



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, October 6, 2025  
10:00 AM

Call to Order  
Pledge of Allegiance

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**CASE DOCKET**

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -
  - A. 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.
  - B. Case # 20250426**  
**City of St. Pete Beach v. Rimar, Marilyn D**  
**Address: 5404 Pali Way St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - C. Case # 20250394**  
**City of St. Pete Beach v. Marra Martin**  
**Address: 6802 Gulf Winds Dr St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - D. Case # 20240193**  
**City of St. Pete Beach v. Brightwater Beach Condo Assn**  
**Address: 55th Ave**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - E. Case # 20250220**  
**City of St. Pete Beach v. Starkus, Svajunas**  
**Address: 1104 Pass A Grille Way St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**F. Case # 20250185**  
**City of St. Pete Beach v. Ruhlman, Robert E**  
**Address: 401 Gulf Way St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**G. 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.

**H. 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.

**I. 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.

**J. Case # 20250420**  
**City of St. Pete Beach, v. Hutman, Kenneth**  
**Address: 2893 W Vina Del Mar Blvd St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**K. 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**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**L. 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.

4. New Cases

**A. Case # 20250002**  
**City of St. Pete Beach v. Nolan, Marilyn I Rev Trust Nolan, Marilyn L Tre**  
**Address: 103 1st Ave. Building 3 St. Pete Beach Fl, 33706**  
Sec. 46-33 - Enumeration.  
Sec. 98-66 - Residential and Commercial Property Maintenance

**B. Case # 20250538**  
**City of St. Pete Beach v. Pass A Grille Beach Condo Phase I Assn Inc**  
**Address: 709 Gulf Way St. Pete Beach, FL 33706**  
Sec. 44.5. - Standards for existing beachfront lighting.

**C. Case # 20250489**  
**City of St. Pete Beach v. Colburn, Mark S Colburn, Debra A**  
**Address: 1803 Pass A Grille Way St. Pete Beach, FL 33706**  
Sec. 98-66. - Residential and commercial property maintenance.

**D. Case # 20250530**  
**City of St. Pete Beach v. Owens, Brandon M Owens, Alexandra J**  
**Address: 3972 Poinsettia Dr. St. Pete Beach, Fl 33706**  
Sec. 46-33. - Enumeration.  
Sec. 98-66. - Residential and commercial property maintenance.

**E. Case # 20250356**  
**City of St. Pete Beach v. Barrancotto, Julia S**  
**Address: 500 80th Ave St. Pete Beach, FL 33706**  
Sec. 46-33. - Enumeration.  
Sec. 98-64. - General Maintenance  
Sec. 98-65. - Unsanitary conditions.  
Sec. 98-66. - Residential and commercial property maintenance.

**F. Case # 20250438**

**City of St. Pete Beach v. Foronda, Presentacion**  
**Address: 536 80th Ave St. Pete Beach, FL 33706**

Sec. 22.12. - Tree removal permit required.  
Sec. 46-33. - Enumeration.  
Sec. 98-65. - Unsightly conditions.  
Sec. 98-66. - Residential and commercial property maintenance.

**G. Case # 20250439**

**City of St. Pete Beach v. Cannara, Raymond Cannara, Esther**  
**Address: 9145 Gulf Blvd St. Pete Beach, FL 33706**

Sec. 46-33. - Enumeration.  
Sec. 98-65. - Unsightly conditions.  
Sec. 98-66. - Residential and commercial property maintenance.

**H. Case # 20250444**

**City of St. Pete Beach v. Mirolli, James Mirolli, Erin**  
**Address: 607 77th Ave St. Pete Beach, FL 33706**

Sec. 98-64. - General Maintenance  
Sec. 98-66. - Residential and commercial property maintenance.  
Sec. 98-72. - Vacant buildings, vacant structures and vacant or unimproved lots.

**I. Case # 20250486**

**City of St. Pete Beach v. Schnakenberg, Richard J Schnakenberg, Barbara Ann**  
**Address: 8040 Gulf Blvd St. Pete Beach, FL 33706**

Sec. 46-33. - Enumeration.  
Sec. 98-66. - Residential and commercial property maintenance.

**J. Case # 20250497**

**City of St. Pete Beach v. Figgins, Tricia**  
**Address: 434 79th Ave St. Pete Beach, FL 33706**

Sec. 46-33. - Enumeration.  
Sec. 98-65. - Unsightly conditions.  
Sec. 98-66. - Residential and commercial property maintenance.

**K. Case # 20250495**

**City of St. Pete Beach v. Strebler, James E**  
**Address: 410 73rd 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.

**L. Case # 20250505**

**City of St. Pete Beach v. Howard, Nancy B Tre Howard, William M Tre**  
**Address: 445 84th Ave**

Sec. 46-33. - Enumeration.  
Sec. 98-66. - Residential and commercial property maintenance.

**M. Case # 20250509**

**City of St. Pete Beach v. Rutherford, Natalia J**  
**Address: 502 79th Ave**

Sec. 46-33. - Enumeration.  
Sec. 98-65. - Unsightly conditions.  
Sec. 98-66. - Residential and commercial property maintenance.

**N. Case # 20250484**

**City of St. Pete Beach v. Olson, John Scott Jr**  
**Address: 7921 Boca Ciega Dr St. Pete Beach, FL 33706-1618**

Sec. 46-33. - Enumeration.  
Sec. 98-66. - Residential and commercial property maintenance.

5. Cases Complied -
6. Old Cases

7. Lien Reductions

**A. Case # 20250504**

**City of St. Pete Beach v. Murphy Revocable Living Trust**

**Paul V. Murphy Trustee**

**Donna J. Murphy Trustee**

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

Lien Reduction Request

8. Repeat Violations -

**A. Case # 20250507**

**City of St. Pete Beach v. Bakhtiarian, Kourosch**

**Address: 2606 Pass A Grille Way St. Pete Beach, FL 33706**

Sec. 20.03 Permitted principal uses and structures

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](mailto: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 # 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:** October 6, 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. 2025-08-25 Amended 2nd 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 55<sup>th</sup> Ave.**

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

**Respondents.**

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**SECOND FINAL ADMINISTRATIVE ORDER**  
**Amended to correct scrivener's error only, no substantive changes)**

This case came before the Special Magistrate on August 18, 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 Chloe Berryman and Code Enforcement Officer Ayako Ruckdeschel.
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. In a Final Administrative Order dated July 16, 2025, Respondents were found to be in violation of the stated code sections and given fourteen (14) days from the date of the order to bring the property into compliance.
6. Code Enforcement Officer Ruckdeschel testified that she spoke with Respondents and they are attempting in good faith to come into compliance. She testified that they have requested additional time in order to comply.

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

7. Based on the testimony presented at the hearing, Respondents are given an extension of **thirty (30) days** from the date of this Order, or by **September 18, 2025**, to bring the property into compliance.
8. A hearing is set for **October 6, 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 Respondents' responsibility to notify the City once the property is in compliance.
11. Should Respondents be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on August 25, 2025.



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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 August 25, 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 55<sup>th</sup> Ave.**

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

**Respondents.**

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**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 28<sup>th</sup> day of July 2025.

*Erica Augello*

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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 # 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:** October 6, 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:** NA

**Attachments:** 1. Final Administrative Order (CE20250426 - Rimar)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250426  
ADDRESS: 5404 Pali Way**

**MARILYN D. RIMAR,**

**Respondent.**

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**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on August 18, 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 Chloe Berryman and Code Enforcement Officer Ayako Ruckdeschel.
2. Respondent's contractor, Armando Quintero, appeared on behalf of Respondent, who was in attendance but did not otherwise make an appearance. Mr. Quintero 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 she was in violation of Sections 46-33 and 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Ruckdeschel presented photographic evidence demonstrating that over a period of three months the property had overgrown landscaping in the front yard and side yard, as well as a dead tree on the property.
6. Code Officer Ruckdeschel testified that the property owner has made efforts to clean up the property.
7. Mr. Quintero stated that he was engaged to address issues on the property and his landscape crew would be cleaning up the property. He advised he would need two weeks to complete the task.

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

8. Respondent is found to be in violation of the stated code sections. Respondent shall have **twenty (20) days** from the date of this of this Order, or by **Monday, September 8, 2025**, to bring the property into compliance.
9. A hearing is set for **October 6, 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 August 19, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent via US Mail to 5404 Pali Way, St. Pete Beach, FL 33706 on August 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 # 20250394  
City of St. Pete Beach v. Marra Martin  
Address: 6802 Gulf Winds Dr St. Pete Beach,  
FL 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 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:** NA

**Attachments:** 1. 13. Final Administrative Order (CE20250394 - Marra)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250394  
ADDRESS: 6802 Gulf Winds Dr.**

**MARTIN MARRA,**

**Respondent.**

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**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on September 8, 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 Ayako Ruckdeschel.
2. Respondent failed to appear.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 46-33, 98-65 and 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Ruckdeschel presented photographic evidence demonstrating overgrown grass and other vegetation, as well as piled fencing and construction debris and sandbags piled on property.

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

6. Respondent is found to be in violation of the stated code sections. Respondent shall have **fourteen (14) days** from the date of this of this Order, or by **Tuesday, September 23, 2025**, to bring the property into compliance.
7. A hearing is set for **October 6, 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 September 9, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent US Mail at 6802 Gulf Winds Drive, St. Pete Beach, FL 33706 on September 9, 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 # 20240193  
City of St. Pete Beach v. Brightwater Beach  
Condo Assn  
Address: 55th Ave

**Action Request:** N/A

**Strategic Objective:**

**Date:** October 6, 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. 20. Final Administrative Order (CE20240193 - Brightwater Beach Condo Assoc)
2. Order to Continue (CE20240193 - Brightwater Beach Condo Assn)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20240193**

**ADDRESS: 55<sup>th</sup> Ave.**

**Parcel No. 06-32-16-11405-000-0001**

**BRIGHTWATER BEACH CONDO  
ASS'N.,**

**Respondent.**

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**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. Scott Vignery (property manager), Brandon Kay, board member, and Matthew Ryan, contractor, appeared on behalf of Respondent. They possessed the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 6.12 & 98-123.1 of the City's Code of Ordinances for replacing a fence and a dumpster enclosure without a permit.
5. Code Enforcement Officer Cruz presented photographic evidence demonstrating a replacement fence and a replacement dumpster enclosure that were erected without the proper permits.
6. Mr. Vignery testified that they are waiting on an amended site survey to submit with the after-the-fact permit applications.
7. Mr. Ryan testified that the surveyor is three to four weeks turn around time, but it would be helpful to get sixty days to get a permit.

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

8. Respondent is found to be in violation of Sections 6.12 & 98-123.1 of City's Code of Ordinances. Respondent shall have **sixty (60) days** from the date of this Order, or by **Monday, September 15, 2025**, to secure the after-the-fact permits for the garbage enclosure and the fence.
9. A hearing is set for **October 13, 2025, at 10:00 a.m., or as otherwise amended by notice**, to determine compliance and to assess any authorized fines and costs.
10. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
11. It is Respondent's responsibility to notify the City once the property is in compliance.
12. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent via email to Respondent at [svignery@ameritechmail.com](mailto:svignery@ameritechmail.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.: CE20240193**

**ADDRESS: 55<sup>th</sup> Ave.**

**Parcel No. 06-32-16-11405-000-0001**

**BRIGHTWATER BEACH CONDO  
ASS'N.,**

**Respondent.**

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**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 October 13, 2025, at 10:00 a.m., or as otherwise amended by notice. Due to the unavailability of the magistrate, the October hearing needs to be continued to another date.

**IT IS ADJUDGED** that this matter is continued until **October 6, 2025, at 10:00 a.m.**

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

*Erica Augello*

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Erica F. Augello, Esq., BCS  
Special Magistrate

A copy of this Order was sent via email to Respondent at [svignery@ameritechmail.com](mailto:svignery@ameritechmail.com) on July 28, 2025.

