 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 July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 809 Gulf Way, St. Pete Beach, FL 33706 on July 16, 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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250275
ADDRESS: 809 Gulf Way**

HURRICANE LOUNGE, INC.,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 809 Gulf Way, St. Pete Beach, FL 33706 on July 28, 2025.

**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: August 18, 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. 28. Final Administrative Order (CE20250279 - Coconut Inn LLC)
2. Order to Continue (CE20250279 - Coconut Inn)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250279

ADDRESS: 113 11th Ave.

COCONUT INN, LLC,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 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 Steven Rivera.
2. Maggie LeBlanc, Manager of Respondent, appeared on behalf of Respondent. Ms. LeBlanc 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 44.5 of the City's Code of Ordinances for maintaining outdoor lighting that is not compliant with the City's lighting ordinance as it pertains to sea turtles.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating the bright lighting on the structure from the beach that clearly demonstrated lighting too bright to comply with turtle lighting regulations.
6. Ms. LeBlanc testified that they have replaced the lighting but that it took some time as they have specific sconces that need particular bulbs, and they have many of them. She has ordered additional lightbulbs and are working on replacing all of them, but for now they have turned off the lights that have not had the bulbs replaced. She has also taken to further educating her guests on the lighting from the rooms that can be seen from outside, and has placed stickers on the windows in the rooms.

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

7. Respondent is found to be in violation of Section 44.5 the City's Code of Ordinances. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Wednesday, July 30, 2025**, to come into compliance.
8. A hearing is set for **August 11, 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 July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at coconutinflorida@gmail.com on July 16, 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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250279

ADDRESS: 113 11th Ave.

COCONUT INN, LLC,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at coconutinnflorida@gmail.com on July 28, 2025.

**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: August 18, 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. Notice of Repeat Violation Banner Page
2. Evidence
3. Final Administrative Order (Case No 20230437 - Gulf West Properties LLC)
4. Final Administrative 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
9. 11. Order to Continue (CE20250388 - Gulf West Properties LLC)
10. 2d Order to Continue (CE20250388 - Gulf West Properties)



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,

 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**

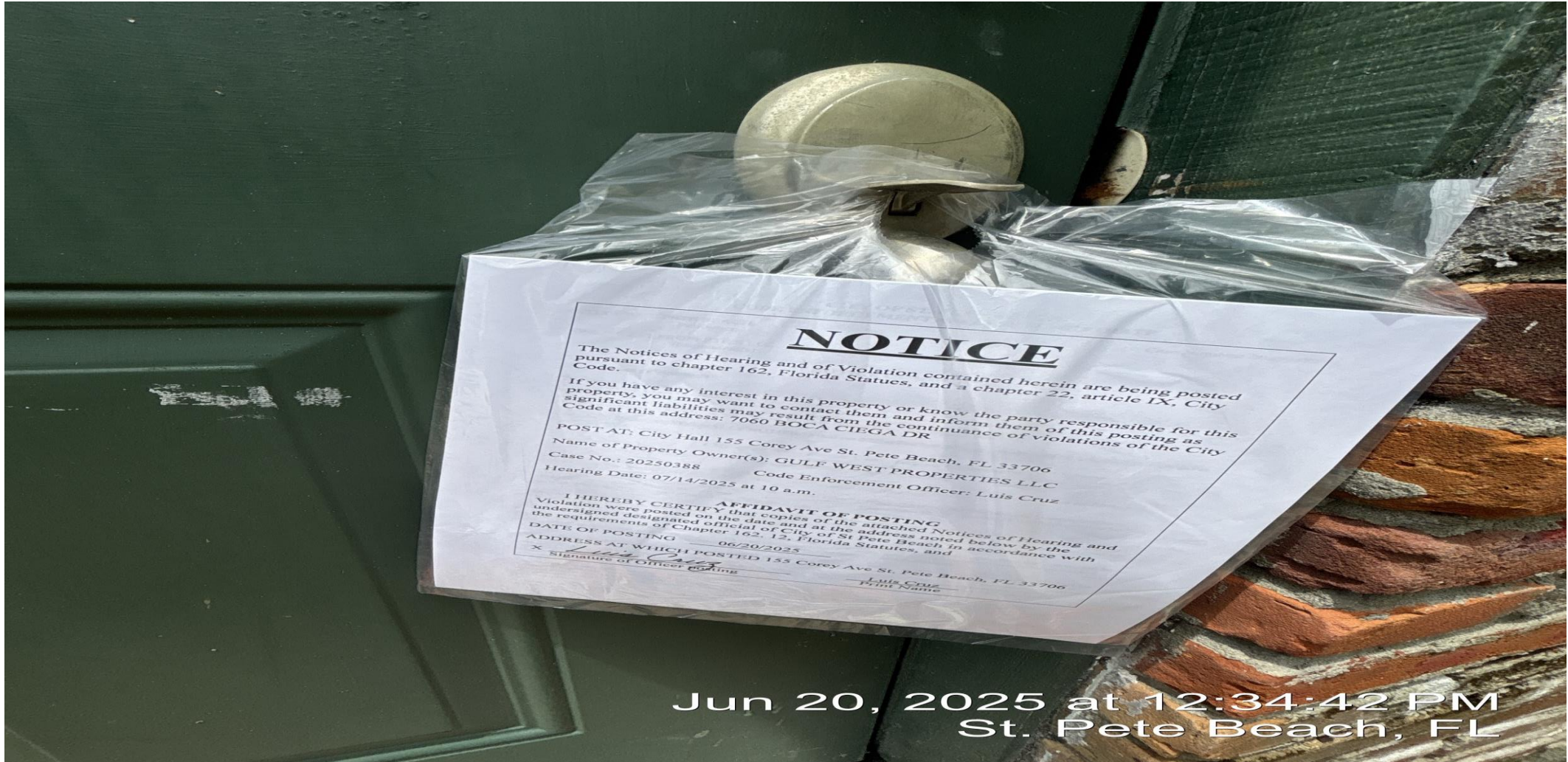
CE20250388

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



NOTICE

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

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

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 Signature of Officer Posting Luis Cruz
Print Name

Jun 20, 2025 at 12:34:42 PM
St. Pete Beach, FL

7060 Boca Ciega Dr.

CE20250388

Overgrown grass/weeds



Jun 19, 2025 at 4:16:03 PM
St. Pete Beach, FL

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



Jun 19, 2025 at 4:13:43 PM
St. Pete Beach, FL

7060 Boca Ciega Dr.

CE20250388

Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388

Overgrown grass/weeds



Jun 19, 2025 at 4:14:11 PM
St. Pete Beach, FL

7060 Boca Ciega Dr.

CE20250388

Overgrown grass/weeds



Jun 19, 2025 at 4:14:15 PM
St. Pete Beach, FL

7060 Boca Ciega Dr.

CE20250388

Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388

Overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388

Overgrown grass/weeds



Jun 19, 2025 at 4:15:51 PM
St. Pete Beach, FL

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



Jun 19, 2025 at 4:15:24 PM
St. Pete Beach, FL

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



Jun 24, 2025 at 4:55:37 PM
St. Pete Beach, FL

7060 Boca Ciega Dr.

CE20250388

Property has cut overgrown grass/weeds



7060 Boca Ciega Dr.

CE20250388

Property has cut overgrown grass/weeds



Jun 24, 2025 at 4:53:45 PM
St. Pete Beach, FL

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



Jun 24, 2025 at 4:54:58 PM
St. Pete Beach, FL

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 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:

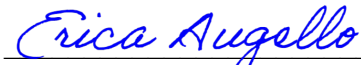
1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Luis Cruz.
2. Respondent's authorized agent, Ms. Vicky Dykens, appeared on behalf of Respondent. Ms. Dykens possessed the requisite authority to represent Respondent.
3. Respondent owns the subject 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 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 Statutes, and a chapter 22, article IX, City Code.

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

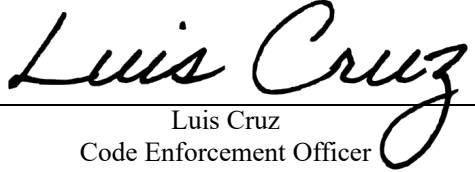
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250388

ADDRESS: 7060 Boca Ciega Dr.

GULF WEST PROPERTIES LLC,

Respondent.

_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025. In consideration of the information presented, and no objections from any party, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until the **August 11, 2025**, Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 16th day of July 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 250 Corey Ave, St. Petersburg, FL 33706 and its Registered Agent, CT Corporation System at 1200 South Pine Island Road, Plantation, FL 33324 on July 16, 2025.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250388
ADDRESS: 7060 Boca Ciega Dr.**

GULF WEST PROPERTIES LLC,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing the argument of the parties in attendance, issued an Order to Continue to the hearing until August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 250 Corey Ave, St. Petersburg, FL 33706 and its Registered Agent, CT Corporation System at 1200 South Pine Island Road, Plantation, FL 33324 on July 28, 2025.

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

Agenda Report

Agenda Title Name: Case # 20250189
City of St. Pete Beach v. Nolan, Marilyn L Rev
Trust Nolan, Marilyn L Tre
Address: 103 1st Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: August 18, 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 20250189 - Nolan Family Trust)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250189

ADDRESS: 103 1st Ave.

**MARILYN L NOLAN as trustee
for the MARILYN L. NOLAN
REVOCABLE 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 Steven Rivera.
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, 98-64, 98-65, and 98-66 of the City's Code of Ordinances for maintaining condemned and dilapidated structures on the property as well as debris.
5. Code Enforcement Officer Rivera submitted photographic evidence demonstrating the dilapidated buildings with holes in the siding and roof, as well as fence posts, plywood, sandbags, and other debris on the property.
6. The Building Official, Luke Curtis, testified that two of the three buildings on the property were condemned in October 2024, and the third building is otherwise unsafe and unsecure. The Respondent either needs to pull permits to repair the structures or to demolish the buildings.

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 **sixty (60) days** from the date of this order, or by **Tuesday, July 15, 2025**, 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.
9. A hearing is set for **August 11, 2025, 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 US Mail to Respondent at 636 E. 11th, Springfield, MO 65807-1623 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# 20240584
City of St. Pete Beach v. Park Shore
Investments LLC
Address: 523 72nd Ave

Action Request: N/A

Strategic Objective:

Date: August 18, 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 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.

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
9. 10. Order to Continue (CE20240584 - Park Shore Investments LLC)
10. 2d Order to Continue (CE20240584 - Park Shore Investments)



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
Code Enforcement Officer

Luis Cruz 727-748-1722



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

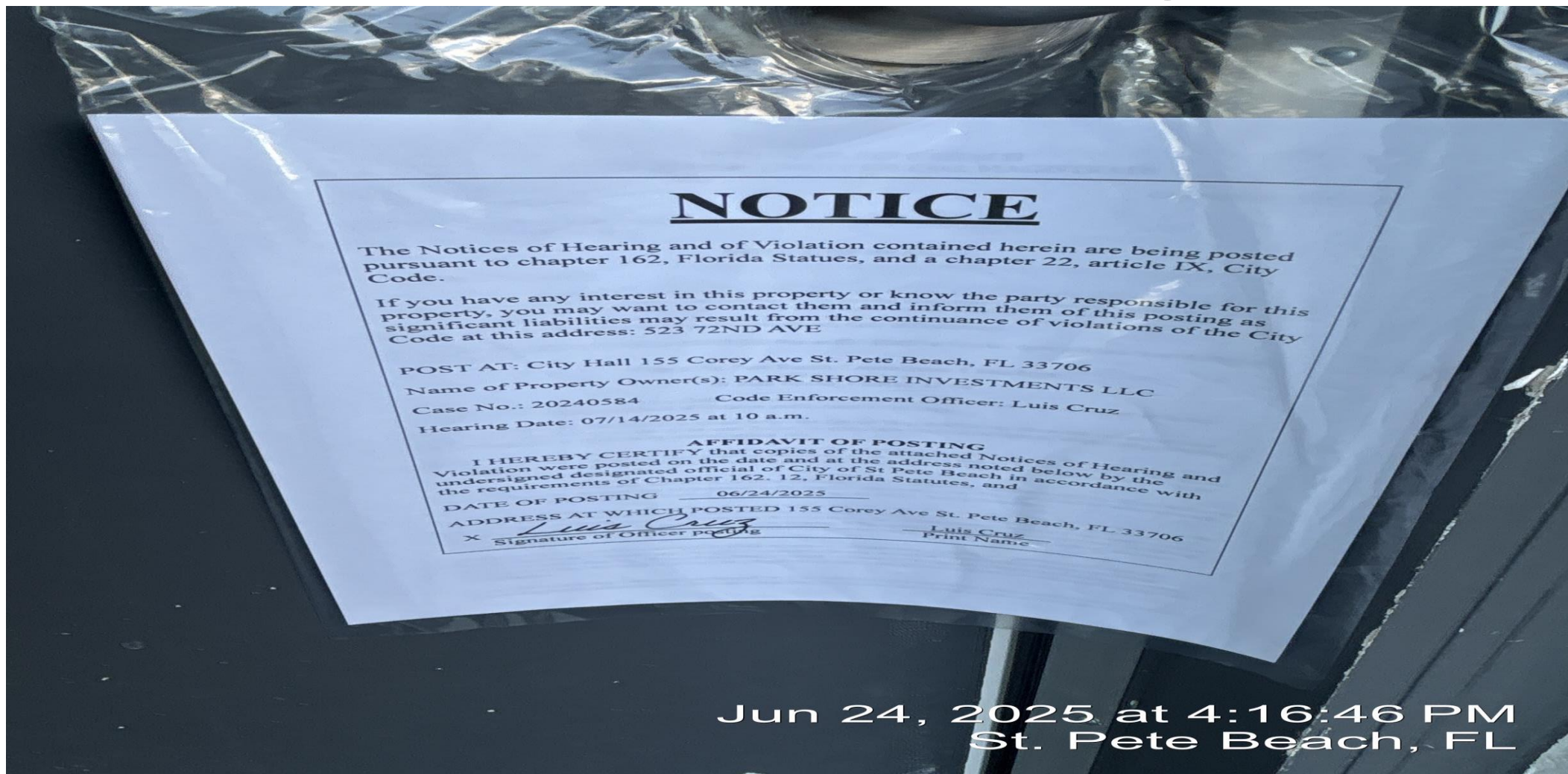
- **Respondent(s): Park Shore Investments LLC**
- **Violation address: 523 72nd Ave.**
- **Violation(s) description: The property is in violation of section(s) 98-123.1 Permits required of the Code of Ordinances of the city of St. Pete Beach**

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



NOTICE

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

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

Jun 24, 2025 at 4:16:46 PM
St. Pete Beach, FL

523 72nd Ave.

CE20240584

Unpermitted post storm drywall reinstallation and electrical work



523 72nd Ave.

CE20240584

Unpermitted post storm drywall reinstallation and electrical work



Oct 26, 2024 at 5:20:39 PM

523 72nd Ave.

NOTICE

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

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

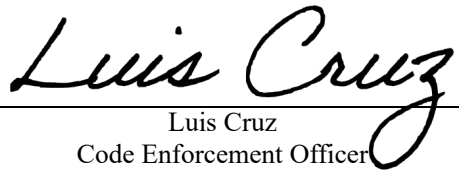
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240584

ADDRESS: 523 72nd Ave.

**PARK SHORE INVESTMENTS
LLC,**

Respondent.

_____ /

ORDER GRANTING CONTINUANCE TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025. In consideration of the information presented, and no objections from any party, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **August 11, 2025**, Code Enforcement Special Magistrate Hearing beginning at **10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 16th day of July, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 44349 Lowtree Ave., Ste. 103, Lancaster, CA 93534-4104 on July 16, 2025.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240584

ADDRESS: 523 72nd Ave.

**PARK SHORE INVESTMENTS
LLC,**

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing the argument of the parties in attendance, issued an Order to Continue to the hearing until August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

IT IS ADJUDGED that this matter is continued until **August 18, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 28th day of July 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 44349 Lowtree Ave., Ste. 103, Lancaster, CA 93534-4104 on July 28, 2025.

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

Agenda Report

Agenda Title Name: Case # 20250299
City of St. Pete Beach v. Simon, Babette W
Address: 305 Gulf Way St. Pete Beach, FL
33706

Action Request: NA

Strategic Objective:

Date: August 18, 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 wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Funding: NA

Attachments:

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

6. Notice of Violation Banner
7. Rescheduled Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250299

vs.
SIMON, BABETTE W
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/18/2025** 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 **305 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 07/30/2025

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 305 GULF WAY

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

Name of Property Owner(s): SIMON, BABETTE W

Case No.: 20250299 Code Enforcement Officer: Steven Rivera

Hearing Date: 08/18/2025 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.

DATE OF POSTING 07/30/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

NOTICE OF VIOLATION

5/23/2025

SIMON, BABETTE W
305 GULF WAY
ST PETE BEACH , FL 33706-4320

RE: Case Number 20250299
Violation Address: 305 GULF WAY
Parcel ID#: 193216589320090131

Dear Property Owner:

The two garage doors that were replaced require a permit for the installation. You also have an abandoned AC permit (2401406) that needs to be reinstated, inspected, and closed out. Please have these permits addressed with the building and permit department. Your property is in violation of the following code.

Sec. 98-123.1. - Permits required.

Sec. 98-123.1. - Permits required.

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

These violation(s) must be corrected **no later than 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

Steven Rivera
Code Enforcement Officer

CE20250299

- Respondent(s): Babette W Simon**
- Violation address: 305 Gulf Way**
- Violation(s) description: The property is in violation of section 98-123.1 Permits required of the Code of Ordinances of the City of St. Pete Beach**

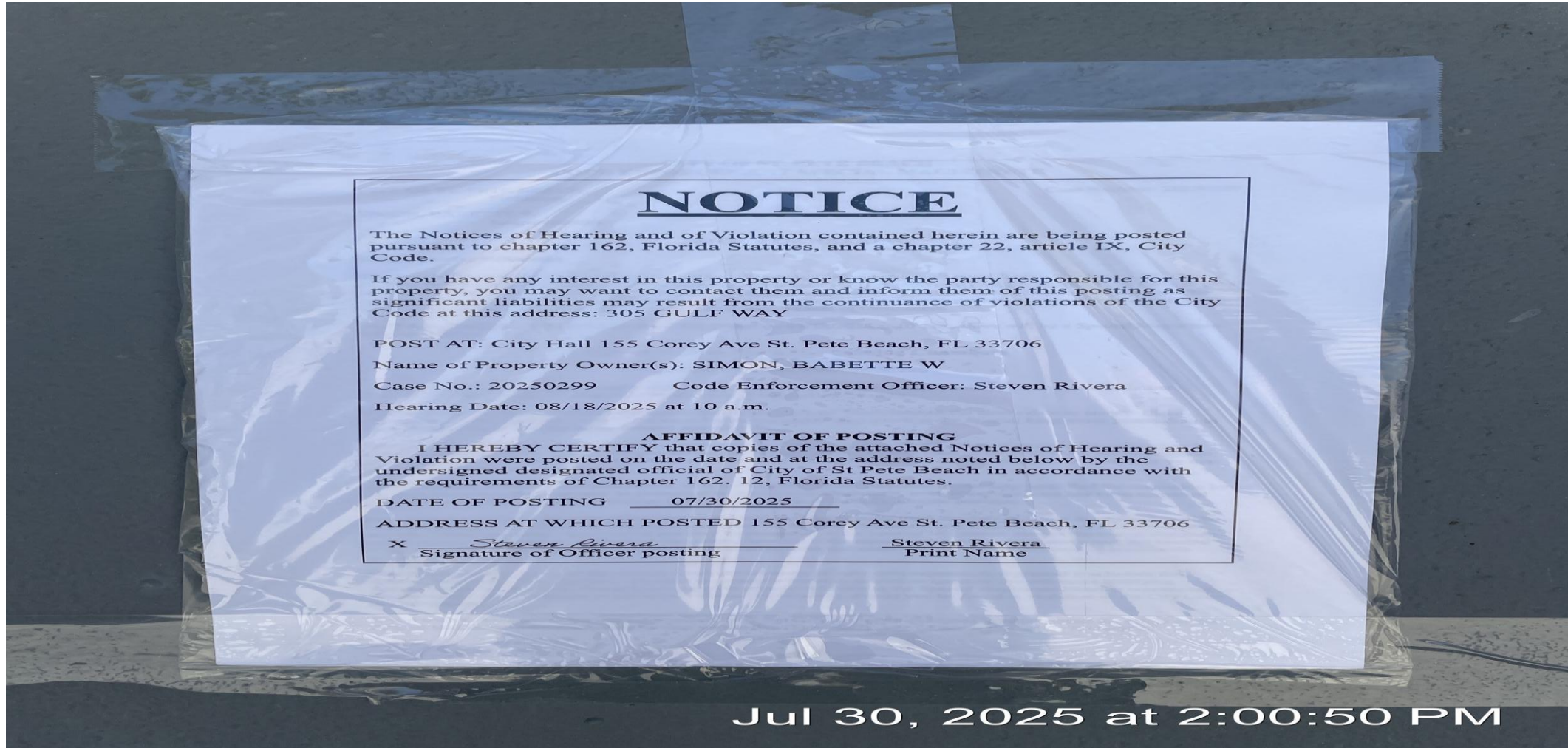
CE20250299

Case Summary

- Initial inspection: 5/15/2025**
- Notice of Violation dated: 5/23/2025**
- Notice of Violation compliance date: 6/16/2025**
- Notices of Hearing dated and posted on the property: 7/30/2025**

CE20250299

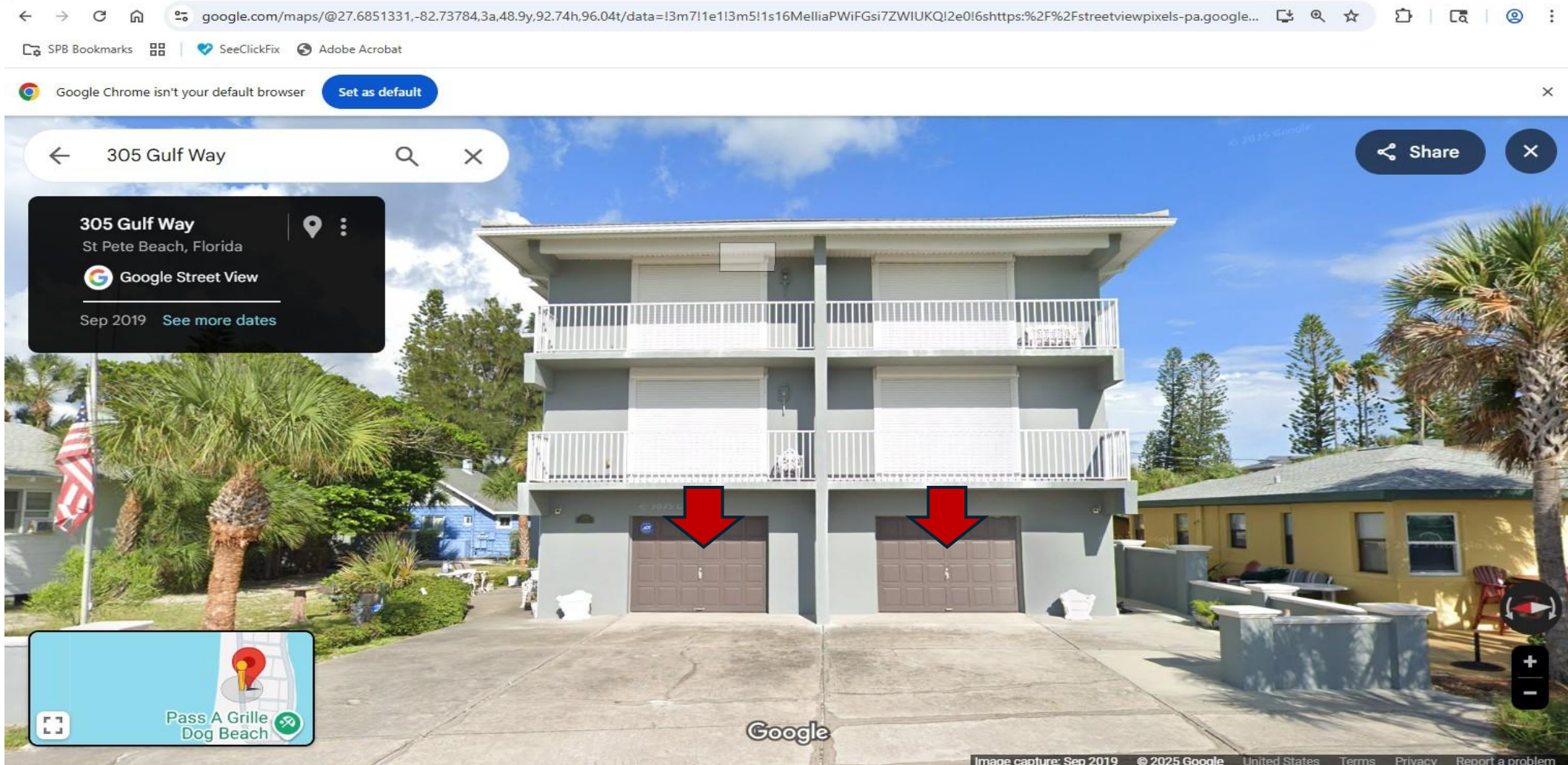
Affidavit of Posting



305 Gulf Way

CE20250299

Google image of garage doors



305 Gulf Way

CE20250299

Unpermitted garage doors



305 Gulf Way

CE20250299

Unpermitted garage doors



305 Gulf Blvd.

CE20250299

Unpermitted garage door



305 Guld Way

CE20250299

Abandoned AC replacement permit

iWorQ - Work - Microsoft Edge
https://www.iworq.net/iworq/0_Pages/popupEdit.php?sid=JCPLM7MJNZJJ5T8DB6ZQRBQF9T401&k=5129&fid=603&id=22306070