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

**Agenda Report**

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

**Action Request:** N/A

**Strategic Objective:**

**Date:** October 6, 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. 25. Final Administrative Order (CE20250220 - Starkus)
2. Order to Continue (CE20250220 - Starkus)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20250220**

**ADDRESS: 1104 Pass A Grille Way**

**SVAJUNAS STARKUS,**

**Respondent.**

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**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. Svajunas Starkus was present and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-65 & 98-66 of the City's Code of Ordinances for failing to maintain the property by having outdoor storage, overgrown vegetation, large sections of missing siding, and garage doors in disrepair.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating the missing siding on all sides of the structure, the broken garage doors, missing or broken railings on balcony, a broken fence, overgrown vegetation, and outdoor storage of construction materials.
6. Mr. Starkus testified that about ¼ of the siding on the structure is gone due to storm damage, but it wasn't just the siding. There was water intrusion through the roof and the walls and the interior of the structure suffered water damage throughout. He testified that he would need to pull permits to address all the concerns, not just the siding and garage issues, as the damages is far more extensive. He is dealing with insurance right now, but it is taking time. He has cut back all the vegetation and the rest of the property, but cannot address the siding and garage doors at this time.

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

7. Respondent is found to be in violation of Sections 98-65 and 98-66 of the City's Code of Ordinances. Respondent shall have **sixty (60) days** from the date of this Order, or by **Monday, September 15, 2025**, to work towards compliance, which may include application of a building permit.
8. A hearing is set for **October 13, 2025, at 10:00 a.m., or as otherwise amended by notice** 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.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent via email to Respondent at [starkusdevelopment@gmail.com](mailto:starkusdevelopment@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.: CE20250220**

**ADDRESS: 1104 Pass A Grille Way**

**SVAJUNAS STARKUS,**

**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 October 13, 2025, at 10:00 a.m., or as otherwise amended by notice. Due to the unavailability of the magistrate, the October hearing needs to be continued to another date.

**IT IS ADJUDGED** that this matter is continued until **October 6, 2025, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 28<sup>th</sup> 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 [starkusdevelopment@gmail.com](mailto:starkusdevelopment@gmail.com) on July 28, 2025.**

**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:** October 6, 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:** NA

**Attachments:**

1. Final Administrative Order (CE20250185 - Ruhlman)
2. 1. Order to Continue (CE20250185 - Ruhlman)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250185  
ADDRESS: 401 Gulf Way St.**

**ROBERT E. RUHLMAN,**

**Respondent.**

\_\_\_\_\_ /

**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on August 18, 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 Chloe Berryman and Code Enforcement Officer Steven Rivera.
2. Respondent appeared and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-65 and 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating boarded up windows, missing and rotted siding, peeling paint, a rotted door jamb, and a fence in disrepair. Code Officer Rivera testified that work has been done on the property, to include the fence having been taken down, but that the property is still not compliant.
6. Respondent testified that in the last few days the window boards have been taken down and other repairs have been made to the property.

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

7. Respondent is found to be in violation of the stated code sections. Respondent shall have **fourteen (14) days** from the date of this of this Order, or by **Tuesday, September 2, 2025**, to bring the property into compliance.

8. A hearing is set for **September 8, 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 August 19, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent via email at [reruhlman@gmail.com](mailto:reruhlman@gmail.com) on August 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.

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20250185  
ADDRESS: 305 Gulf Way**

**ROBERT E. RUHLMAN,**

**Respondent.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter having come before the Special Magistrate on August 18, 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 September 8, 2025, at 10:00 a.m. However, Respondent was unavailable on that date and time.

**IT IS ADJUDGED** that this matter is continued until **October 6, 2025, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 9<sup>th</sup> day of September 2025.

*Erica Augello*

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

**A copy of this Order was sent to Respondent via email at [reruhlman@gmail.com](mailto:reruhlman@gmail.com) on September 9, 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 # 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:** October 6, 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 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: 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.**

\_\_\_\_\_ /

**SECOND ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter came before the Special Magistrate on August 18, 2025, on Respondent's request for continuance to date certain due to the unavailability of counsel. As the City has no objection, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **October 6, 2025, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 18<sup>th</sup> day of August 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent via email to Luke Lirot, Esq. at [luke2@lirotlaw.com](mailto:luke2@lirotlaw.com) and via US Mail to Respondent at 3618 El Centro St., St. Pete Beach, FL 33706-3908 on August 18, 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:** October 6, 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 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: 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.**

\_\_\_\_\_ /

**SECOND ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter came before the Special Magistrate on August 18, 2025, on Respondent's request for continuance to date certain due to the unavailability of counsel. As the City has no objection, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **October 6, 2025, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 18<sup>th</sup> day of August 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent via email to Luke Lirot, Esq. at [luke2@lirotlaw.com](mailto:luke2@lirotlaw.com) and via US Mail to Respondent at 3618 El Centro St., St. Pete Beach, FL 33706-3908 on August 18, 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:** October 6, 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 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: 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.**

\_\_\_\_\_ /

**SECOND ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter came before the Special Magistrate on August 18, 2025, on Respondent's request for continuance to date certain due to the unavailability of counsel. As the City has no objection, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **October 6, 2025, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 18<sup>th</sup> day of August 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent via email to Luke Lirot, Esq. at [luke2@lirotlaw.com](mailto:luke2@lirotlaw.com) and via US Mail to Respondent at 3618 El Centro St., St. Pete Beach, FL 33706-3908 on August 18, 2025.**

**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:** October 6, 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:** NA

**Attachments:** 1. Final Administrative Order (CE20250420 - Hutman)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20250420**

**ADDRESS: 2893 W. Vina Del Mar**

**KENNETH HUTMAN,**

**Respondent.**

\_\_\_\_\_ /

**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on August 18, 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 Chloe Berryman and Code Enforcement Officer Steven Rivera.
2. Respondent failed to appear.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 46-33 and 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating overgrown weeds in the front and side yards as well as overgrowth in between the pavers on the driveway and a retaining wall in disrepair with missing or cracked pieces.
6. Code Officer Rivera testified he did speak with the property owner who has cleaned up the overgrown grass, weeds, and the roof repair, but the retaining wall is still non-compliant.

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

7. Respondent is found to be in violation of the stated code section. Respondent shall have **fourteen (14) days** from the date of this of this Order, or by **Tuesday, September 2, 2025**, to bring the property into compliance.

8. A hearing is set for **October 6, 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 August 19, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent via US Mail to PO Box 278, McLean, VA 22101 on August 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 # 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:** October 6, 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:** NA

**Attachments:** 1. Final Administrative Order (CE20250341 - Schaming)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250341**

**ADDRESS: 2817 Pass A Grille Way**

**SCOTT R. SCHAMING and  
LISA M. SCHAMING,**

**Respondents.**

\_\_\_\_\_ /

**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on August 18, 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 Chloe Berryman and Code Enforcement Officer Steven Rivera.
2. Respondent Scott Schaming appeared and represented Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Section 23.11 of the City's Code of Ordinances for removal of a concrete driveway and replacement with mulch.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating that the property once had a concrete driveway and now has a mulch driveway. He testified that the property owner has also not applied for a permit to replace the driveway materials.
6. Respondent testified that he intended to apply for a permit but had difficulty finding the brick that he was seeking to replace the concrete pad. His contractor has told him that it can be installed in the next 2-3 weeks, and the permit will be applied for.

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

7. Respondent is found to be in violation of the stated code section. Respondent shall have **four (4) weeks** from the date of this of this Order, or by **Tuesday, September 16, 2025**, to

bring the property into compliance, to include applying for and securing the appropriate permit.

8. A hearing is set for **October 6, 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 August 19, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent via US Mail to 134 Club Drive E, Pittsburgh, PA 15236 on August 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 # 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:** October 6, 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. Order to Continue (Case No 20250299 - Simon)
  2. Notice of Hearing
  3. Affidavit of Posting
  4. Notice of Violation
  5. Evidence

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

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250299  
ADDRESS: 305 Gulf Way**

**BABETTE W SIMON,**

**Respondent.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter came before the Special Magistrate on August 18, 2025, on Respondent's request for continuance to date certain due to the unavailability of her representative. As the City has no objection, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **October 6, 2025, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 18<sup>th</sup> day of August 2025.



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

**A copy of this Order was sent via US Mail to Respondent Babette W Simon, at 305 Gulf Way, St. Pete Beach, Florida 33706-4320 and to Thomas Simmons at 100 3<sup>rd</sup> Ave, St. Pete Beach, FL 33706 on August 18, 2025.**

**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*

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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](http://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**

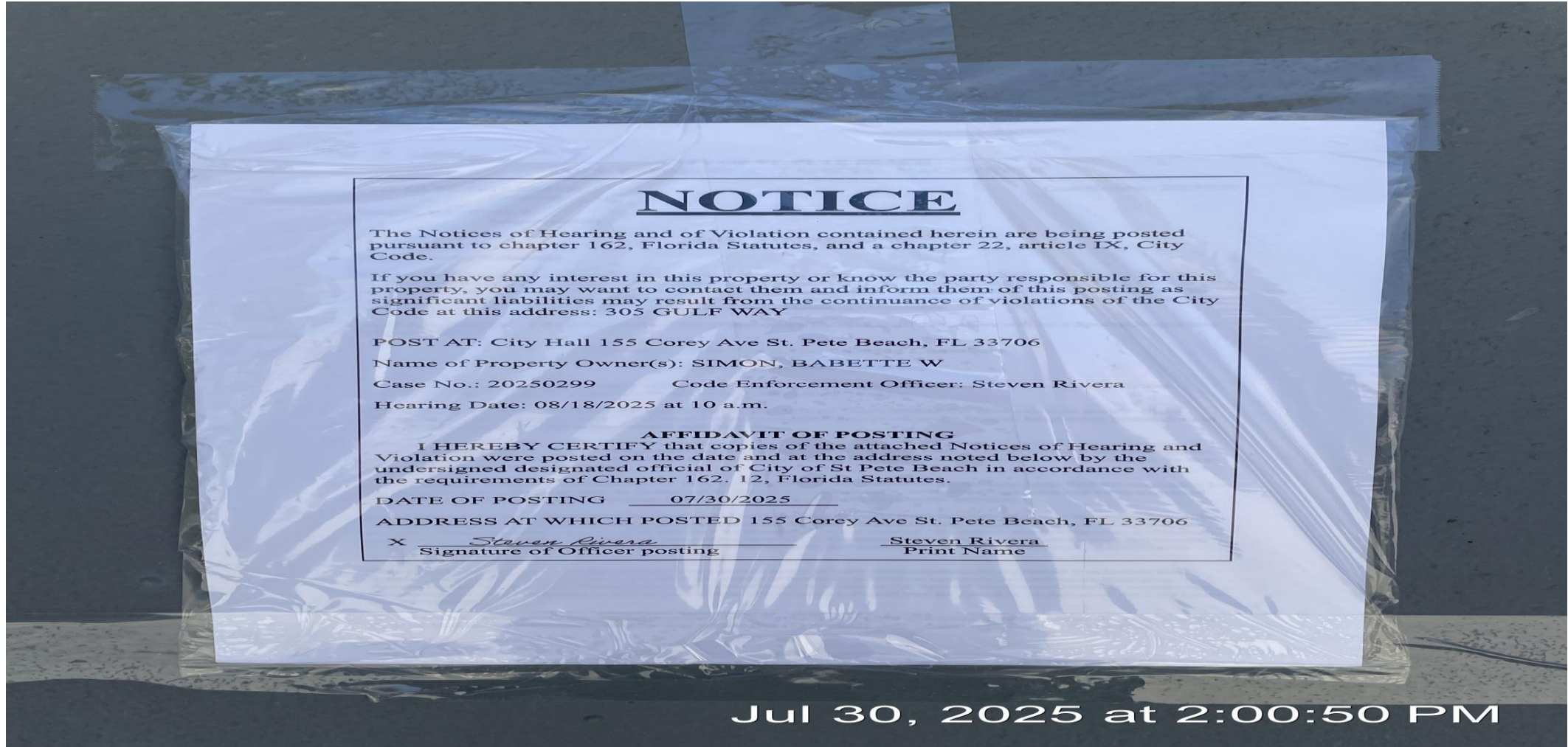
# **CE20250299**

## **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



### 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

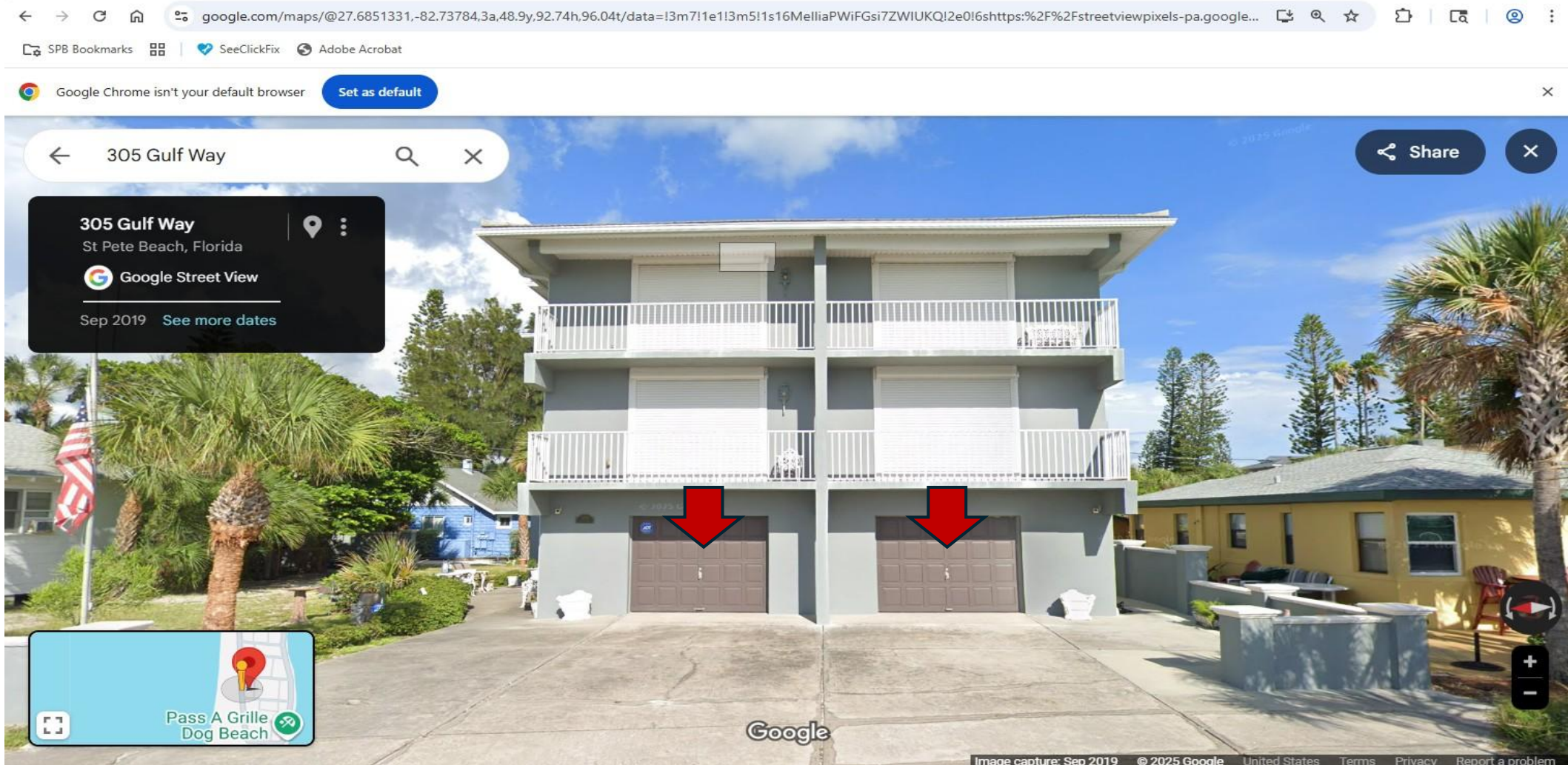
Steven Rivera  
Print Name

Jul 30, 2025 at 2:00:50 PM

# 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

**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

STATUS History

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  
Print Permit  
Save As Template  
Apply Template  
Add Letter  
Notes  
Contractors  
Property  
Add Workflow  
Add Inspection  
Add Plan Review  
Add Valuation  
Add Fees  
Add Payment  
Add Deposit  
Add CC Payment  
Upload File  
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

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USPS CERTIFIED MAIL



9214 8901 9403 8324 0883 35

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

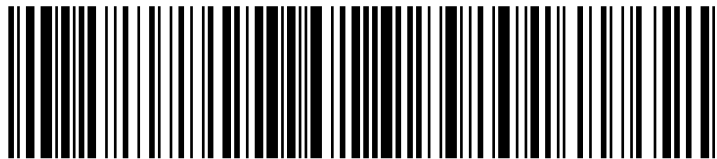
NOH 20250299 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



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SIMON, BABETTE 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

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USPS CERTIFIED MAIL



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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 # 20250002  
City of St. Pete Beach v. Nolan, Marilyn I Rev  
Trust Nolan, Marilyn L Tre  
Address: 103 1st Ave. Building 3 St. Pete Beach  
Fl, 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 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.  
**Sec. 98-66 - Residential and Commercial Property Maintenance**  
(a) All premises shall be maintained in compliance with the standards in this section.  
(b) Standards for improved property.  
(22) Trees. Trees shall be maintained or removed as follows:  
a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a

violation of this section.

b. Prohibited conditions. The following conditions are prohibited:

1. Trees, plants, shrubs, vegetation, or parts thereof, which overhang any sidewalk, street, alley or fire hydrant, and obstruct or impair the free and full use of the sidewalk, street, alley or fire hydrant by the public.

3. Removal of obstruction. The owner of any real property shall trim trees, plants, shrubs or vegetation, or any parts thereof as follows: which overhang any sidewalk, alley or street as determined by the building official, and which interfere with the use of any sidewalk, alley, street, poles, wires, pipes, fixtures or any other part of any public utility situated in the right-of-way.

**Funding:**

NA

**Attachments:**

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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250002

vs.

NOLAN, MARILYN L REV TRUST NOLAN, MARILYN L 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 **10/06/2025** 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 **103 1ST 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 08/19/2025

*Steven Rivera*

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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.

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

Name of Property Owner(s): NOLAN, MARILYN L REV TRUST NOLAN, MARILYN L TRE

Case No.: 20250002                      Code Enforcement Officer: Steven Rivera

Hearing Date: 10/06/2025 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      08/19/2025

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](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/18/2025

NOLAN, MARILYN L REV TRUST NOLAN, MARILYN L TRE  
636 E 11TH  
SPRINGFIELD MO 65807-1623

RE: Case Number 20250002  
Violation Address: 103 1ST AVE BUILDING 3  
Parcel ID#: 193216589320110130

Dear Property Owner:

The trees in the alley way on both sides of the property, as well as on the 1st Ave side of the property are overgrown and need to be cut back. The grass and weeds are overgrown as well and need to be cut and maintained regularly. 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.

### **Sec. 98-66 - Residential and Commercial Property Maintenance**

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

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

(b) Standards for improved property.

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

These violation(s) must be corrected **no later than 7/28/2025**. 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



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## AMENDED NOTICE OF VIOLATION

7/18/2025

NOLAN, MARILYN L REV TRUST NOLAN, MARILYN L TRE  
636 E 11TH  
SPRINGFIELD MO 65807-1623

RE: Case Number 20250002  
Violation Address: 103 1ST AVE  
Parcel ID#: 193216589320110130

Dear Property Owner:

The trees in the alley way on both sides of the property, as well as on the 1st Ave side of the property are overgrown and need to be cut back. The grass and weeds are overgrown as well and need to be cut and maintained regularly. 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:

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

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(b) Standards for improved property.

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b. Prohibited conditions. The following conditions are prohibited:

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

These violation(s) must be corrected **no later than 8/9/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

# CE20250002

- **Respondent(s): MARILYN L NOLAN REV TRUST, MARILYN L NOLAN TRE**
- **Violation address: 103 1<sup>st</sup> Ave.**
- **Violation(s) description: The property is in violation of section 46-33 (1) Enumeration, 98-66 (a)(b), (22)a, b, 1, & 3 Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

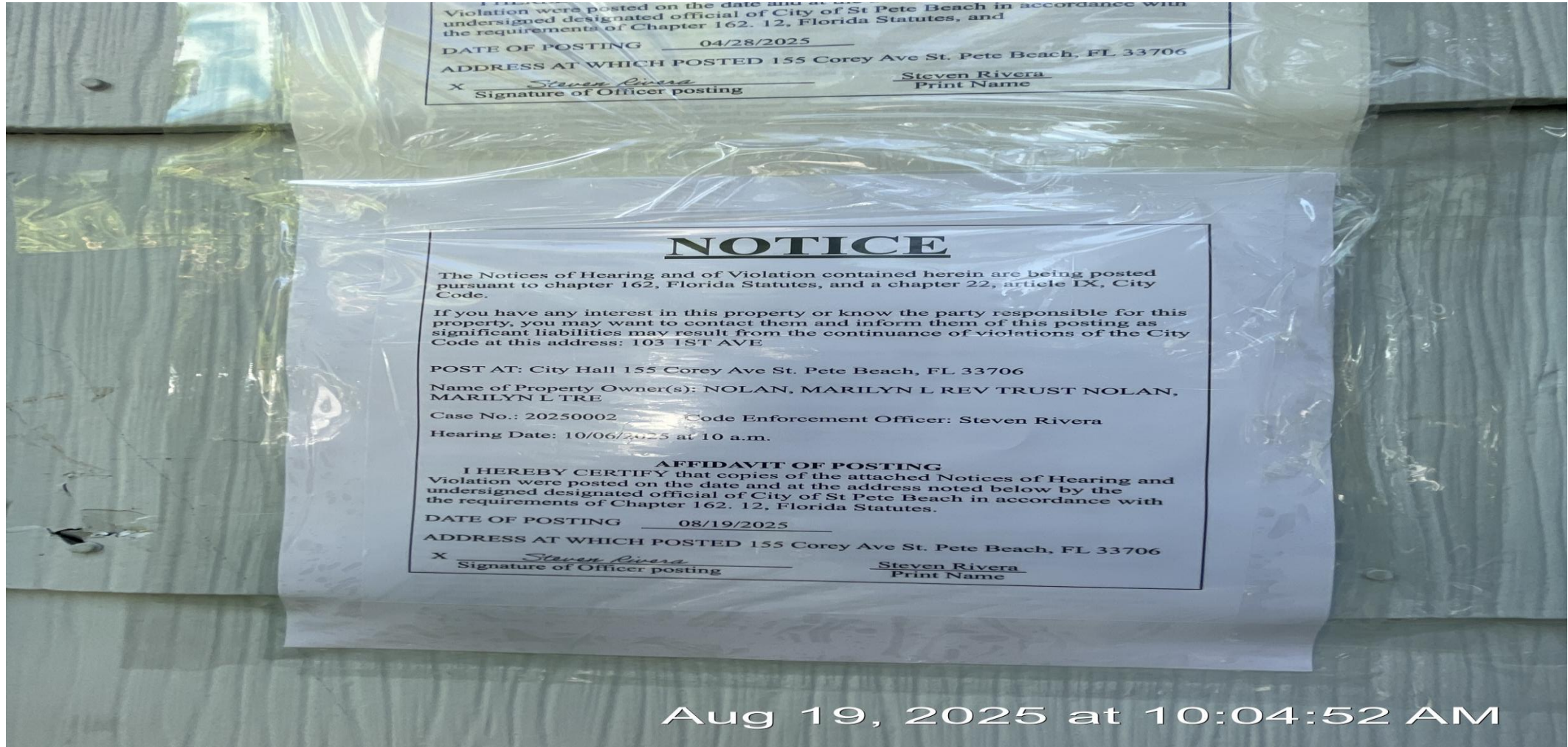
# **CE20250002**

## **Case Summary**

- Initial inspection: 7/18/2025**
- Notice of Violation dated: 7/18/2025**
- Notice of Violation compliance date: 8/9/2025**
- Notices of Hearing dated and posted on the property: 8/19/2025**

# CE20250002

## Affidavit of Posting



# 103 1<sup>st</sup> Ave

# CE20250002

## Overgrown vegetation



**103 1st Ave.**

# CE20250002

## Overgrown vegetation alleyway



**103 1st Ave.**

# CE20250002

## Overgrown grass & weeds



**103 1st Ave.**

# CE20250002

## Overgrown vegetation



Aug 19, 2025 at 10:05:17 AM

# 103 1st Ave.

# CE20250002

## Overgrown vegetation



Aug 19, 2025 at 10:05:39 AM

# 103 1st Ave.

# CE20250002

## Overgrown grass & weeds



Aug 19, 2025 at 10:06:22 AM

# 103 1st Ave.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8328 3077 60

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NOLAN MARILYN REV TRUST  
NOLAN MARILYN L TRE  
636 E 11TH ST  
SPRINGFIELD MO 65807-1623

ANOV 20250002 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



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NOLAN MARILYN L REV TRUST  
NOLAN MARILYN L TRE  
636 E 11TH ST  
SPRINGFIELD MO 65807-1623

NOV 20250002 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



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NOLAN MARILYN L REV TRUST NOLAN MARINLYN L TRE  
636 E 11TH ST  
SPRINGFIELD MO 65807-1623

ANOV 20250002 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250538  
City of St. Pete Beach v. Pass A Grille Beach  
Condo Phase I Assn Inc  
Address: 709 Gulf Way St. Pete Beach, FL  
33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 44.5. - Standards for existing beachfront lighting.**

By July 1, 2008; all light sources or reflective surfaces illuminated by such sources that are visible from the beach shall be brought into compliance with the following standards:

(a) Existing artificial light fixtures shall be repositioned, modified, or removed so that:

(1) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;

(2) Areas seaward of the frontal dune, or the beach in areas where the frontal dune no longer exists, are not directly, indirectly, or cumulatively illuminated.