PERMIT

PROPERTY View Remove STATUS History

SIMON, BABETTE W
305 GULF WAY
ST PETE BEACH FL 33706-4320

305 GULF WAY
ST PETE BEACH FL 33706
Parcel: 193216589320090131
Subdivision: MOREY BEACH
Legal: MOREY BEACH BLK 9, LOTS
13 AND 14

Abandoned
Joanne Boland
05/22/2025
75 days as Abandoned
421 days since Permit created

Permit #: 2401406
Permit Date: 06/10/24
Permit Type: RESIDENTIAL
TYPE OF WORK: MECHANICAL
DESCRIPTION/SCOPE OF WORK: ECO - ICP 3.5 TON SC SYSTEM W/ 7.5 KW
CODE CASE EXP :
PERMIT VALUATION: 7500
2021 50% STRUCTURE VALUE: 0
CODE CASE#: 190
SQUARE FOOTAGE: 4011

EXPIRATION DATE: 12/07/2024
LAST UPDATED :
NOC EXP: N/A
DUE DATE: 07/10/2024
PERMIT ISSUED:
OTC: YES
50% STRUCTURE VALUE: 0
PERCENTAGE OF 50%: 0
Assigned To: PATRICK HAWK
GIS Link ID: 193216589320090131

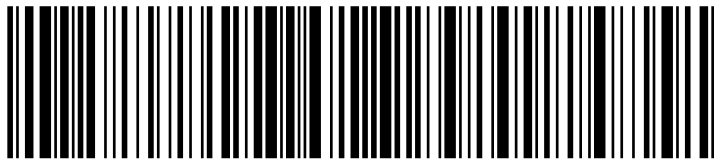
Copy Permit
Email Permit
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Add Letter
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Contractors
Property
Add Workflow
Add Inspection
Add Plan Review
Add Valuation
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Add Payment
Add Deposit
Add CC Payment
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Open Parcel Map

Cases For Property (Code Enforcement) Show Last 25 | Show All

305 Gulf Way

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

USPS CERTIFIED MAIL



9214 8901 9403 8324 0883 35

SIMON BABETTE W
305 GULF WAY
ST PETE BEACH FL 33706-4320

NOH 20250299 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8315 6437 65

SIMON, BABELLE W
305 GULF WAY
ST PETE BEACH, FL 33706-4320

NOV 20250299 SR
Jennifer Daunch

\$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8325 9218 08

SIMON BABETTE W
305 GULF WAY
ST PETE BEACH FL 33706-4320

RSM 20250299 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20250185
City of St. Pete Beach v. Ruhlman, Robert E
Address: 401 Gulf Way St. Pete Beach, FL 33706

Action Request: NA

Strategic Objective:

Date: August 18, 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
(6) Garbage and trash containers stored in a manner visible from the street.
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.

b. Openings originally designed as windows shall be maintained as windows, unless approved by the building official for enclosure. The enclosure of a window shall be by either bricking the opening, blocking the opening with concrete blocks and stuccoing the exterior, or boarding the opening. When boarding is used, it shall be of trim fit, sealed to prevent water intrusion, and painted or stained to conform to the other exterior portions of the building. The boarding shall remain in place and be properly maintained.

(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.

(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.

Funding:

NA

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Violation
4. Evidence
5. Rescheduled Special Magistrate Banner
6. Notice of Hearing Banner
7. Notice of Violation Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250185

vs.

RUHLMAN, ROBERT E
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/18/2025** 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 **401 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 07/30/2025

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 401 GULF WAY

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

Name of Property Owner(s): RUHLMAN, ROBERT E

Case No.: 20250185 Code Enforcement Officer: Steven Rivera

Hearing Date: 08/18/2025 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.

DATE OF POSTING 07/30/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

NOTICE OF VIOLATION

4/2/2025

RUHLMAN, ROBERT E
401 GULF WAY
ST PETE BEACH FL 33706-4322

RE: Case Number 20250185
Violation Address: 401 GULF WAY
Parcel ID#: 193216589320080140

Dear Property Owner:

The boarded-up windows are not permitted and need to be repaired or removed. The hole at the top right side of the east facing side of the building needs to be repaired. The window next to the rear door (east facing) has trim/finish that is failing and needs to be repaired. The rear door and door frame is rotted and has flaking paint. Trash receptacles must be stored out of public view. Your property is in violation of the following code(s).

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
- (6) Garbage and trash containers stored in a manner visible from the street.

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.

(3) Windows.

a. Every window shall be maintained in sound working condition and good repair to be substantially weather-tight and rodent-proof.

b. Openings originally designed as windows shall be maintained as windows, unless approved by the building official for enclosure. The enclosure of a window shall be by either bricking the opening, blocking the opening with concrete blocks and stuccoing the exterior, or boarding the opening. When boarding is used, it shall be of trim fit, sealed to prevent water intrusion, and painted or stained to conform to the other exterior portions of the building. The boarding shall remain in place and be properly maintained.

(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.

(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.

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,

Steven Rivera *727-748-1722*

Steven Rivera
Code Enforcement Officer

CE20250185

- **Respondent(s): Robert E Ruhlman**
- **Violation address: 401 Gulf Way**
- **Violation(s) description: The property is in violation of section 98-65 (1)b & (6) Unsightly conditions, 98-66 (a)(b), (2),a, b, (3)a, b, (5),(7), & (24) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

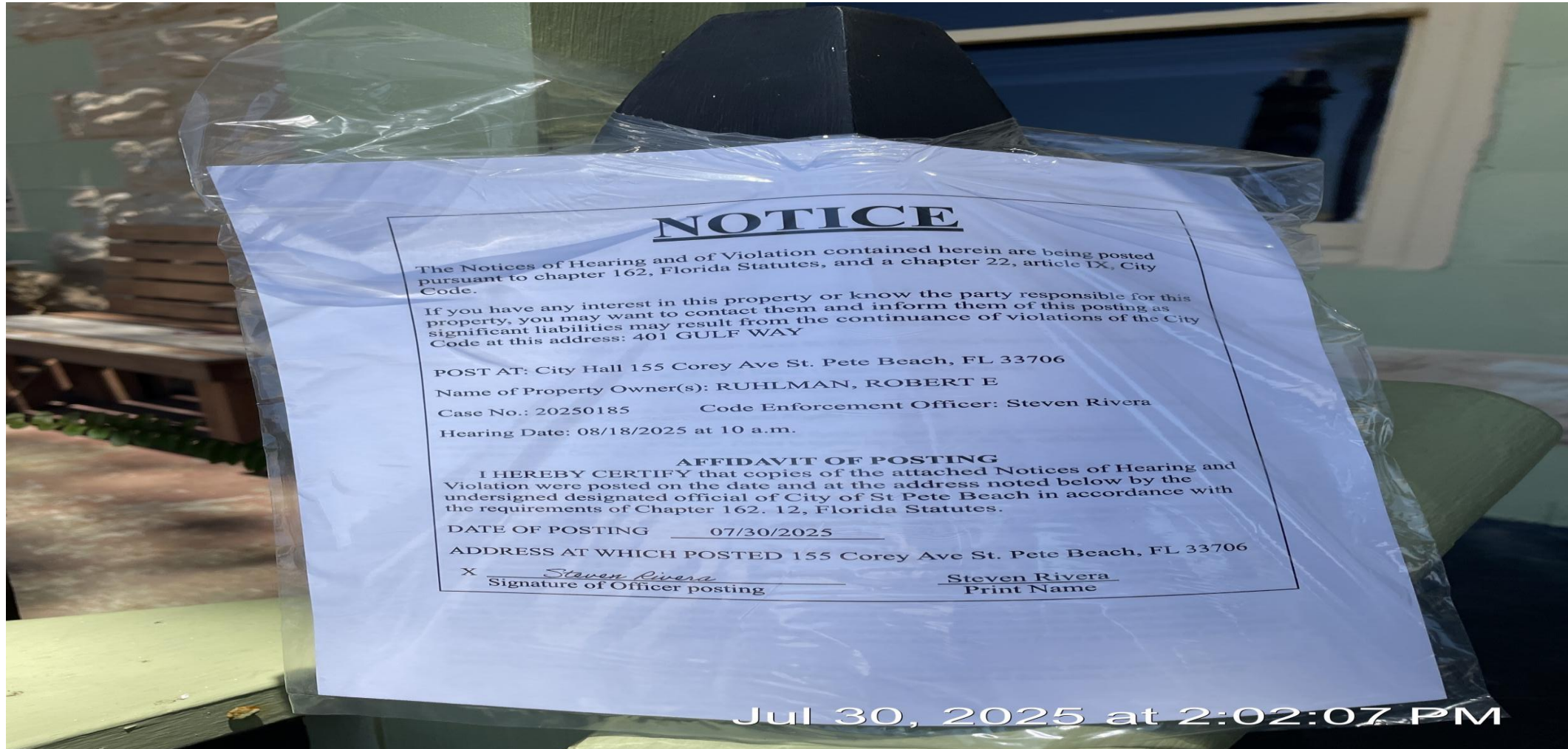
CE20250185

Case Summary

- Initial inspection: 4/1/2025**
- Notice of Violation dated: 4/2/2025**
- Notice of Violation compliance date: 4/16/2025**
- Notices of Hearing dated and posted on the property: 7/30/2025**