(b) The following measures shall be taken to reduce or eliminate the negative effects of existing exterior artificial lighting:

(1) Reposition fixtures so that the point source of light or any reflective surface of the light fixture is no longer visible from the beach;

(2) Replace fixtures having an exposed light source with fixtures containing recessed light sources or external shields;

(3) Replace traditional light bulbs (e.g. incandescent, fluorescent, and high intensity lighting) with yellow Bug Type Bulbs, low-pressure sodium vapor (LPS) bulbs, Red or Amber Light-Emitting Diodes (LED) or

True Neon light sources;

(4) Replace non-directional fixtures with directional fixtures that point down and away from the beach;

(5) Replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not visible from the beach;

(6) Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;

(7) Replace incandescent, fluorescent, and high intensity lighting with the lowest wattage low-pressure sodium vapor lighting, yellow Bug Type Bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources possible for the specific application;

(8) Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;

(9) Construct a ground level barrier to shield light sources from the beach. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short- or long-term damage to the beach/dune system;

(10) Permanently remove, disable or lock in off position any fixture which cannot be brought into compliance with the provisions of these standards.

(c) One or more of the following measures shall be taken to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:

(1) Apply window tint or film that meets the standards for tinted glass;

(2) Rearrange lamps and other moveable fixtures away from windows;

(3) Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; or

(4) Turn off unnecessary lights.

**Funding:**

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



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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250538

vs.

PASS-A-GRILLE BEACH CONDO PHASE I ASSN INC  
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 **10/06/2025** 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 **709 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 08/25/2025

*Steven Rivera*

---

Steven Rivera

Code Enforcement Officer  
CITY OF ST. PETE BEACH

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

Persons with disabilities needing assistance to participate in any of these proceedings should contact City Hall at (727) 367-2735 no later than four (4) days prior to the 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: 709 GULF WAY

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

Name of Property Owner(s): PASS-A-GRILLE BEACH CONDO PHASE I  
ASSN INC

Case No.: 20250538                      Code Enforcement Officer: Steven Rivera

Hearing Date: 10/06/2025 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                      08/25/2025

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

X Steven Rivera  
Signature of Officer posting

Steven Rivera  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

8/5/2025

PASS-A-GRILLE BEACH CONDO PHASE I ASSN INC  
535 CENTRAL AVE  
ST PETERSBURG, FL 33701-3703

RE: Case Number 20250538  
Violation Address: 709 GULF WAY  
Parcel ID#: 193216677710000001

Dear Property Owner:

The outdoor seating area has light coming from the TV's as well as the light fixtures that are not compliant with the turtle light standards.

### **Sec. 44.5. - Standards for existing beachfront lighting.**

Sec. 44.5. - Standards for existing beachfront lighting.

By July 1, 2008; all light sources or reflective surfaces illuminated by such sources that are visible from the beach shall be brought into compliance with the following standards:

(a) Existing artificial light fixtures shall be repositioned, modified, or removed so that:

(1) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;

(2) Areas seaward of the frontal dune, or the beach in areas where the frontal dune no longer exists, are not directly, indirectly, or cumulatively illuminated.

(b) The following measures shall be taken to reduce or eliminate the negative effects of existing exterior artificial lighting:

(1) Reposition fixtures so that the point source of light or any reflective surface of the light fixture is no longer visible from the beach;

(2) Replace fixtures having an exposed light source with fixtures containing recessed light sources or external shields;

(3) Replace traditional light bulbs (e.g. incandescent, fluorescent, and high intensity lighting) with yellow Bug Type Bulbs, low-pressure sodium vapor (LPS) bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources;

(4) Replace non-directional fixtures with directional fixtures that point down and away from the beach;

(5) Replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not

visible from the beach;

(6) Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;

(7) Replace incandescent, fluorescent, and high intensity lighting with the lowest wattage low-pressure sodium vapor lighting, yellow Bug Type Bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources possible for the specific application;

(8) Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;

(9) Construct a ground level barrier to shield light sources from the beach. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short- or long-term damage to the beach/dune system;

(10) Permanently remove, disable or lock in off position any fixture which cannot be brought into compliance with the provisions of these standards.

(c) One or more of the following measures shall be taken to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:

(1) Apply window tint or film that meets the standards for tinted glass;

(2) Rearrange lamps and other moveable fixtures away from windows;

(3) Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; or

(4) Turn off unnecessary lights.

These violation(s) must be corrected **no later than 8/12/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

*Steven Rivera*

Steven Rivera  
Code Enforcement Officer

# CE20250538

- **Respondent(s): Pass-A-Grille Beach Condo Phase I ASSN INC**
- **Violation address: 709 Gulf Way**
- **Violation(s) description: The property is in violation of section 44.5 (a)(1),(2),(b)(1),(2),(3),(4),(5),(6)&(7) Standards for existing beachfront lighting of the Code of Ordinances of the city of St. Pete Beach**

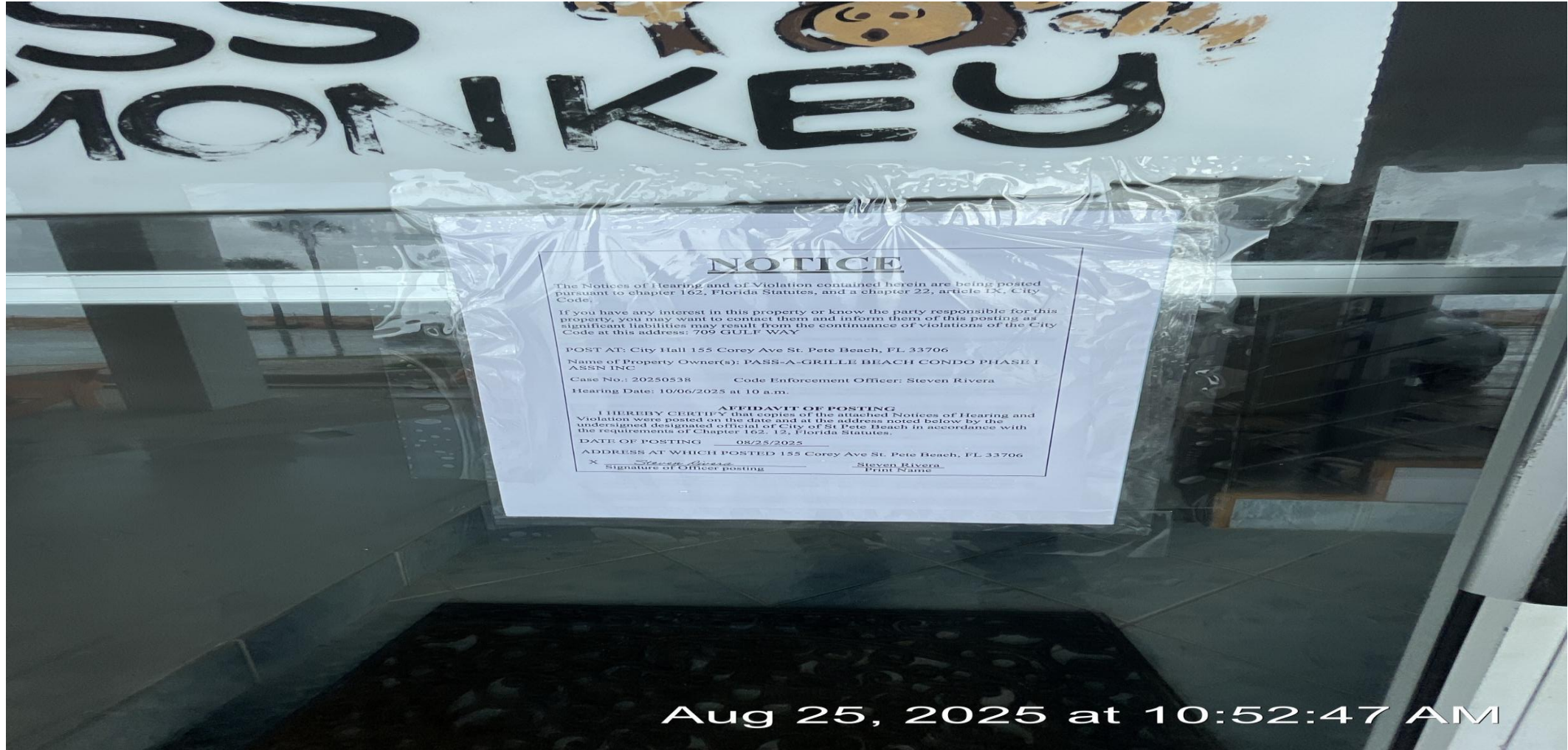
# **CE20250538**

## **Case Summary**

- Initial inspection: 8/3/2025**
- Notice of Violation dated: 8/5/2025**
- Notice of Violation compliance date: 8/12/2025**
- Notices of Hearing dated and posted on the property: 8/25/2025**

# CE20250538

## Affidavit of Posting



# 709 Gulf Way

# CE20250538

## Lighting violation



**103 1st Ave.**

# CE20250538

## Lighting violation



Aug 3, 2025 at 9:52:54 PM

# 709 Gulf Way

# CE20250538

## Lighting violation



Aug 17, 2025 at 8:56:09 PM

# 709 Gulf Way

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

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USPS CERTIFIED MAIL



9214 8901 9403 8329 5931 55

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PASS-A-GRILLE BEACH CONDO PHASE I ASSN INC  
535 CENTRAL AVE  
ST PETERSBURG FL 33701-3703

NOH 20250538 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



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PASS- A- GRILLE BEACH CONDOPHASE I ASSN INC  
535 CENTRAL AVE  
ST PETERSBURG FL 33701-3703

NOV 20250538 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250489  
City of St. Pete Beach v. Colburn, Mark S  
Colburn, Debra A  
Address: 1803 Pass A Grille Way St. Pete Beach,  
FL 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 98-66. - Residential and commercial property maintenance.**

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

(b) Standards for improved property.

(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.

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

**Funding:** NA

**Attachments:**

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Violation
4. evidence
5. Notice of Hearing Banner 08252025
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: 20250489

vs.

COLBURN, MARK S COLBURN, DEBRA A  
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 **10/06/2025** 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 **1803 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 08/28/2025

*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: 1803 PASS A GRILLE WAY

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

Name of Property Owner(s): COLBURN, MARK S COLBURN, DEBRA A

Case No.: 20250489                      Code Enforcement Officer: Steven Rivera

Hearing Date: 10/06/2025 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     08/28/2025

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](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/22/2025

COLBURN, MARK S COLBURN, DEBRA A  
PO BOX 67416  
ST PETERSBURG, FL 33706

RE: Case Number 20250489  
Violation Address: 1803 PASS A GRILLE WAY  
Parcel ID#: 18321668634000010

Dear Property Owner:

The garage door needs to be repaired and the boarding needs to be removed. The items store in the driveway needs to be stored out of public view. The building numbers are missing and need to be replaced and visible from roadway.

### **Sec. 98-3. - Mailboxes; address signs.**

Sec. 98-3. - Mailboxes; address signs.

(b) All improved property shall display a street number with no smaller than four-inch numbers and no larger than 12-inch numbers.

### **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.

(5) Exterior doors. Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.

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

These violation(s) must be corrected **no later than 8/1/2025**. 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

# CE20250489

- **Respondent(s): Mark S Colburn & Debra A Colburn**
- **Violation address: 1803 Pass A Grille Way**
- **Violation(s) description: The property is in violation of section 98-66 (a),(b),(5), & (e) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

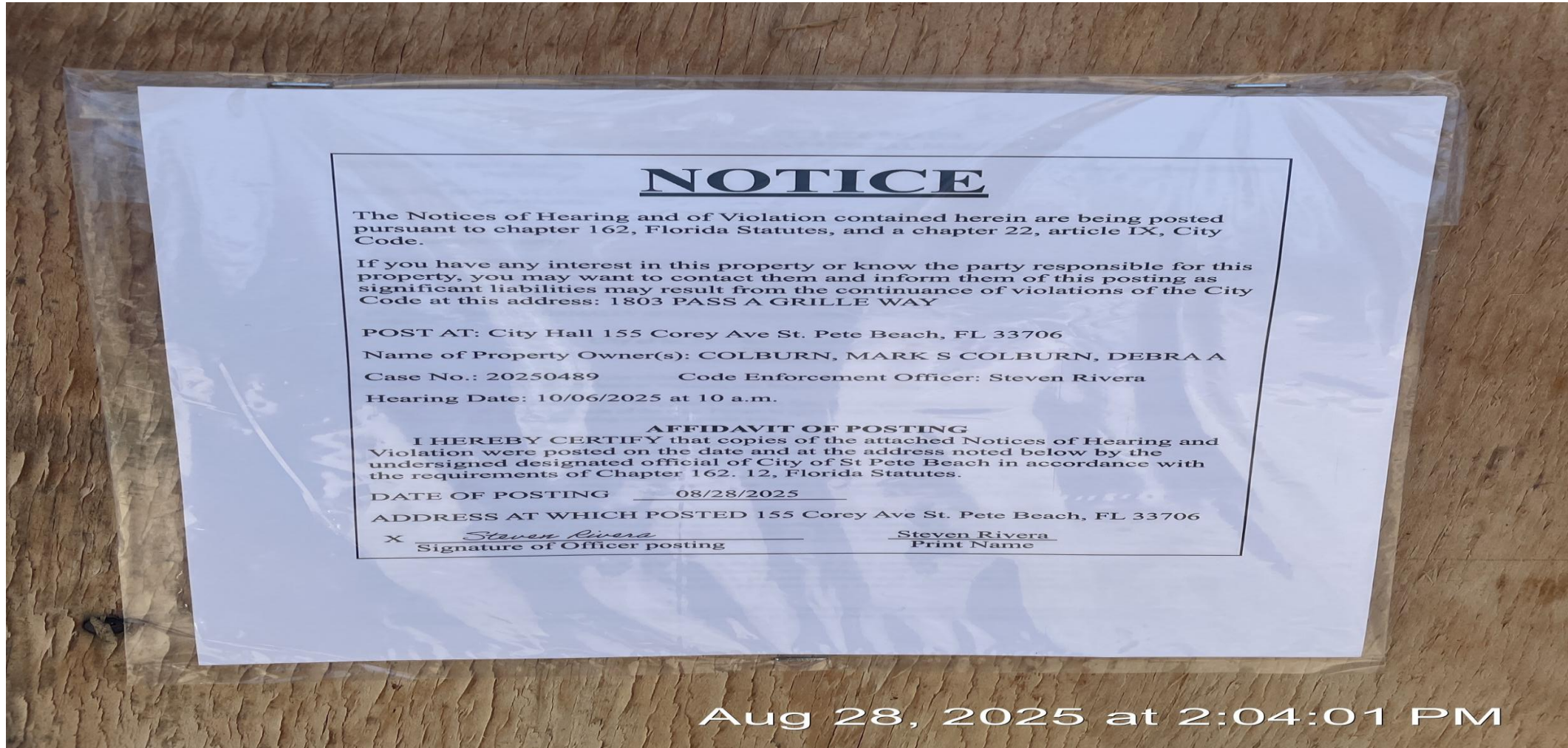
# **CE20250489**

## **Case Summary**

- Initial inspection: 7/21/2025**
- Notice of Violation dated: 7/22/2025**
- Notice of Violation compliance date: 8/1/2025**
- Notices of Hearing dated and posted on the property: 8/28/2025**

# CE20250489

## Affidavit of Posting



# 1803 Pass A Grille Way

# CE20250489

## Boarded up garage door



**1803 Pass A Grille Way**

# CE20250489

## Boarded up garage door



**1803 Pass A Grille Way**

# CE20250489

## Outdoor storage of materials



**1803 Pass A Grille Way**

# CE20250489

## Garage door follow-up 8/19



**1803 Pass A Grille Way**

# CE20250489

## Outdoor storage follow-up 8/19



**1803 Pass A Grille Way**

# CE20250489

## Outdoor storage follow-up 8/28



**1803 Pass A Grille Way**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8330 1608 89

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COLBURN MARK S  
COLBURN DEBRA A  
PO BOX 67416  
ST PETERSBURG FL 33736-7416

NOH 20250489 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



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COLBURN MARK S COLBURN DEBRA A  
PO BOX 67416  
SAINT PETERSBURG FL 33736-7416

NOH 20250489 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8324 5554 93

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COLBURN MARK S  
COLBURN DEBRA A  
PO BOX 67416  
ST PETERSBURG FL 33736-7416

NOV 20250489 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250530  
City of St. Pete Beach v. Owens, Brandon M  
Owens, Alexandra J  
Address: 3972 Poinsettia Dr. St. Pete Beach, FL  
33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 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, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

**Funding:** NA

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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250530

vs.

OWENS, BRANDON M OWENS, ALEXANDRA J  
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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St Pete Beach, Florida 33706**

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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.

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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 09/18/2025

*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: 3972 POINSETTIA DR

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

Name of Property Owner(s): OWENS, BRANDON M OWENS,  
ALEXANDRA J

Case No.: 20250530                      Code Enforcement Officer: Steven Rivera

Hearing Date: 10/06/2025 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                      09/18/2025

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](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

8/27/2025

OWENS, BRANDON M OWENS, ALEXANDRA J  
439 86TH AVE  
ST PETE BEACH FL 33706-1532

RE: Case Number 20250530  
Violation Address: 3972 POINSETTIA DR  
Parcel ID#: 073216075420010220

Dear Property Owner:

The grass and weeds on the property are overgrown and need to be cut and maintained regularly.

### **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.

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

### **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.

These violation(s) must be corrected **no later than 9/4/2025**. 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



# COURTESY NOTICE

08/04/2025

Dear Property Owner and/or Occupant,

The grass and weeds on the property are overgrown and need to be cut and maintained regularly to prevent the harborage of rats, snakes, and other rodents. This is a courtesy reminder to maintain the grass/weeds on the lot. There was a previous violation for the same code sections, and failure to maintain the lot could result in a repeat violation. If you have any question, please do not hesitate to contact our office.

Your property at 3972 POINSETTIA DR is found to be 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.**

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

## **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.**

CITY OF ST. PETE BEACH

*Steven Rivera*

OFFICER Steven Rivera

*Your attention and voluntary compliance to correct these violations is greatly appreciated.*

Compliance must be met by the revisit date of **08/13/2025**.

Non-Compliance may result in a Notice of Violation or Citation with possible fines.

If you have any question, please contact St. Pete Beach Code Enforcement.

**(727)748-1722**

**Codeenforcement@stpetebeach.org**

# CE20250530

- **Respondent(s): Brandon M Owens & Alexendra J Owens**
- **Violation address: 3972 Poinsettia Dr.**
- **Violation(s) description: The property is in violation of section 98-66 (a),(b), & (20) Residential and Commercial Property Maintenance & 46-33 (1)a, & (3) Enumeration of the Code of Ordinances of the City of St. Pete Beach**

# **CE20250530**

## **Case Summary**

- Initial inspection: 8/4/2025**
- Notice of Violation dated: 8/27/2025**
- Notice of Violation compliance date: 9/4/2025**
- Notices of Hearing dated and posted on the property: 9/18/2025**

# CE20250530

## Affidavit of Posting



# 3972 Poinsettia Dr.

# CE20250530

## Overgrown grass & weeds



**3972 Poinsettia Dr.**

# CE20250530

## Overgrown grass & weeds



Aug 4, 2025 at 2:53:47 PM

# 3972 Poinsettia Dr.

# CE20250530

## Overgrown grass & weeds



**3972 Poinsettia Dr.**

# CE20250530

## Overgrown grass & weeds



**3972 Poinsettia Dr.**

# CE20250530

## Overgrown grass & weeds



Sep 19, 2025 at 11:18:53 AM

# 3972 Poinsettia Dr.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8326 5734 57

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OWENS BRANDON M  
OWENS ALEXANDRA J  
439 86TH AVE  
ST PETE BEACH FL 33706-1532

CN 20250530 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8329 9364 26

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OWENS BRANDON M  
OWENS ALEXANDRA J  
439 86TH AVE  
ST PETE BEACH FL 33706-1532

NOV 20250530 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8333 9381 02

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OWENS BRANDON M  
OWENS ALEXANDRA J  
439 86TH AVE  
ST PETE BEACH FL 33706-1532

NOH 20250530 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250356  
City of St. Pete Beach v. Barrancotto, Julia S  
Address: 500 80th Ave St. Pete Beach, FL 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 46-33. - Enumeration.**  
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

b. Dead branches or fronds on trees or shrubs.

c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

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

**Sec. 98-64. - General Maintenance**

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

**Sec. 98-65. - Unsightly conditions.**

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

City:

(1) Structures that are:

- a. Partially destroyed; or
- b. Left in a state of disrepair; or
- c. Left in a state of partial construction beyond the valid timeframe of the permit.

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

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

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

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

(b) Standards for improved property.

(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.

(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.

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

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

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

violation of this section.

b. Prohibited conditions. The following conditions are prohibited:

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

**Funding:**

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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250356

vs.

BARRANCOTTO, JULIA S  
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 **10/06/2025** 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 **500 80TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 09/22/2025

*Ayako Ruckdeschel*

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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: 500 80TH AVE

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

Name of Property Owner(s): BARRANCOTTO, JULIA S

Case No.: 20250356      Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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      09/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

6/11/2025

BARRANCOTTO, JULIA S  
500 80TH AVE  
ST PETE BEACH, FL 33706-1606

RE: Case Number 20250356  
Violation Address: 500 80TH AVE  
Parcel ID#: 363115781920890110

Dear Property Owner:

Your property is in disrepair with a fallen fence and damaged windows. Your landscape is unkept with overgrowth and dead foliage 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:

(1) Vegetation as follows:

- a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
- b. Dead branches or fronds on trees or shrubs.
- c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

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

### **Sec. 98-64. - General Maintenance**

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

### **Sec. 98-65. - Unsightly conditions.**

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

- (1) Structures that are:
  - a. Partially destroyed; or
  - b. Left in a state of disrepair; or
  - c. Left in a state of partial construction beyond the valid timeframe of the permit.
- (3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
- (4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

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

- (a) All premises shall be maintained in compliance with the standards in this section.
- (b) Standards for improved property.
- (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.
- (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.
- (20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.
- (22) Trees shall be maintained or removed as follows:
  - a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a violation of this section.
  - b. Prohibited conditions. The following conditions are prohibited:
    - 2. Grass, weeds, shrubs, bushes, trees or vegetation which constitute a fire hazard or a menace to public health, safety or welfare.