CE20250185

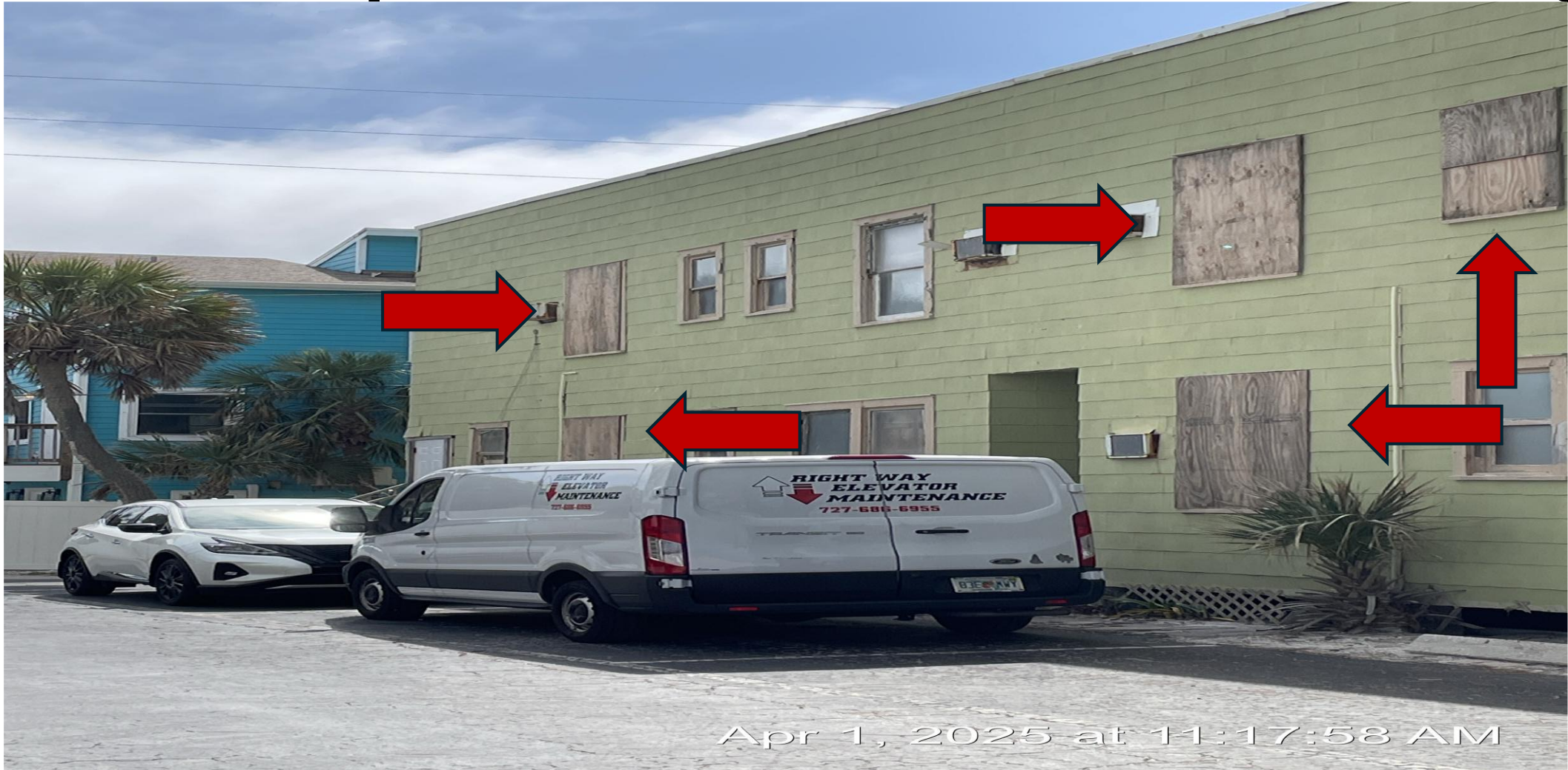
Affidavit of Posting



401 Gulf Way

CE20250185

Boarded up windows north side of building



401 Gulf Way

CE20250185

Damaged siding



Apr 1, 2025 at 11:19:13 AM

401 Gulf Way

CE20250185

Rotted trim around the window



401 Gulf Way

CE20250185

Peeling paint, rotted trim and door



Apr 1, 2025 at 11:19:34 AM

401 Gulf Way

CE20250185

Peeling paint, rotted trim and door



Apr 1, 2025 at 11:19:38 AM

401 Gulf Way

CE20250185

Trash can stored in public view



401 Gulf Way

CE20250185

Fence in disrepair



401 Gulf Way

CE20250185

Fence in disrepair



401 Gulf Way

CE20250185

Fence in disrepair



401 Gulf Way

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

USPS CERTIFIED MAIL



9214 8901 9403 8325 9212 04

RUHLMAN ROBERT E
401 GULF WAY
ST PETE BEACH FL 33706-4322

RSM 20250185 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8324 1028 26

RUHLMAN ROBERT E
401 GULF WAY
ST PETE BEACH FL 33706-4322

NOH 20250185 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8308 0078 19

RUHLMAN, ROBERT E
401 GULF WAY
ST PETE BEACH, FL
33706-4322

NOV 20250185 SR
Jennifer Daunch

\$8.1600

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

Agenda Report

Agenda Title Name: Case # 20250368
City of St. Pete Beach v. Vigneault, Ronald
Mones, Lauren
Address: 1109 Gulf Way St. Pete Beach, FL
33706

Action Request: NA

Strategic Objective:

Date: August 18, 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:
(c) Off-street parking areas shall not be used for sales, dead storage, repair, dismantling or servicing of any type or kind, nor shall areas devoted to such activities count toward meeting off-street parking 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 or as part of a shared parking plan as permitted in this division; 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 or as provided in a shared parking agreement.

Funding: NA

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Irreparable and Irreversible Notice of Violation

4. Evidence
5. Notice of Hearing Banner
6. Rescheduled Special Magistrate Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250368

vs.
VIGNEAULT, RONALD MONES, LAUREN
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/18/2025** 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 **1109 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 07/30/2025

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 1109 GULF WAY

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

Name of Property Owner(s): VIGNEAULT, RONALD MONES, LAUREN

Case No.: 20250368 Code Enforcement Officer: Steven Rivera

Hearing Date: 08/18/2025 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.

DATE OF POSTING 07/30/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

Irreparable or Irreversible Notice of Violation

07/21/2025

VIGNEAULT, RONALD MONES, LAUREN
1109 GULF WAY
ST PETE BEACH FL 33706-4223

Re: **Case Number 20250368**
Violation Address: 1109 GULF WAY, ST PETE BEACH FL 33706
Parcel ID#: 193216589320030120

Dear Property Owner:

The sales/selling of parking is prohibited. This violation is considered to be irreparable and irreversible in nature and is being referred to the Special Magistrate for a hearing.

Sec. 23.4. - General parking requirements.

Sec. 23.4. - General parking requirements.

All off-street parking shall be provided in accordance with the following general requirements:

(c) Off-street parking areas shall not be used for sales, dead storage, repair, dismantling or servicing of any type or kind, nor shall areas devoted to such activities count toward meeting off-street parking 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 or as part of a shared parking plan as permitted in this division; 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 or as provided in a shared parking agreement.

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **08/11/2025, at 10 am.**

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

If you require further assistance and/or information, please contact (727)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

CE20250368

- **Respondent(s): Ronald Vigneault & Lauren Mones**
- **Violation address: 1109 Gulf Way**
- **Violation(s) description: The property is violation of section 23.4(c) & (j) General parking requirements of the Land Development code of the City of St. Pete Beach**

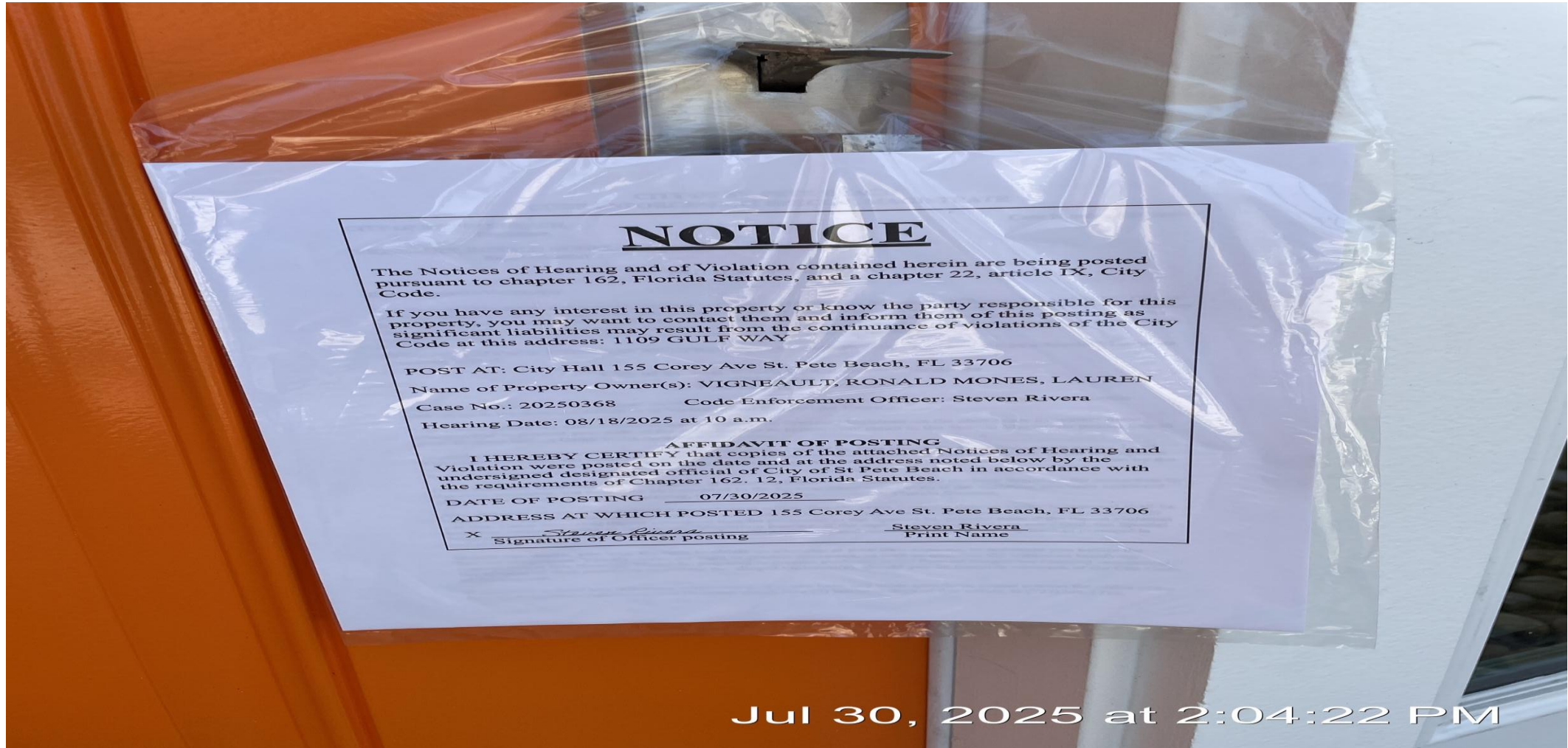
CE20250368

Case Summary

- Initial inspection: 6/16/2025**
- Irreparable & Irreversible Notice of Violation dated: 7/21/2025**
- Notices of Hearing dated and posted on the property: 7/30/2025**

CE20250368

Affidavit of Posting



NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 1109 GULF WAY

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

Name of Property Owner(s): VIGNEAULT, RONALD MONES, LAUREN

Case No.: 20250368 Code Enforcement Officer: Steven Rivera

Hearing Date: 08/18/2025 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.

DATE OF POSTING 07/30/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name

Jul 30, 2025 at 2:04:22 PM

1109 Gulf Way

CE20250368

Property owner solliciting parking



1109 Gulf Way

CE20250368

Solicitation of parking

Jun 14, 2025 at 1:27:12 PM



1109 Gulf Way

CE20250368

Solicitation of parking



1109 Gulf Way

CE20250368

Solicitation of parking



1109 Gulf Way

CE20250368

Inspection email

Steven Rivera

From: Ayako Ruckdeschel
Sent: Saturday, June 14, 2025 4:20 PM
To: Peyt Dewar
Cc: Steven Rivera; Charles Newman; Michelle Sarubbe; Jennifer Daunch
Subject: RE: 1109 Gulf Way - Illegal Commercial Parking Operation

Peyt:

Was at PAG all morning and did not observe any activity at 1109 Gulf Way (see pics here - [2025-06-14](#)); taken at 9:30am / 10:18am / 11:18am / 12:04pm, so start heading back up north.

Complainant neighbor across the street at 113 12th Ave (Jacon Holehouse) started sending images of Ron Vigneault (orange shirt) & Laurean Mones (beige shorts/top) in the group text around 1pm when I was back at Upham. Rush back down to PAG and observe customers exiting their parked vehicle in rear of the house; confirm they just paid \$40 for parking. Proceed to speak with Ron as he's pitching a car and told him he could not solicit beach parking on his private property. He asks Lauren to come out from the house and speak with me. They want to know who has complained, what is the ordinance prohibiting this activity and what my email is. Claimed to have checked with their lawyer, who said it was OK, and I advised them to make a public records request. They stated, will continue selling their resident parking spaces until they receive a NOV; after I left, started again at 1:34pm.



Ayako Ruckdeschel, CPRP
Code Enforcement | Community Development
City of St. Pete Beach



 [727-363-9216](tel:727-363-9216)



1109 Gulf Way

CE20250368

Inspection report

iWorQ - Work - Microsoft Edge
https://www.iworq.net/iworq/0_Pages/popupEdit.php?sid=JCPLM7MJNZJJ5T8DB6ZQRBQF9T401&k=5980&fid=401&id=7099912

CASE

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 or as provided in a shared parking agreement.