These violation(s) must be corrected **no later than 6/22/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

*Ayako Ruckdeschel*

727-363-9216

Ayako Ruckdeschel  
Code Enforcement Officer

# CE20250356

- **Respondent(s): Julia S. Barrancotto**
- **Violation address: 500 80th Avenue**
- **Violation(s) description: The property is in violation of sections 46-33 (1) a-c & (3) Enumeration, 98-64 (a) General Maintenance, 98-65 (1) a-c, (3) and (4) Unsightly Conditions, 98-66 (a), (b), (2) a & b, (20), (22) a & b 2 and (24) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

# **CE20250356**

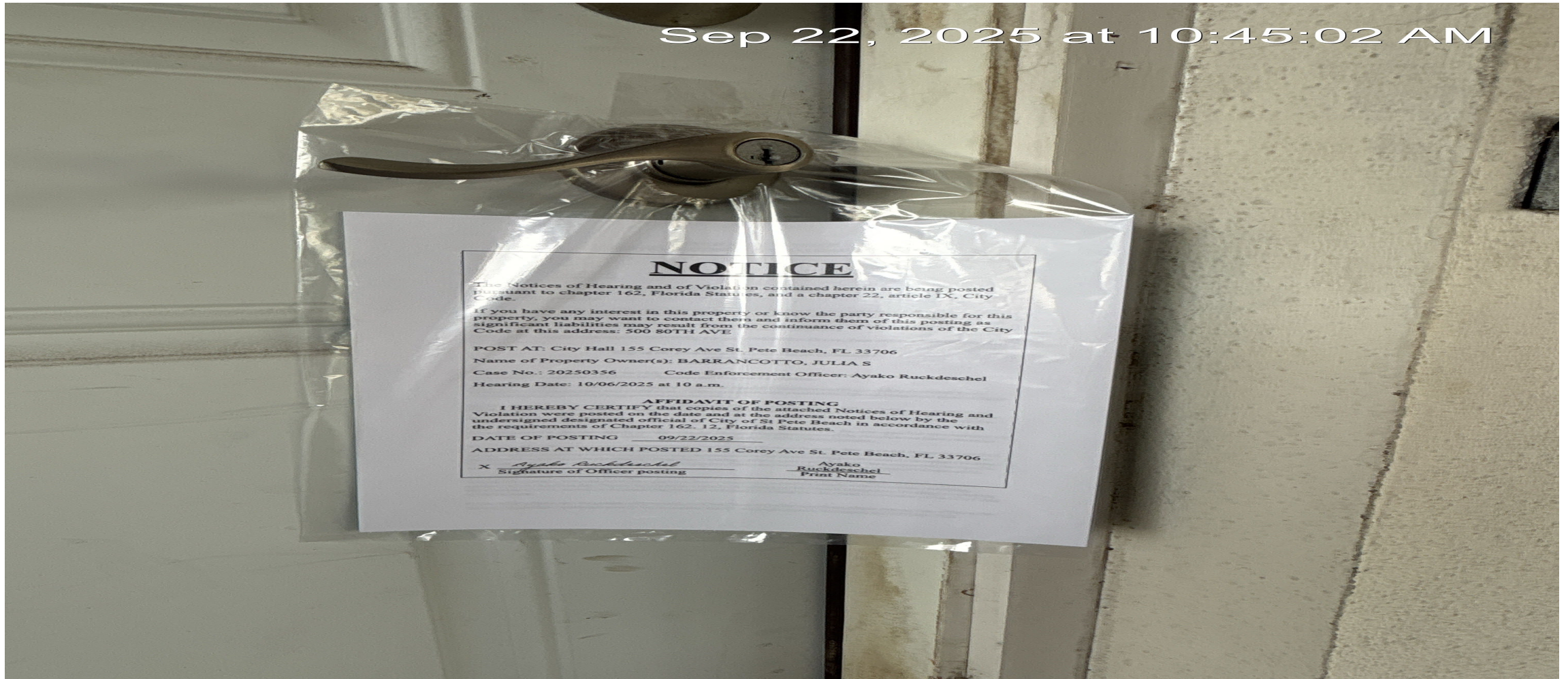
## **Case Summary**

- Initial inspection: 6/5/2025**
- Notice of Violation dated: 6/11/2025**
- Notice of Violation compliance date: 6/22/2025**
- Notices of Hearing dated and posted on the property: 9/22/2025**

# CE20250359

## Affidavit of Posting

Sep 22, 2025 at 10:45:02 AM



# 500 80th Avenue

# CE20250356

## Dead trees and overgrowth



**500 80th Avenue**

**CE20250356**

**Debris, dead vegetation & overgrowth**



**500 80th Avenue**

# CE20250356

## Broken fence & tree debris

Jun 5, 2025 at 1:05:41 PM



# 500 80th Avenue

# CE20250356

## Overgrowth and debris



**500 80th Avenue**

# CE20250356

## Home in disrepair & debris



**500 80th Avenue**

# CE20250356

## Debris



**500 80th Avenue**

# CE20250356

## Tree debris 9-15-25



**500 80th Avenue**

# CE20250356

## Structure in disrepair 9-15-25

Sep 15, 2025 at 3:00:52 PM



**500 80th Avenue**

# CE20250356

## Overgrowth 9-15-25

Sep 15, 2025 at 3:00:04 PM



# 500 80th Avenue

# CE20250356

## Broken fence 9-15-25

Sep 15, 2025 at 3:00:29 PM



# 500 80th Avenue

# CE20250356

## Debris pile 9-15-25

Sep 15, 2025 at 3:24:51 PM



# 500 80th Avenue

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

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USPS CERTIFIED MAIL



9214 8901 9403 8318 6281 58

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BARRANCOTTO, JULIA S  
500 80TH AVE  
ST PETE BEACH, FL 33706-1606

NOV 20250356 AR  
Jennifer Daunch

\$8.1600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 2654 98

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BARRANCOTTO JULIA S  
500 80TH AVE  
ST PETE BEACH FL 33706-1606

NOH 20250356 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250438  
City of St. Pete Beach v. Foronda, Presentacion  
Address: 536 80th Ave St. Pete Beach, FL 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 22.12. - Tree removal permit required.**  
(g) Removal of hazardous trees required. It shall be unlawful for any owner of real property to allow, suffer or permit any tree which has been damaged or injured to remain upon the real property when the tree creates and constitutes a hazard endangering the life or limb of any person or surrounding adjacent property.

**Sec. 46-33. - Enumeration.**

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

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

**Sec. 98-64. - General Maintenance**

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

**Sec. 98-65. - Unsightly conditions.**

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

City:

(1) Structures that are:

- a. Partially destroyed; or
- b. Left in a state of disrepair; or
- c. Left in a state of partial construction beyond the valid timeframe of the permit.

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

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

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

(b) Standards for improved property.

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

(c) 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.

(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 Violation Banner
6. Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,  
Petitioner,  
vs.  
FORONDA, PRESENTACION  
Respondent(s)

Case Number: 20250438

**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 **10/06/2025** 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 **536 80TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 09/22/2025

*Ayako Ruckdeschel*

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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: 536 80TH AVE

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

Name of Property Owner(s): FORONDA, PRESENTACION

Case No.: 20250438      Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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      09/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



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

**NOTICE OF VIOLATION**

7/7/2025

FORONDA, PRESENTACION  
536 80TH AVE  
ST PETE BEACH, FL 33706-1606

RE: Case Number 20250438  
Violation Address: 536 80TH AVE  
Parcel ID#: 363115781920890130

Dear Property Owner:

You have a large dead tree in your front yard which must be removed and fallen fence debris which needs repair. You are in violation of the following LDC section(s):

**Sec. 22.12. - Tree removal permit required.**

(g) Removal of hazardous trees required. It shall be unlawful for any owner of real property to allow, suffer or permit any tree which has been damaged or injured to remain upon the real property when the tree creates and constitutes a hazard endangering the life or limb of any person or surrounding adjacent property.

**Sec. 46-33. - Enumeration.**

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

**Sec. 98-64. - General Maintenance**

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

**Sec. 98-65. - Unsightly conditions.**

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

(1) Structures that are:

- a. Partially destroyed; or
- b. Left in a state of disrepair; or
- c. Left in a state of partial construction beyond the valid timeframe of the permit.

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

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

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

(b) Standards for improved property.

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

(c) 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.

(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 7/20/2025**. 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

# CE20250438

- **Respondent(s): Presentacion Foronda**
- **Violation address: 536 80th Avenue**
- **Violation(s) description: The property is in violation of sections 22.12 (g) Tree removal Permit Required, 46-33 (2) Enumeration, 98-64 (a) General Maintenance, 98-65 (1) a-c and (4) Unsightly Conditions, 98-66 (a),(b), (22) a & b 2, (c) (2) & (3) and (24) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

# **CE20250438**

## **Case Summary**

- Initial inspection: 7/5/2025**
- Notice of Violation dated: 7/7/2025**
- Notice of Violation compliance date: 7/20/2025**
- Notices of Hearing dated and posted on the property: 9/22/2025**

# CE20250438

## Affidavit of Posting

Sep 22, 2025 at 10:46:33 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: 536 80TH AVE

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

Name of Property Owner(s): FORONDA, PRESENTACION

Case No.: 20250438

Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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 09/22/2025

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

X Ayako Ruckdeschel  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name

# 536 80th Avenue

# CE20250438

## Large dead tree

Jul 5, 2025 at 11:31:49 AM



# 536 80th Avenue

**CE20250438**

**Large dead tree & fence debris**

Jul 5, 2025 at 11:30:39 AM



**536 80th Avenue**

# CE20250438 Fence debris

Jul 5, 2025 at 11:30:51 AM



**536 80th Avenue**

# CE20250438

## Registered vehicles



**536 80th Avenue**

# CE20250438

## Fence debris 9-15-25

Sep 15, 2025 at 3:01:24 PM



# 536 80th Avenue

# CE20250438

## Large dead tree 9-15-25



**536 80th Avenue**

# CE20250438

## Materials debris 9-15-25



**536 80th Avenue**

# CE20250438

## Materials debris 9-15-25



**536 80th Avenue**

# CE20250438

## Yard debris & dead tree 9-15-25



**536 80th Avenue**

# CE20250438

## Yard debris & dead tree

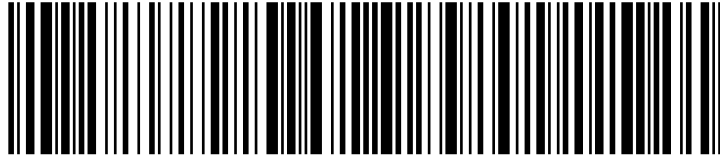


**536 80th Avenue**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8322 1215 77

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FORONDA PRESENTACION  
536 80TH AVE  
ST PETE BEACH FL 33706-1606

NOV 20250438 AR  
Jennifer Daunch

\$8.1600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 2678 74

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FORONDA PRESENTACION  
536 80TH AVE  
ST PETE BEACH FL 33706-1606

NOH 20250438 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250439  
City of St. Pete Beach v. Cannara, Raymond  
Cannara, Esther  
Address: 9145 Gulf Blvd St. Pete Beach, FL  
33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 46-33. - Enumeration.**  
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

b. Dead branches or fronds on trees or shrubs.

c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

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

**Sec. 98-65. - Unsightly conditions.**

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

(1) Structures that are:

a. Partially destroyed; or

b. Left in a state of disrepair; or  
c. Left in a state of partial construction beyond the valid timeframe of the permit.

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

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

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

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

(b) Standards for improved property.

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

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

**Funding:** 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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250439

vs.

CANNARA, RAYMOND CANNARA, ESTHER  
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 **10/06/2025** 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 **9145 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 09/22/2025

*Ayako Ruckdeschel*

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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

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If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 9145 GULF BLVD

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

Name of Property Owner(s): CANNARA, RAYMOND CANNARA,  
ESTHER

Case No.: 20250439                      Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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                      09/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/7/2025

CANNARA, RAYMOND CANNARA, ESTHER  
9145 GULF BLVD  
ST PETE BEACH, FL 33706-1307

RE: Case Number 20250439  
Violation Address: 9145 GULF BLVD  
Parcel ID#: 253115783181120010

Dear Property Owner:

You have an overgrown front yard, dead vegetation and outdoor storage which are in violation of the following LDC section(s):

### **Sec. 46-33. - Enumeration.**

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

(1) Vegetation as follows:

- a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
- b. Dead branches or fronds on trees or shrubs.
- c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

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

### **Sec. 98-65. - Unsightly conditions.**

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

(1) Structures that are:

- a. Partially destroyed; or
- b. Left in a state of disrepair; or
- c. Left in a state of partial construction beyond the valid timeframe of the permit.

(3) Building exteriors in a condition of deterioration or disrepair such that the condition causes

measurable diminution of surrounding property values.

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

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

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

(b) Standards for improved property.