Notes

	Date	Entered By	Note	
	07/26/2025	Rivera, Steven	Property continues to sell parking.	
	07/15/2025	Rivera, Steven	On 7/13 I inspected the property for sales of parking. I was approached by the property owner Lauren Mones who offered me parking. I asked if she was selling parking and she stated that she in fact was selling parking. I identified myself as a city employee and stated that she should not be selling parking as she is not permitted to do so. She asked for identification and simply said "ok" when advised to stop.	
	06/23/2025	Rivera, Steven	On 6/21 I did an inspection of the property. No soliciting of parking sales was witnessed at the time of inspection. A violation for parking on an unimproved surface was witnessed at the rear of the property.	
	06/16/2025	Rivera, Steven	Jacob Holehouse stated that the owner of the property is selling their guest parking pass on the weekends. Mr. Holehouse also stated that he would be witness in a SM if need be.	

Letters

	Date	Letter	Description	Sent	
	07/21/2025	Notice of Hearing	<input type="text"/>	<input type="checkbox"/>	
	07/21/2025	Affidavit of Posting	<input type="text"/>	<input type="checkbox"/>	

- Copy Case
- Save As Template
- Email Case
- Print Case
- Print Case History
- Apply Template
- Add Letter
- Notes
- Property
- Add Violation
- Add Activity
- Add Fees
- Add Payment
- Add CC Payment
- Upload File
- Open Parcel Map

1109 Gulf Way

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

USPS CERTIFIED MAIL



9214 8901 9403 8324 4140 35

VIGNEAULT RONALD MONES LAUREN
1109 GULF WAY
ST PETE BEACH FL 33706-4223

NOH 20250368 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8325 9187 54

VIGNEAULT RONALD MONES LAUREN
1109 GULF WAY
ST PETE BEACH FL 33706-4223

RSM 20250368 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20250341
City of St. Pete Beach v. Schaming, Scott R
Schaming, Lisa M
Address: 2817 Pass A Grille Way St. Pete Beach,
Fl 33706

Action Request: NA

Strategic Objective:

Date: August 18, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Sec. 23.11. - Parking construction and design requirements.
(a) General construction requirements.
(1) All driveway and off-street parking areas shall be constructed of concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.
(2) No slag, rock, pea gravel or other loose type of material shall be used.

Funding: NA

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Violation
4. Evidence
5. Notice of Hearing Banner
6. Notice of Violation Banner
7. Rescheduled Special Magistrate Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250341

vs.

SCHAMING, SCOTT R SCHAMING, LISA M
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/18/2025** 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 **2817 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 07/30/2025

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 2817 PASS A GRILLE WAY

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

Name of Property Owner(s): SCHAMING, SCOTT R SCHAMING, LISA M

Case No.: 20250341 Code Enforcement Officer: Steven Rivera

Hearing Date: 08/18/2025 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.

DATE OF POSTING 07/30/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

NOTICE OF VIOLATION

6/5/2025

SCHAMING, SCOTT R SCHAMING, LISA M
134 CLUB DR E
PITTSBURGH, PA 15236-1959

RE: Case Number 20250341
Violation Address: 2817 PASS A GRILLE WAY
Parcel ID#: 183216173160010270

Dear Property Owner:

The mulch being used as driveway materials is not permitted. All driveways must be permitted with approved materials. Your property is in violation of the following code section.

Sec. 23.11. - Parking construction and design requirements.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

- (1) All driveway and off-street parking areas shall be constructed of concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.
- (2) No slag, rock, pea gravel or other loose type of material shall be used.

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,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20250341

- **Respondent(s): Scott R Schaming & Lisa M Schaming**
- **Violation address: 2817 Pass A Grille Way**
- **Violation(s) description: The property is violation of section 23.11(2),(1) & (2) Parking construction and design requirements of the Land Development Code of the City of St. Pete Beach**

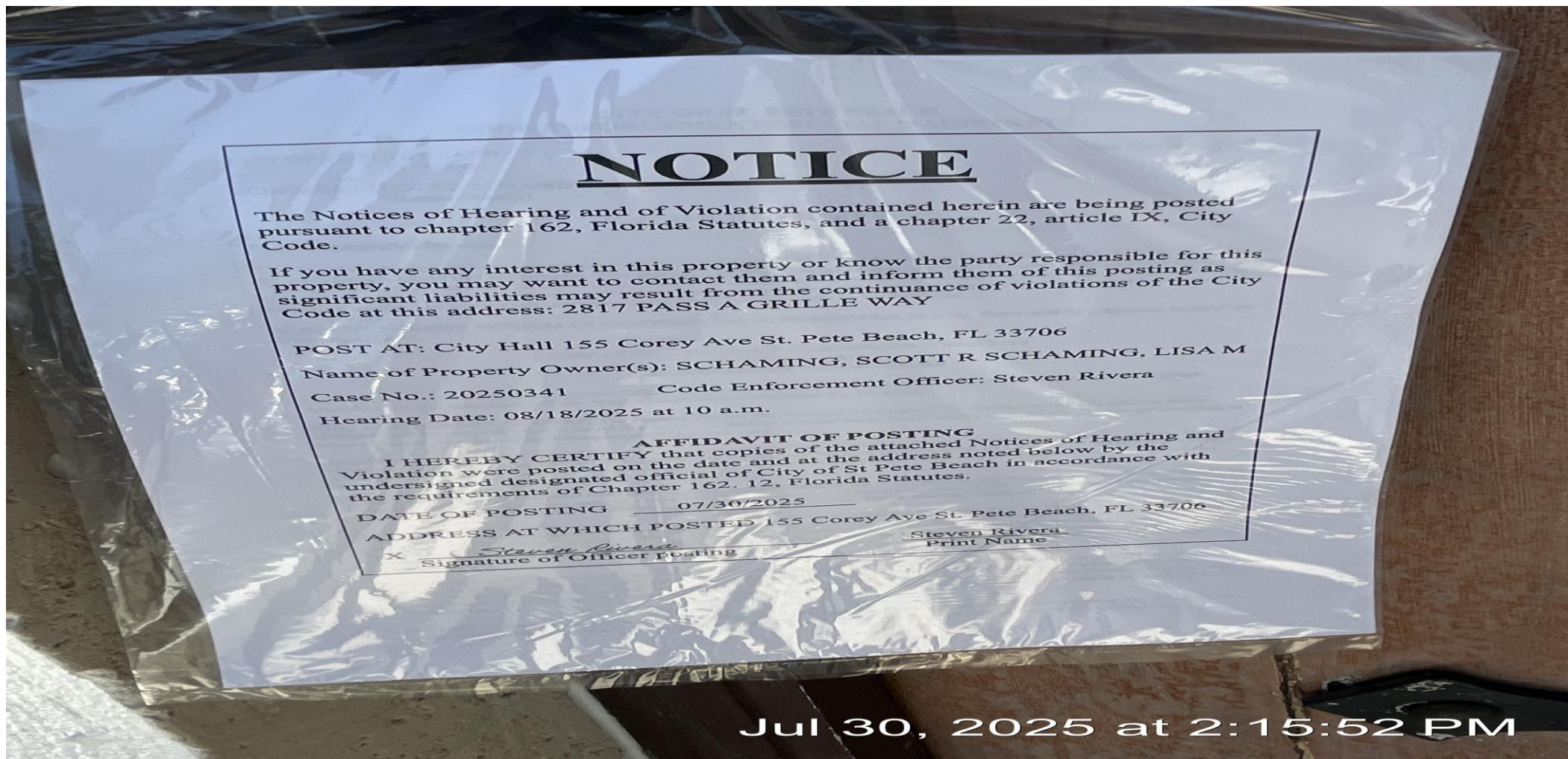
CE20250341

Case Summary

- Initial inspection: 6/4/2025**
- Notice of Violation dated: 6/5/2025**
- Notice of Violation compliance date: 6/23/2025**
- Notices of Hearing dated and posted on the property: 7/30/2025**

CE20250341

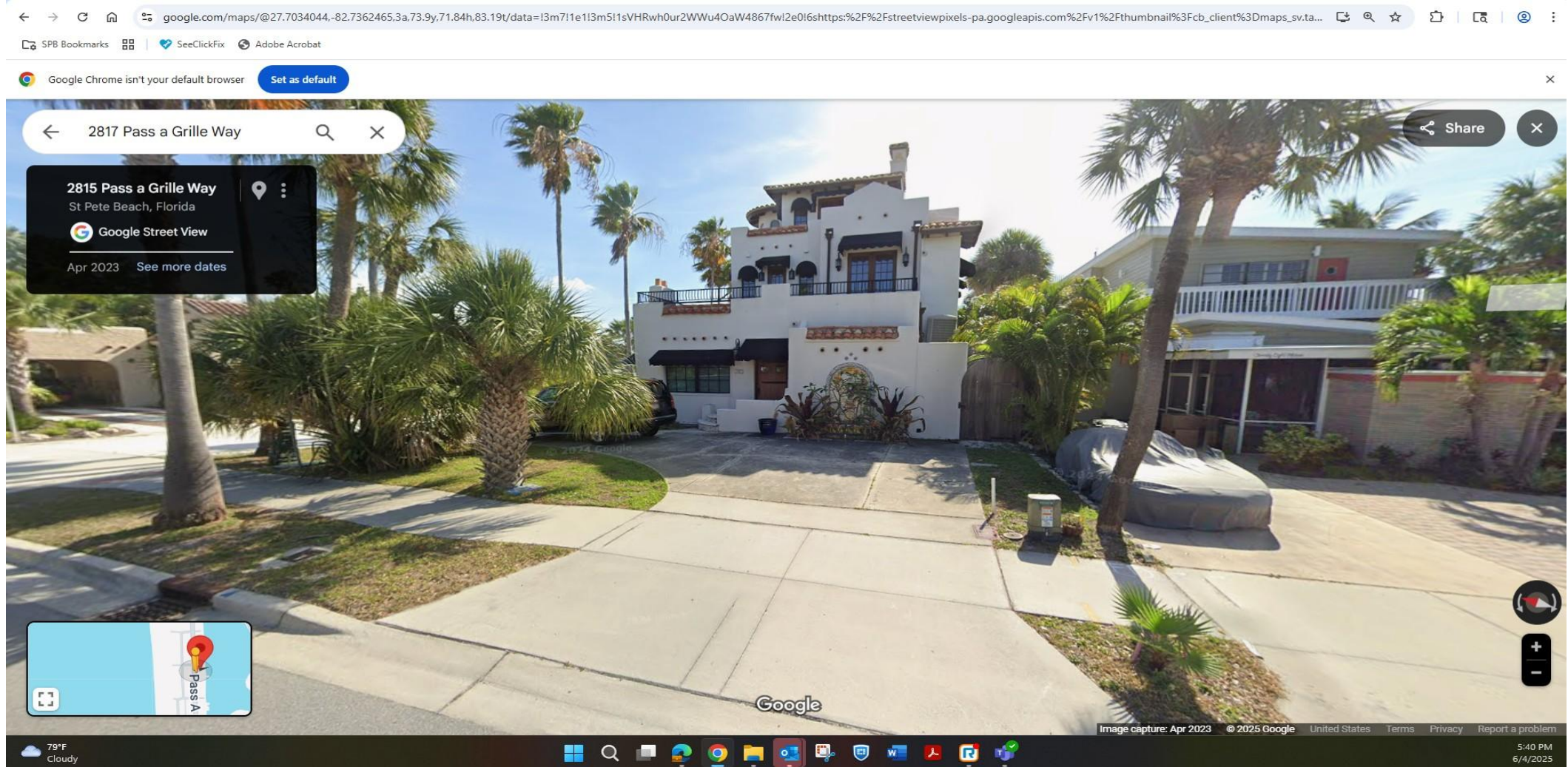
Affidavit of Posting



2817 Pass A Grille Way

CE20250341

Google image of driveway



2817 Pass A Grille Way

CE20250341

Mulched driveway surface



2817 Pass A Grille Way

CE20250341

Mulched driveway surface



2817 Pass A Grille Way

CE20250341

Mulched driveway surface



2817 Pass A Grille Way

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

USPS CERTIFIED MAIL



9214 8901 9403 8322 9662 46

SCHAMING SCOTT R SCHAMING LISA M
134 CLUB DR E
PITTSBURGH PA 15236-1959

NOV 20250341 SR
Jennifer Daunch

\$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8317 8524 31

SCHAMING, SCOTT R SCHAMING, LISA M
134 CLUB DR E
PITTSBURGH, PA 15236-1959

NOV 20250341 SR
Jennifer Daunch

\$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8325 9208 25

SCHAMING SCOTT R SCHAMING LISA M
134 CLUB DR E
PITTSBURGH PA 15236-1959

RSM 20250341 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20250420
City of St. Pete Beach, v. Hutman, Kenneth
Address: 2893 W Vina Del Mar Blvd St. Pete
Beach, FL 33706

Action Request: NA

Strategic Objective:

Date: August 18, 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.
(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. 98-66. - 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.