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

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

These violation(s) must be corrected **no later than 7/20/2025**. 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

# CE20250439

- **Respondent(s): Raymond & Esther Cannara**
- **Violation address: 9145 Gulf Blvd**
- **Violation(s) description: The property is in violation of sections 46-33 (1) a-c and (3) Enumeration, 98-65 (1) a-c, (3) and (4) Unsightly Conditions, 98-66 (a), (b), (20) and (22) a & b 2 Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

# **CE20250439**

## **Case Summary**

- Initial inspection: 7/1/2025**
- Notice of Violation dated: 7/7/2025**
- Notice of Violation compliance date: 7/20/2025**
- Notices of Hearing dated and posted on the property: 9/22/2025**

# CE20250439

## Affidavit of Posting

Sep 22, 2025 at 11:01:57 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: 9145 GULF BLVD

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

Name of Property Owner(s): CANNARA, RAYMOND CANNARA,  
ESTHER

Case No.: 20250439

Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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 09/22/2025

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

X Ayako Ruckdeschel  
Signature of Officer posting

Ayako Ruckdeschel  
Print Name

# 9145 Gulf Blvd

# CE20250439

## Table debris

Jul 1, 2025 at 9:54:36 AM



# 9145 Gulf Blvd

# CE20250439

## Overgrown vegetation



**9145 Gulf Blvd**

# CE20250439

## Overgrown vegetation & dead shrubs



**9145 Gulf Blvd**

# CE20250439

## Overgrown vegetation



**9145 Gulf Blvd**

# CE20250439

## Overgrown vegetation



**9145 Gulf Blvd**

# CE20250439

## Table debris 9-15-25

Sep 15, 2025 at 4:02:11 PM



# 9145 Gulf Blvd

# CE20250439

## Yard improvements 9-15-25



**9145 Gulf Blvd**

# CE20250439

## Yard improvements 9-15-25

Sep 15, 2025 at 4:01:34 PM



# 9145 Gulf Blvd

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

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USPS CERTIFIED MAIL



9214 8901 9403 8322 1231 51

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CANNARA RAYMOND  
CANNARA ESTHER  
9145 GULF BLVD  
ST PETE BEACH FL 33706-1307

NOV 20250439 AR  
Jennifer Daunch

\$8.1600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 2684 13

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CANNARA RAYMOND  
CANNARA ESTHER  
9145 GULF BLVD  
ST PETE BEACH FL 33706-1307

NOH 20250439 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250444  
City of St. Pete Beach v. Mirolli, James Mirolli,  
Erin  
Address: 607 77th Ave St. Pete Beach, FL 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 98-64. - General Maintenance**  
(a) Nuisances and hazards. Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or persons utilizing the premises or to pedestrians passing by  
**Sec. 98-66. - 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 shall be maintained or removed as follows:  
a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a violation of this section.  
b. Prohibited conditions. The following conditions are prohibited:  
2. Grass, weeds, shrubs, bushes, trees or vegetation which constitute a fire hazard or a menace to public

health, safety or welfare.

**Sec. 98-72. - Vacant buildings, vacant structures and vacant or unimproved lots.**

Responsibilities of owners. All owners of nonresidential structures, vacant buildings, vacant structures and vacant or unimproved lots shall comply with the requirements in this article.

(c) Structures, unimproved lots.

(1) Every owner of a building, structure or lot, vacant or occupied, shall keep the premises in clean and sanitary condition, including yards, lawn, courts and driveways.

(2) Exterior premises shall be kept free from the excessive growth of weeds, grass and other flora.

**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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250444

vs.

MIROLLI, JAMES MIROLLI, ERIN  
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 **10/06/2025** 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 **601 77TH 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 09/15/2025

*Ayako Ruckdeschel*

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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: 601 77TH AVE

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

Name of Property Owner(s): MIROLI, JAMES MIROLI, ERIN

Case No.: 20250444          Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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      09/15/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/8/2025

MIROLI, JAMES MIROLI, ERIN  
5729 WOODFIELD PKWY  
GRAND BLANC, MI 48439-9426

RE: Case Number 20250444  
Violation Address: 601 77TH AVE  
Parcel ID#: 363115615240780120

Dear Property Owner:

Your property is overgrown and requires maintenance. You are in violation of the following LDC section(s):

### **Sec. 98-64. - General Maintenance**

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

### **Sec. 98-66. - 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 shall be maintained or removed as follows:

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

b. Prohibited conditions. The following conditions are prohibited:

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

### **Sec. 98-72. - Vacant buildings, vacant structures and vacant or unimproved lots.**

Responsibilities of owners. All owners of nonresidential structures, vacant buildings, vacant structures and vacant or unimproved lots shall comply with the requirements in this article.

(c) Structures, unimproved lots.

(1) Every owner of a building, structure or lot, vacant or occupied, shall keep the premises in clean and sanitary condition, including yards, lawn, courts and driveways.

(2) Exterior premises shall be kept free from the excessive growth of weeds, grass and other flora.

These violation(s) must be corrected **no later than 7/18/2025**. 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

# CE20250444

- **Respondent(s): James & Erin Mirolli**
- **Violation address: 601 77th Avenue**
- **Violation(s) description: The property is in violation of sections 98-64 (a) General Maintenance, 98-66 (a),(b), (20) and (22) a & b 2 Residential and Commercial Property Maintenance, 98-72 (c) (1) & (2) Vacant Buildings, Vacant Structures and Vacant or Unimproved Lots of the Code of Ordinances of the City of St. Pete Beach**

# **CE20250444**

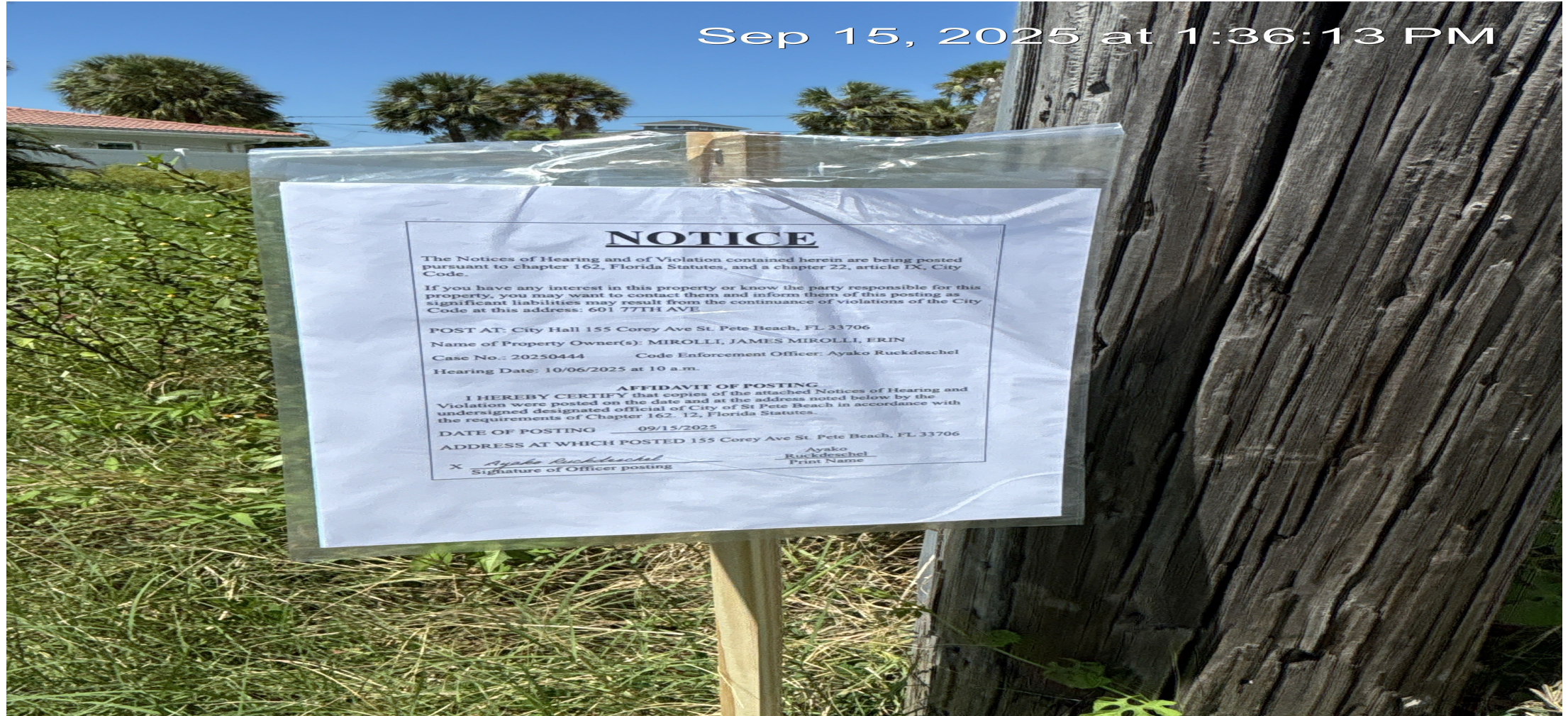
## **Case Summary**

- Initial inspection: 7/7/2025**
- Notice of Violation dated: 7/8/2025**
- Notice of Violation compliance date: 7/18/2025**
- Notices of Hearing dated and posted on the property: 9/15/2025**

# CE20250444

## Affidavit of Posting

Sep 15, 2025 at 1:36:13 PM



**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: 601 77TH AVE

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706  
Name of Property Owner(s): MIROLLI, JAMES MIROLLI, ERIN  
Case No.: 20250444 Code Enforcement Officer: Ayako Ruckdeschel  
Hearing Date: 10/06/2025 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 09/15/2025  
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Ayako Ruckdeschel Ayako Ruckdeschel  
Signature of Officer posting Print Name

# 601 77th Avenue

# CE20250444

## Overgrown vegetation



**601 77th Avenue**

# CE20250444

## Overgrown vegetation



**601 77th Avenue**

# CE20250444

## Overgrown vegetation



**601 77th Avenue**

# CE20250444

## Overgrown vegetation



**601 77th Avenue**

# CE20250444

## Overgrown vegetation 9-13-25



**601 77th Avenue**

# CE20250444

## Overgrown vegetation 9-13-25



**601 77th Avenue**

# CE20250444

## Overgrown vegetation 9-13-25



**601 77th Avenue**

# CE20250444

## Overgrown vegetation 9-13-25



**601 77th Avenue**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8332 8104 30

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MIROLI JAMES  
MIROLI ERIN  
5729 WOODFIELD PKWY  
GRAND BLANC MI 48439-9426

NOH 20250444 AR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8322 3797 63

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MIROLI JAMES MIROLI ERIN  
5729 WOODFIELD PKWY  
GRAND BLANC MI 48439-9426

NOV 20250444 AR  
Jennifer Daunch

\$8.1600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250486  
City of St. Pete Beach v. Schnakenberg, Richard  
J Schnakenberg, Barbara Ann  
Address: 8040 Gulf Blvd St. Pete Beach, FL  
33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 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.

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. 98-66. - 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 shall be maintained or removed as follows:

b. Prohibited conditions. The following conditions are prohibited:

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

**Funding:**

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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250486

vs.

SCHNAKENBERG, RICHARD J SCHNAKENBERG, BARBARA ANN  
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 **10/06/2025** 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 **8040 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 09/22/2025

*Ayako Ruckdeschel*

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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: 8040 GULF BLVD

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

Name of Property Owner(s): SCHNAKENBERG, RICHARD J  
SCHNAKENBERG, BARBARA ANN

Case No.: 20250486                      Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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                      09/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/21/2025

SCHNAKENBERG, RICHARD J SCHNAKENBERG, BARBARA  
ANN  
8040 GULF BLVD  
ST PETE BEACH, FL 33706

RE: Case Number 20250486  
Violation Address: 8040 GULF BLVD  
Parcel ID#: 363115782100920010

Dear Property Owner:

Your property is overgrown and needs maintenance. You have a trailer located in your side yard with an accumulation of junk; you are in violation of the following LDC section(s):

### **Sec. 46-33. - Enumeration.**

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

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

(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.