(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.

Funding:

NA

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250420

vs.
HUTMAN, KENNETH
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/18/2025** 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 **2893 W VINA DEL MAR BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 07/30/2025

Steven Rivera

Steven Rivera

Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 2893 W VINA DEL MAR BLVD

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

Name of Property Owner(s): HUTMAN, KENNETH

Case No.: 20250420 Code Enforcement Officer: Steven Rivera

Hearing Date: 08/18/2025 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.

DATE OF POSTING 07/30/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

NOTICE OF VIOLATION

7/2/2025

HUTMAN, KENNETH
PO BOX 278
MCLEAN VA 22101-0278

RE: Case Number 20250420
Violation Address: 2893 W VINA DEL MAR BLVD
Parcel ID#: 183216941760080030

Dear Property Owner:

The grass on your property is overgrown and needs to be cut and maintained regularly. The retaining all in the center of the driveway is cracked and failing in several locations and needs to be repaired or removed. The roof tile is dirty and needs to be free of all dirt and grime. 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:

(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.

(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. 98-66 - 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.

(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.

(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.

These violation(s) must be corrected **no later than 7/17/2025**. 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,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20250420

- **Respondent(s): Kenneth Hutman**
- **Violation address: 2893 W Vina Del Mar Blvd**
- **Violation(s) description: The property is violation of section 46-33 (1), & (4)b Enumeration 98-66 (a),(b), (20), & (24) Residential and Commercial Property Maintenance of the Code of Ordinance of the City of St. Pete Beach**

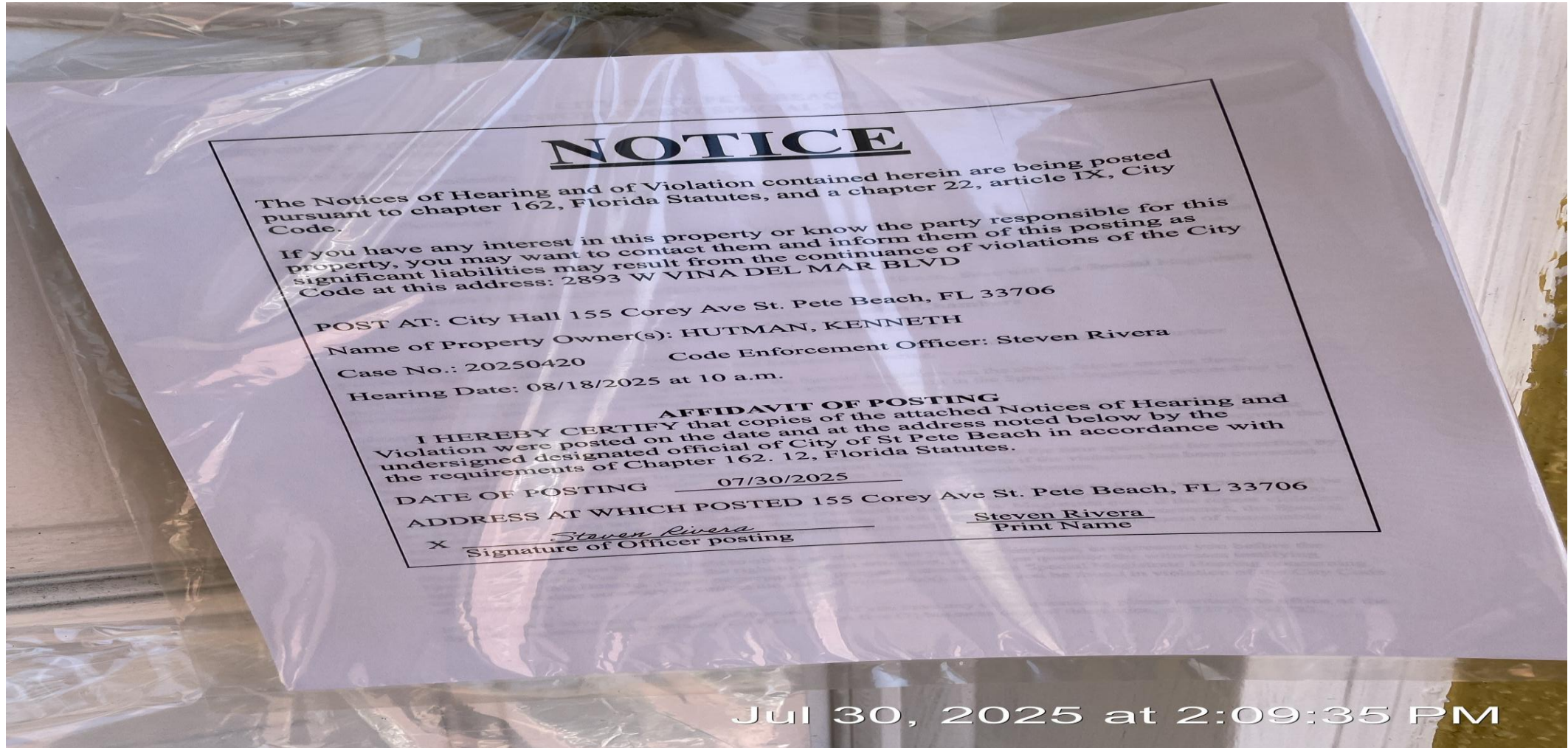
CE20250420

Case Summary

- Initial inspection: 7/1/2025**
- Notice of Violation dated: 7/2/2025**
- Notice of Violation compliance date: 7/17/2025**
- Notices of Hearing dated and posted on the property: 7/30/2025**

CE20250420

Affidavit of Posting



2893 W Vina Del Mar Blvd.

CE20250420

Overgrown vegetation



2893 W Viva Del Mar Blvd.

CE20250420

Overgrown vegetation



2893 W Vina Del Mar Blvd.

CE20250420

Overgrown vegetation



2893 W Vina Del Mar Blvd.

CE20250420

Overgrown vegetation



2893 W Vina Del Mar Blvd.

CE20250420

Overgrown vegetation



2893 W Vina Del Mar Blvd.

CE20250420

Overgrown vegetation



2893 W Vina Del Mar Blvd.

CE20250420

Retaining wall in disrepair



2893 W Vina Del Mar Blvd.

CE20250420

Retaining wall in disrepair



2893 W Vina Del Mar Blvd.

CE20250420

Retaining wall in disrepair



2893 W Vina Del Mar Blvd.

CE20250420

Retaining wall in disrepair



2893 W Vina Del Mar Blvd.

CE20250420

Grime build up on roof



2893 W Vina Del Mar Blvd.

CE20250420

Grime build up on roof



2893 W Vina Del Mar Blvd.

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

USPS CERTIFIED MAIL



9214 8901 9403 8324 2913 91

HUTMAN KENNETH
PO BOX 278
MCLEAN VA 22101-0278

NOH 20250420 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8325 9205 42

HUTMAN KENNETH
PO BOX 278
MCLEAN VA 22101-0278

RSM 20250420 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20250504
City of St. Pete Beach v. Murphy, Paul V Tre
Murphy, Donna J Tre
Address: 253 41st Ave. St. Pete Beach, FL 33706

Action Request: NA

Strategic Objective:

Date: August 18, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Sec. 8.2. - Permitted principal uses and structures.
Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-1 Residential District are as follows:
(a) Residential dwellings—Detached single-family only. Such dwellings shall not be used for transient occupancy

Funding: NA

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250504

vs.

MURPHY, PAUL V TRE / MURPHY, DONNA J TRE
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/18/2025** 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 **253 41ST 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 07/28/2025

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 meeting for assistance.

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 253 41ST AVE

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

Name of Property Owner(s): MURPHY, PAUL V TRE / MURPHY, DONNA J TRE

Case No.: 20250504 Code Enforcement Officer: Steven Rivera

Hearing Date: 08/18/2025 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.

DATE OF POSTING 07/28/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

Irreparable or Irreversible Notice of Violation

07/28/2025

MURPHY, PAUL V TRE / MURPHY, DONNA J TRE
6760 N JEAN AVE
CHICAGO, IL 60646-1353

Re: **Case Number 20250504**
Violation Address: 253 41ST AVE, ST PETE BEACH FL 33706
Parcel ID#: 073216074340000060

Dear Property Owner:

Transient occupancy is prohibited in the RU-1 zoning district. The 2-short term rentals in May are a violation of the code and considered to be irreparable or irreversible in nature. This case is being referred to the Special Magistrate for a hearing.

Sec. 8.2. - Permitted principal uses and structures.

Sec. 8.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-1 Residential District are as follows:

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **08/18/2025, at 10 am.**

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

If you require further assistance and/or information, please contact (727)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

CE20250504

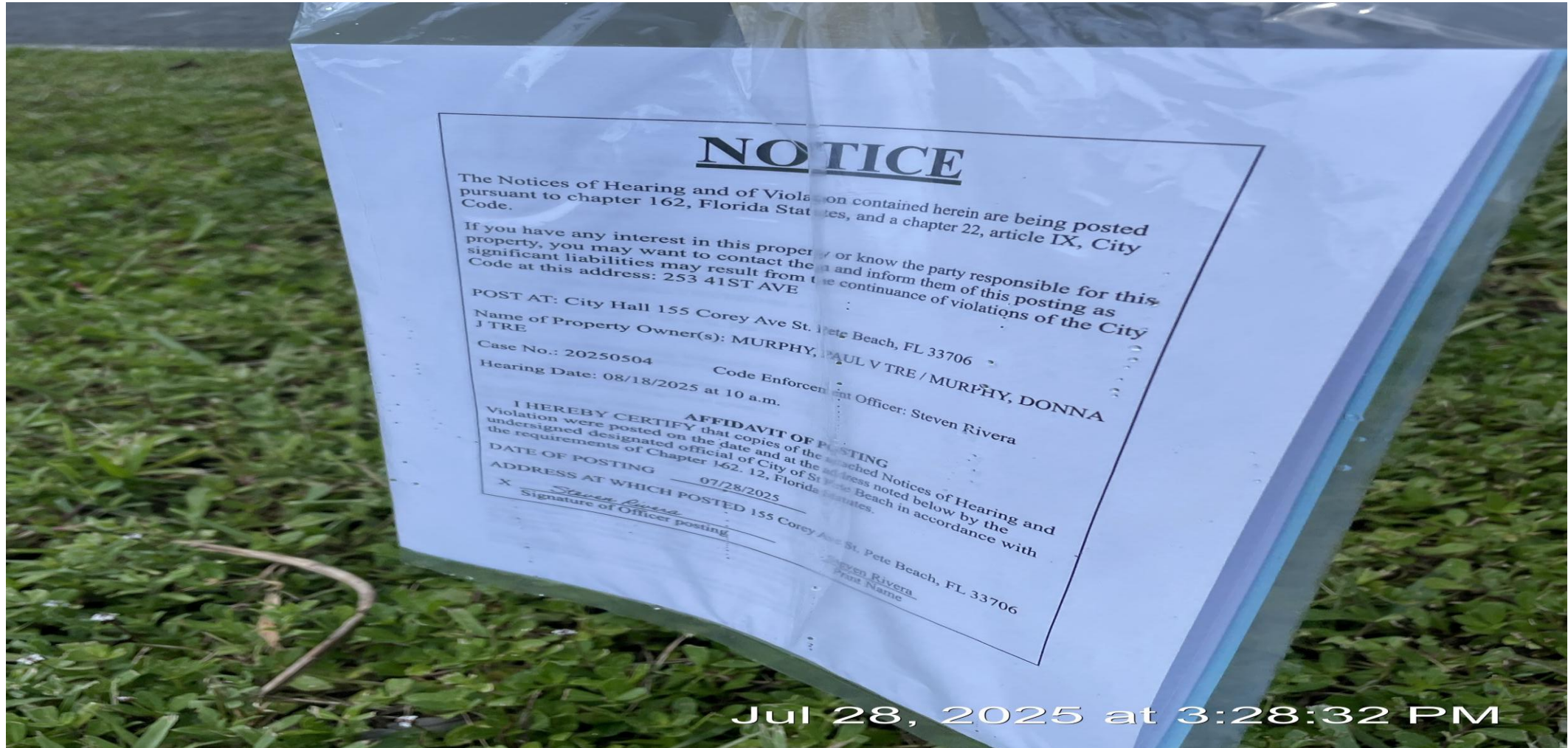
- **Respondent(s): Paul V Murphy TRE & Donna J Murphy TRE**
- **Violation address: 253 41st Ave**
- **Violation(s) description: The property is violation of section 8.2 (a) Permitted principal uses and structures of the Land Development code of the City of St. Pete Beach**

CE20250504

Case Summary

- Initial inspection: 7/22/2025**
- Irreparable & Irreversible Notice of Violation dated: 7/28/2025**
- Notices of Hearing dated and posted on the property: 7/28/2025**

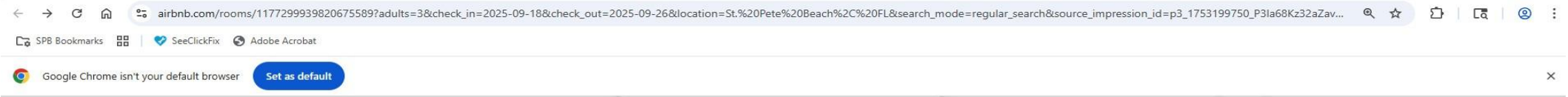
CE20250504 Affidavit of Posting



253 41st Ave.

CE20250504

Airbnb ad



Casa Bella St. Pete Beach

[Share](#) [Save](#)



Entire home in St. Pete Beach, Florida

6 guests · 3 bedrooms · 4 beds · 2 baths

★ [2 reviews](#)



Hosted by St Pete Beach Vacation
1 year hosting

\$3,163 for 8 nights

CHECK-IN 9/18/2025	CHECKOUT 9/26/2025
GUESTS 3 guests	

Reserve

85°F
Haze



12:17 PM
7/22/2025

253 41st Ave.

CE20250504

Airbnb reviews

airbnb.com/rooms/1177299939820675589?adults=3&check_in=2025-09-18&check_out=2025-09-26&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&source_impression_id=p3_1753199750_P31a68Kz32aZav...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

Google Chrome isn't your default browser. [Set as default](#)


Photos Amenities Reviews Location

\$3,163 for 8 nights 2 reviews [Reserve](#)

[Clear dates](#) [Report this listing](#)

2 reviews

Average rating will appear after 3 reviews




Melissa
Penfield, New York

★★★★★ · May 2025 · Stayed about a week

We have been coming to St Pete Beach for years. This property was perfect and close to everything. House is a little small but was no issue for 4 of us. It was super clean an...

[Show more](#)

[Learn how reviews work](#)



Lisa
Greenwood, Indiana

★★★★★ · May 2025 · Stayed with a pet

Fantastic accommodations & beautiful weather made a fabulous vacation!

Where you'll be

St. Pete Beach, Florida, United States

85°F Haze 12:19 PM 7/22/2025

253 41st Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8325 5020 14

MURPHY PAUL V TRE
MURPHY DONNA J TRE
6760 N JEAN AVE
CHICAGO IL 60646-1353

NOH 20250504 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20250503
City of St. Pete Beach v. Guyer, James T M Tre
Guyer, James T M Trust
Address: 3302 E Maritana Dr. St. Pete Beach,
FL 33706

Action Request: NA

Strategic Objective:

Date: August 18, 2025

Prepared By:

Through:

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

Funding: NA

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250503

vs.

GUYER, JAMES T M TRE GUYER, JAMES T M TRUST
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/18/2025** 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 **3302 E MARITANA 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 07/28/2025

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 meeting for assistance.

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 3302 E MARITANA DR

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

Name of Property Owner(s): GUYER, JAMES T M TRE GUYER, JAMES T M TRUST

Case No.: 20250503 Code Enforcement Officer: Steven Rivera

Hearing Date: 08/18/2025 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.

DATE OF POSTING 07/28/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

Irreparable or Irreversible Notice of Violation

07/28/2025

GUYER, JAMES T M TRE GUYER, JAMES T M TRUST
3302 E MARITANA DR
ST PETE BEACH FL 33706-4037

Re: **Case Number 20250503**
Violation Address: 3302 E MARITANA DR, ST PETE BEACH FL 33706
Parcel ID#: 073216218520170190

Dear Property Owner:

Transient occupancy is prohibited in the RU-2 Zoning District. The 2-short term rentals in May and the 1-short term in June are a violation of the code. This violation is considered to be irreparable and irreversible in nature and this case is being referred to the Special Magistrate for a hearing.

Sec. 9.2. - Permitted principal uses and structures.

Sec. 9.2. - Permitted principal uses and structures.

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **08/18/2025, at 10 am.**

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

If you require further assistance and/or information, please contact (727)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

CE20250503

- **Respondent(s): James T M Guyer TRE, James T M Guyer Trust**
- **Violation address: 3302 E. Maritana Dr.**
- **Violation(s) description: The property is violation of section 9.2 (a) Permitted principal uses and structures of the Land Development code of the City of St. Pete Beach**

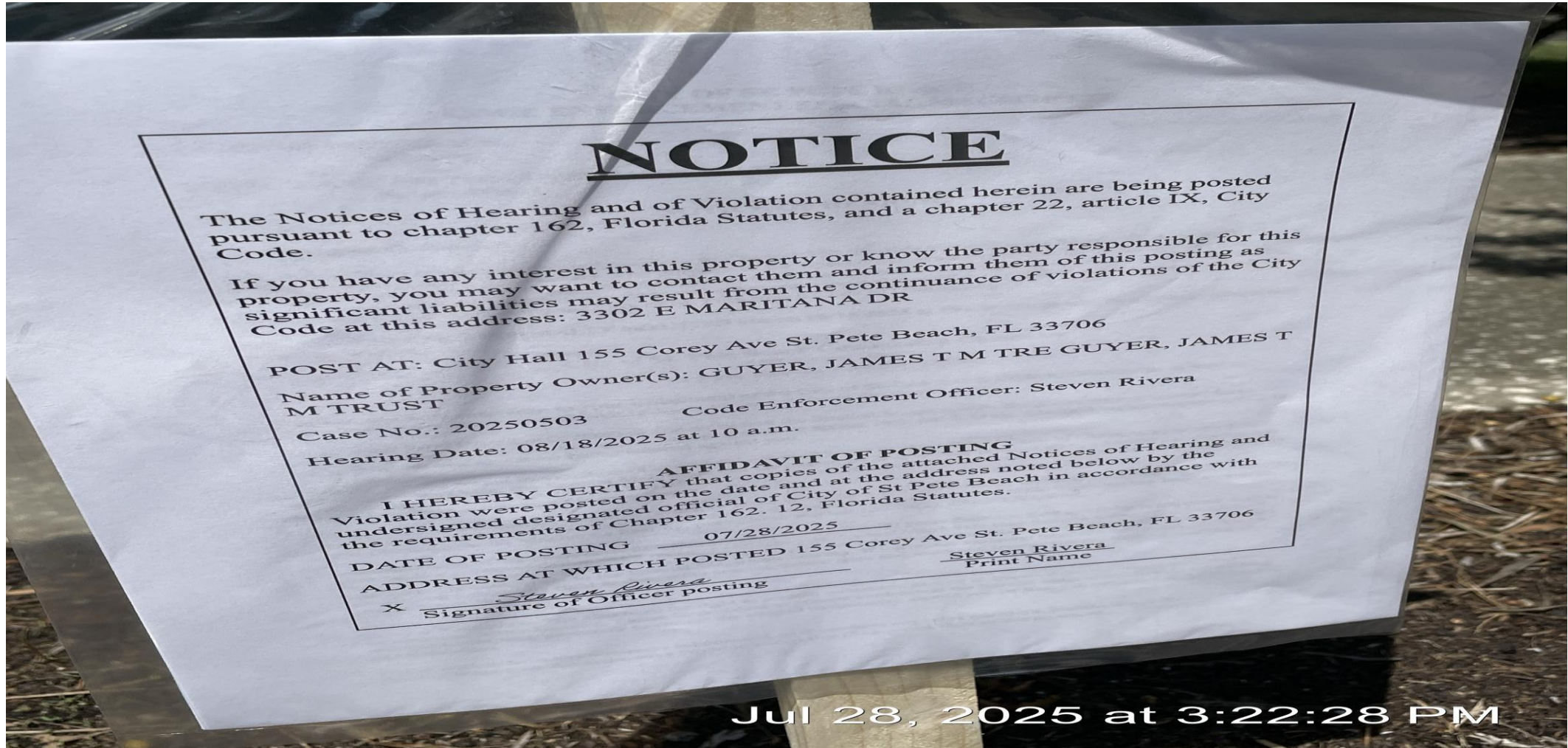
CE20250503

Case Summary

- Initial inspection: 7/22/2025**
- Irreparable & Irreversible Notice of Violation dated: 7/28/2025**
- Notices of Hearing dated and posted on the property: 7/28/2025**

CE20250503

Affidavit of Posting



NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 3302 E MARITANA DR

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

Name of Property Owner(s): GUYER, JAMES T M TRE GUYER, JAMES T M TRUST

Code Enforcement Officer: Steven Rivera

Case No.: 20250503

Hearing Date: 08/18/2025 at 10 a.m.

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.

DATE OF POSTING 07/28/2025
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Steven Rivera
Signature of Officer posting Steven Rivera
Print Name

Jul 28, 2025 at 3:22:28 PM

3302 E. Maritana Dr.

CE20250503 Airbnb ad

airbnb.com/rooms/1345641921318745020?adults=3&check_in=2025-09-18&check_out=2025-09-26&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&source_impression_id=p3_1753195177_P317EEHONwK45...

SPB Bookmarks SeeClickFix Adobe Acrobat

Google Chrome isn't your default browser Set as default

airbnb

Anywhere Any week Add guests

Become a host

Don Cesar House

Share Save

Show all photos

Entire home in St. Pete Beach, Florida
7 guests · 3 bedrooms · 3 beds · 2.5 baths
★ 5.0 · [3 reviews](#)

Rare find! This place is usually booked

\$3,253 for 8 nights

86°F Haze 11:49 AM 7/22/2025

3302 E. Maritana Dr.

CE20250503

Airbnb reviews

The screenshot shows an Airbnb listing page for a property in St. Pete Beach, Florida. The listing is priced at \$3,253 for 8 nights and has a 5.0 rating from 3 reviews. The page includes tabs for Photos, Amenities, Reviews, and Location. A 'Reserve' button is visible. Below the listing details, there are three reviews highlighted with red and green circles. The first review is by Derek, dated June 2025, with a 5-star rating. The second review is by Jacob, dated May 2025, with a 5-star rating. The third review is by Sam, dated May 2025, with a 5-star rating. The bottom of the screenshot shows a Windows taskbar with the date 7/22/2025 and time 11:51 AM.

airbnb.com/rooms/1345641921318745020?adults=3&check_in=2025-09-18&check_out=2025-09-26&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&source_impression_id=p3_1753195177_P317EEHONwK45...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

Google Chrome isn't your default browser [Set as default](#)

Photos Amenities Reviews Location

\$3,253 for 8 nights
★ 5.0 · 3 reviews [Reserve](#)

★ 5.0 · 3 reviews

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

Derek
8 years on Airbnb
★★★★★ · June 2025 · Stayed about a week
Very enjoyable stay in a great location. Property was as in the photos on the listing and communication with Lauren was very good and we received detailed instructions on getting ...
[Show more](#)

Jacob
4 years on Airbnb
★★★★★ · May 2025 · Stayed with a pet
Super cute house, great location, and kind and responsive host. Would definitely stay here again

Sam
St. Pete Beach, Florida
★★★★★ · May 2025 · Stayed with a pet
We had a great time at this house, the dog loved the backyard. Great location

86°F Haze | 11:51 AM 7/22/2025

3302 E Maritana Dr.

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

USPS CERTIFIED MAIL



9214 8901 9403 8325 4876 87

GUYER JAMES TM TRE
GUYER JAMES TM TRUST
3302 E MARITANA DR
ST PETE BEACH FL 33706-4037

NOH 20250503 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20250426
City of St. Pete Beach v. Rimar, Marilyn D
Address: 5404 Pali Way St. Pete Beach, FL
33706

Action Request: NA

Strategic Objective:

Date: August 18, 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.(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
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, should 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 primaface evidence of a violation of this section.

Funding: NA

- Attachments:**
1. Re-post Notice of Hearing
 2. Re-post Affidavit of Posting
 3. Notice of Hearing
 4. Affidavit of Posting
 5. Notice of Violation
 6. Evidence
 7. Notice of Hearing Banner
 8. Notice of Violation Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250426

vs.

RIMAR, MARILYN D TRE
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/18/2025** 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 **5404 PALI 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 08/07/2025

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 meeting for assistance.

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 5404 PALI WAY

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

Name of Property Owner(s): RIMAR, MARILYN D TRE

Case No.: 20250426 Code Enforcement Officer: Luis Cruz

Hearing Date: 08/18/2025 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 08/07/2025

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,

Case Number: 20250426

vs.

RIMAR, MARILYN D TRE
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/11/2025** 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 **5404 PALI 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,

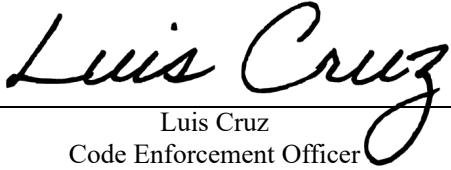
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 07/16/2025


Luis Cruz
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 5404 PALI WAY

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

Name of Property Owner(s): RIMAR, MARILYN D TRE

Case No.: 20250426 Code Enforcement Officer: Luis Cruz

Hearing Date: 08/11/2025 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 07/16/2025

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

X *Luis Cruz*
Signature of Officer posting

Luis Cruz
Print Name



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

NOTICE OF VIOLATION

7/1/2025

RIMAR, MARILYN D TRE
5404 PALI WAY
ST PETE BEACH , FL 33706-2327

RE: Case Number 20250426
Violation Address: 5404 PALI WAY
Parcel ID#: 063216114120030050

Dear Property Owner:

You have overgrown grass/weeds on the property that must be cut and maintained so that it may not exceed 10-12 inches in height. Also, there is a dead tree on the 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.

(3) Any condition which provides harborage for rats, mice, snakes and other vermin.

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 7/11/2025**. 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

CE20250426

- Respondent(s): Marilyn D. Rimar Trust**
- Violation address: 5404 Pali Way**
- Violation(s) description: The property is in violation of section 46-33 (1)a & (3) Enumeration, 98-66 (a)(b), (20) & (22) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

CE20250426

Case Summary

- Initial inspection: 6/25/2025**
- Notice of Violation dated: 7/1/2025**
- Notice of Violation compliance date: 7/11/2025**
- Notices of Hearing dated and posted on the property: 8/7/2025**

CE20250426 Affidavit of Posting



5404 Pali Way

CE20250426

Overgrown vegetation



5404 Pali Way

CE20250426

Overgrown vegetation



5404 Pali Way

CE20250426

Overgrown vegetation



Jun 25, 2025 at 3:09:44 PM
St. Pete Beach, FL

5404 Pali Way

CE20250426

Overgrown vegetation



5404 Pali Way

CE20250426

Overgrown vegetation



Jun 25, 2025 at 3:09:59 PM
St. Pete Beach, FL

5404 Pali Way

CE20250426

Overgrown vegetation



5404 Pali Way

CE20250426

Overgrown vegetation



Jun 25, 2025 at 3:10:02 PM
St. Pete Beach, FL

5404 Pali Way

CE20250426

Overgrown vegetation



5404 Pali Way

CE20250426

Dead tree & overgrowth



5404 Pali Way

CE20250426

Overgrown vegetation



5404 Pali Way

CE20250426

Overgrown vegetation



5404 Pali Way

CE20250426

Overgrown vegetation



Jul 15, 2025 at 1:12:24 PM
St. Pete Beach, FL

5404 Pali Way

CE20250426

Overgrown vegetation



5404 Pali Way

CE20250426

Debris



Aug 1, 2025 at 2:32:30 PM
St. Pete Beach, FL

5404 Pali Way

CE20250426

Tidy up



5404 Pali Way

CE20250426

Debris



Aug 1, 2025 at 2:32:41 PM
St. Pete Beach, FL

5404 Pali Way

CE20250426

Dead tree



5404 Pali Way

CE20250426

Tidy up



Aug 1, 2025 at 2:32:49 PM
St. Pete Beach, FL

5404 Pali Way

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

USPS CERTIFIED MAIL



9214 8901 9403 8323 9251 36

RIMAR MARILYN D TRE
5404 PALI WAY
ST PETE BEACH FL 33706-2327

NOH 20250426 LC
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8321 7204 74

RIMAR MARILYN D TRE
5404 PALI WAY
ST PETE BEACH FL 33706-2327

NOV 20250426 LC
Jennifer Daunch

\$8.1600

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

Agenda Report

Agenda Title Name: Case # 20250401
City of St. Pete Beach v. Gedz, Matthew
Address: 429 70th Ave. St. Pete Beach, FL
33706

Action Request: NA

Strategic Objective:

Date: August 18, 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.(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.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.(12) Any worn out, scrapped, partially dismantled, nonoperative, unusable or discarded materials or objects, such as automobiles or parts thereof, building materials, machinery, metal, wastepaper, rags, glassware, tinware, vehicles, boats or parts thereof, or other items of junk.

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.(6) Exterior doorframes and storefronts. Exterior

doorframes and storefronts shall be maintained in good condition. All moldings shall be securely attached to the structure and maintained in good condition without splitting or deterioration. (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. (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. (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. (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.

Funding: NA

- Attachments:**
1. Notice of Hearing
 2. Affidavit of Posting
 3. Notice of Violation
 4. Evidence
 5. Notice of Violation Banner
 6. Notice of Hearing Banner
 7. Re-post Affidavit of Posting
 8. Re-post Notice of Hearing

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250401

vs.
GEDZ, MATTHEW
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **08/11/2025** 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 **429 70TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

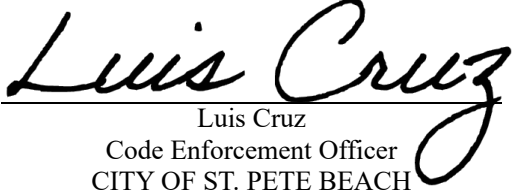
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 07/17/2025


Luis Cruz
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 429 70TH AVE

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

Name of Property Owner(s): GEDZ, MATTHEW

Case No.: 20250401 Code Enforcement Officer: Luis Cruz

Hearing Date: 08/11/2025 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.

DATE OF POSTING 07/17/2025

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

X *Luis Cruz*
Signature of Officer posting

Luis Cruz
Print Name



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

NOTICE OF VIOLATION

7/23/2025

SENECHYN, MARIYA
285 SUNSET LN
ANTIOCH, IL 60002-1665

RE: Case Number 20250510
Violation Address: 503 79TH AVE
Parcel ID#: 363115781920890090

Dear Property Owner:

You have debris on your property which must 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:

(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.

(12) Any wornout, scrapped, partially dismantled, nonoperative, unusable or discarded materials or objects, such as automobiles or parts thereof, building materials, machinery, metal, wastepaper, rags, glassware, tinware, vehicles, boats or parts thereof, or other items of junk.

Sec. 98-65. - Unsightly conditions.

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

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

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

- (a) All premises shall be maintained in compliance with the standards in this section.
- (b) Standards for improved property.
- (c) Litter
- (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 8/3/2025**. 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
Ayako Ruckdeschel
Code Enforcement Officer

727-363-9216

CE20250401

- **Respondent(s): Matthew Gedz**

Violation address: 429 70th Ave

- **Violation(s) description: The property is in violation of section 46-33 (1)a, (2), (3), (4)a & b, (12) Enumeration, section 98-64 (a) General maintenance, Section 98-65 (1)a & b, (3)&(4) Unsightly conditions, section 98-66 (a), (b), (2)b, (3), (6), (20), (22), (24)(c)(2) & (3) Residential & Commercial property maintenance of the Code of Ordinances of the City of St. Pete Beach**

CE20250401

Case Summary

- Initial inspection: 6/20/2025**
- Notice of Violation dated: 6/23/2025**
- Notice of Violation compliance date: 7/14/2025**
- Notices of Hearing dated and posted on the property: 8/7/2025**

CE20250401

Affidavit of Posting

Aug 7, 2025 at 10:29:54 AM

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 429 70TH AVE

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

Name of Property Owner(s): GEDZ, MATTHEW

Case No.: 20250401

Code Enforcement Officer: Luis Cruz

Hearing Date: 08/18/2025 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.

DATE OF POSTING 08/07/2025

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

Ayako Ruckdeschel
Signature of Officer posting

Ayako Ruckdeschel
Print Name

429 70th Ave

CE20250401

Overgrown vegetation & damaged window



Jun 20, 2025 at 2:03:59 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jun 20, 2025 at 2:04:01 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jun 20, 2025 at 2:04:18 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jun 20, 2025 at 2:04:26 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



429 70th Ave

CE20250401

Overgrown vegetation



429 70th Ave

CE20250401

Damaged window trim



429 70th Ave

CE20250401

Damaged window trim



Jun 20, 2025 at 2:04:59 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation & debris



Jun 20, 2025 at 2:05:29 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Missing siding



Jun 20, 2025 at 2:07:52 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Missing siding & debris



429 70th Ave

CE20250401

Missing siding



Jun 20, 2025 at 2:08:02 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Missing siding



Jun 20, 2025 at 2:08:04 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jun 20, 2025 at 2:08:18 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation & damaged window



Jun 20, 2025 at 2:08:27 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Missing siding



429 70th Ave

CE20250401

Debris



Jun 20, 2025 at 2:02:48 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jun 20, 2025 at 2:02:53 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Abandon trailer



Jun 20, 2025 at 2:02:58 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Expired trailer registration



429 70th Ave

CE20250401

Overgrown vegetation



429 70th Ave

CE20250401

Overgrown vegetation



Jun 20, 2025 at 2:03:29 PM
St Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



429 70th Ave

CE20250401

Overgrown vegetation



Jun 20, 2025 at 2:03:44 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jun 20, 2025 at 2:03:49 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jun 20, 2025 at 2:03:52 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation & damaged windows



429 70th Ave

CE20250401

Overgrown vegetation & abandon trailer



Jul 15, 2025 at 2:04:51 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jul 15, 2025 at 2:04:54 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



429 70th Ave

CE20250401

Overgrown vegetation



429 70th Ave

CE20250401

Overgrown vegetation



Jul 15, 2025 at 2:05:15 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jul 15, 2025 at 2:05:24 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Overgrown vegetation



Jul 15, 2025 at 2:05:34 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Clean up landscape



429 70th Ave

CE20250401

Clean up landscape



Aug 1, 2025 at 2:11:32 PM
St. Pete Beach, FL

429 70th Ave

CE20250401

Clean up landscape



429 70th Ave

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

USPS CERTIFIED MAIL



9214 8901 9403 8324 7980 43

SENECHYN MARIYA
285 SUNSET LN
ANTIOCH IL 60002-1665

NOV 20250510 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8324 0955 86

GEDZ MATTHEW
429 70TH AVE
ST PETE BEACH FL 33706-2012

NOH 20250401 LC
Jennifer Daunch

\$8.8600

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 429 70TH AVE

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

Name of Property Owner(s): GEDZ, MATTHEW

Case No.: 20250401 Code Enforcement Officer: Luis Cruz

Hearing Date: 08/18/2025 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.

DATE OF POSTING 08/07/2025

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

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,

Case Number: 20250401

vs.

GEDZ, MATTHEW
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

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**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 **429 70TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 08/07/2025

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 meeting for assistance.