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. 98-66. - 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. *Ayako Ruckdeschel*

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

b. Prohibited conditions. The following conditions are prohibited:

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

These violation(s) must be corrected **no later than 7/31/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

*Ayako Ruckdeschel*

727-363-9216

Ayako Ruckdeschel  
Code Enforcement Officer

# CE20250486

- **Respondent(s): Richard & Barbara Schnakenberg**
- **Violation address: 8040 Gulf Blvd**
- **Violation(s) description: The property is in violation of sections 46-33 (1) a and (2) Enumeration, 98-66 (a),(b), (20) and (22) b 2 Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

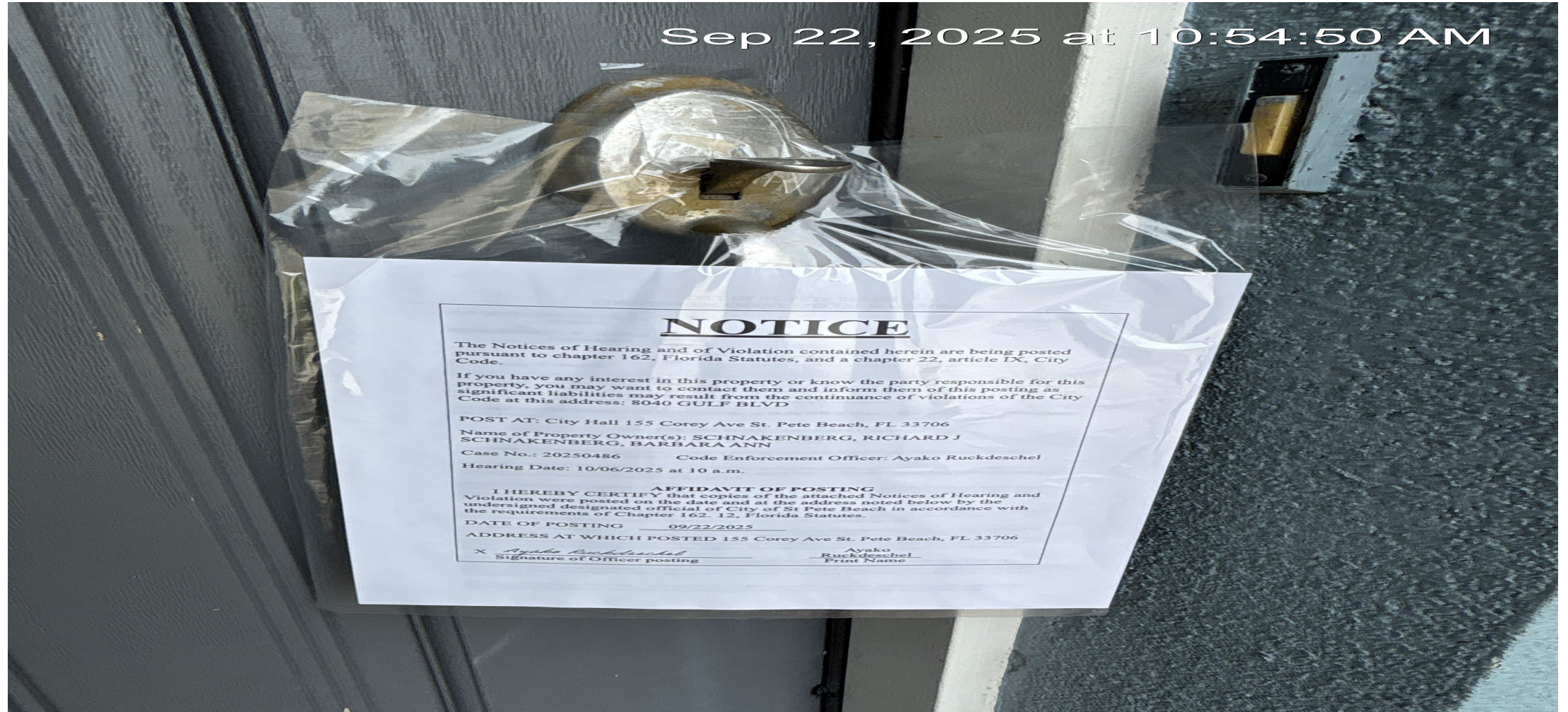
# **CE20250486**

## **Case Summary**

- Initial inspection: 7/17/2025**
- Notice of Violation dated: 7/21/2025**
- Notice of Violation compliance date: 7/31/2025**
- Notices of Hearing dated and posted on the property: 9/22/2025**

# CE20250486

## Affidavit of Posting



8040 Gulf Blvd

# CE20250486

## Overgrowth & trailer debris



**8040 Gulf Blvd**

# CE20250486

## Overgrowth & trailer debris 7-20-25



**8040 Gulf Blvd**

# CE20250486

## Overgrowth 7-20-25



**8040 Gulf Blvd**

# CE20250486

## Overgrowth & trailer debris 7-20-25

Jul 20, 2025 at 9:14:21 AM



# 8040 Gulf Blvd

# CE20250486

## Overgrowth & trailer debris 7-20-25



**8040 Gulf Blvd**

# CE20250486

## Overgrowth 9-15-25

Sep 15, 2025 at 4:10:50 PM



# 8040 Gulf Blvd

# CE20250486

## Overgrowth 9-15-25



**8040 Gulf Blvd**

# CE20250486

## Overgrowth 9-15-25

Sep 15, 2025 at 4:10:28 PM



# 8040 Gulf Blvd

# CE20250486

## Overgrowth 9-15-25

Sep 15, 2025 at 4:10:33 PM



# 8040 Gulf Blvd

# CE20250486

## Overgrowth 9-15-25

Sep 15, 2025 at 4:10:41 PM



# 8040 Gulf Blvd

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

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USPS CERTIFIED MAIL



9214 8901 9403 8324 3498 87

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SCHNAKENBERG RICHARD J  
SCHNAKENBERG BARBARA ANN  
8040 GULF BLVD  
ST PETE BEACH FL 33706-1630

NOV 20250486 AR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 2689 87

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SCHNAKENBERG RICHARD J  
SCHNAKENBERG BARBARA ANN  
8040 GULF BLVD  
ST PETE BEACH FL 33706-1630

NOH 20250486 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250497  
City of St. Pete Beach v. Figgins, Tricia  
Address: 434 79th Ave St. Pete Beach, FL 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 46-33. - Enumeration.**  
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

b. Dead branches or fronds on trees or shrubs.

(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.

(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.

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

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

**Funding:**

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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250497

vs.  
FIGGINS, TRICIA  
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 **10/06/2025** 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 **434 79TH 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 09/22/2025

*Ayako Ruckdeschel*

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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: 434 79TH AVE

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

Name of Property Owner(s): FIGGINS, TRICIA

Case No.: 20250497      Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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      09/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/23/2025

FIGGINS, TRICIA  
434 79TH AVE  
ST PETE BEACH, FL 33706-1720

RE: Case Number 20250497  
Violation Address: 434 79TH AVE  
Parcel ID#: 363115781740810030

Dear Property Owner:

Your property landscape is overgrown, has dead trees and requires maintenance. You also have debris on site 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:

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

b. Dead branches or fronds on trees or shrubs.

(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.

(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.

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

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

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

727-363-9216

Ayako Ruckdeschel  
Code Enforcement Officer

# CE20250497

- **Respondent(s): Tricia Figgins**
- **Violation address: 434 79th Avenue**
- **Violation(s) description: The property is in violation of sections 46-33 (1) a & b, (2), (3) and (12) Enumeration, 98-65 (4) Unsightly Conditions, 98-66 (a),(b), (20) and (22) a & b 2 Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

# **CE20250497**

## **Case Summary**

- Initial inspection: 7/20/2025**
- Notice of Violation dated: 7/23/2025**
- Notice of Violation compliance date: 8/3/2025**
- Notices of Hearing dated and posted on the property: 9/22/2025**

# CE20250497

## Affidavit of Posting

Sep 22, 2025 at 10:40:57 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: 434 79TH AVE

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

Name of Property Owner(s): FIGGINS, TRICIA

Case No.: 20250497

Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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 09/22/2025

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

X Ayako Ruckdeschel  
Signature of Officer posting

Ayako Ruckdeschel  
Print Name

# 434 79th Avenue

# CE20250497

## Overgrown vegetation



**434 79th Avenue**

# CE20250497

## Overgrowth & debris



**434 79th Avenue**

# CE20250497

## Overgrowth & debris



**434 79th Avenue**

# CE20250497 Debris



**434 79th Avenue**

# CE20250497

## Overgrown vegetation 9-15-25



**434 79th Avenue**

# CE20250497

## Overgrowth 9-15-25

Sep 15, 2025 at 2:33:20 PM



# 434 79th Avenue

# CE20250497

## Overgrowth 9-15-25

Sep 15, 2025 at 2:33:42 PM



# 434 79th Avenue

# CE20250497

## Overgrowth 9-15-25

Sep 15, 2025 at 2:32:52 PM



# 434 79th Avenue

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

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USPS CERTIFIED MAIL



9214 8901 9403 8324 7994 53

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FIGGINS TRICIA  
434 79TH AVE  
ST PETE BEACH FL 33706-1720

NOV 20250497 AR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 2664 64

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FIGGINS TRICIA  
434 79TH AVE  
ST PETE BEACH FL 33706-1720

NOH 20250497 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250495  
City of St. Pete Beach v. Strebler, James E  
Address: 410 73rd Ave St. Pete Beach, FL 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 46-33. - Enumeration.**  
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

b. Dead branches or fronds on trees or shrubs.

(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.

(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. 98-64. - General Maintenance**

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

**Sec. 98-65. - Unsightly conditions.**

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

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

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

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

(b) Standards for improved property.

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

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

(c) 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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250495

vs.

STREBLER, JAMES 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 **10/06/2025** 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 **410 73RD AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 09/22/2025

*Ayako Ruckdeschel*

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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.

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

Name of Property Owner(s): STREBLER, JAMES E

Case No.: 20250495      Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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      09/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/22/2025

STREBLER, JAMES E  
112 MANGO RD NE  
LAKE PLACID, FL 33852-9107

RE: Case Number 20250495  
Violation Address: 410 73RD AVE  
Parcel ID#: 363115779940470090

Dear Property Owner:

Your property has debris on site, dead trees & overgrown vegetation. You are in violation of the following LDC section(s):

### **Sec. 46-33. - Enumeration.**

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

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

b. Dead branches or fronds on trees or shrubs.

(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.

(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. 98-64. - General Maintenance**

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

**Sec. 98-65. - Unsightly conditions.**

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

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

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

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

(b) Standards for improved property.

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

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

(c) Litter.

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

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

These violation(s) must be corrected **no later than 8/1/2025**. 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

# CE20250495

- **Respondent(s): James E. Strebler**
- **Violation address: 410 73rd Avenue**
- **Violation(s) description: The property is in violation of sections 46-33 (1) a & b, (2), (3) and (12) Enumeration, 98-64 (a) General Maintenance, 98-65 (4) Unsightly Conditions, 98-66 (a),(b), (20), (22) a & b 2 and (c) (2) & (3) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

# **CE20250495**

## **Case Summary**

- Initial inspection: 7/8/2025**
- Notice of Violation dated: 7/22/2025**
- Notice of Violation compliance date: 8/1/2025**
- Notices of Hearing dated and posted on the property: 9/22/2025**

# CE20250495

## Affidavit of Posting

Sep 22, 2025 at 10:37:11 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: 410 73RD AVE

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

Name of Property Owner(s): STREBLER, JAMES E

Case No.: 20250495 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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 09/22/2025

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

X Ayako Ruckdeschel  
Signature of Officer posting

Ayako Ruckdeschel  
Print Name

# 410 73rd Avenue

# CE20250495

## Dead trees

Aug 7, 2025 at 12:03:15 PM



# 410 73rd Avenue

# CE20250495

## Dead tree & debris

Aug 7, 2025 at 12:03:33 PM



# 410 73rd Avenue

# CE20250495

## Dead trees

Aug 7, 2025 at 12:03:50 PM



**410 73rd Avenue**

# CE20250495

## Dead trees

Aug 7, 2025 at 12:04:21 PM



# 410 73rd Avenue

# CE20250495

## Debris 7-17-25

Jul 17, 2025 at 3:01:16 PM



# 410 73rd Avenue

# CE20250495

## Dead trees 7-22-25

Jul 22, 2025 at 10:08:43 AM



# 410 73rd Avenue

# CE20250495 Debris 7-22-25

Jul 22, 2025 at 10:08:25 AM



## 410 73rd Avenue

# CE20250495

## Dead tree 9-15-25



**410 73rd Avenue**

# CE20250495

## Dead trees 9-15-25

Sep 15, 2025 at 1:23:37 PM



# 410 73rd Avenue

# CE20250495

## Dead trees

Sep 15, 2025 at 1:23:49 PM



# 410 73rd Avenue

# CE20250495

## Dead trees

Sep 15, 2025 at 1:24:00 PM



# 410 73rd Avenue

# CE20250495

## Dead trees

Sep 15, 2025 at 1:24:04 PM



# 410 73rd Avenue

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

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USPS CERTIFIED MAIL



9214 8901 9403 8324 5268 99

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STREBLER JAMES E  
112 MANGO RD NE  
LAKE PLACID FL 33852-9107

NOV 20250495 AR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 2657 88

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STREBLER JAMES E  
112 MANGO RD NE  
LAKE PLACID FL 33852-9107

NOH 20250495 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250505  
City of St. Pete Beach v. Howard, Nancy B Tre  
Howard, William M Tre  
Address: 445 84th Ave

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 46-33. - Enumeration.**  
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

b. Dead branches or fronds on trees or shrubs.

(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 shall be maintained or removed as follows:

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

b. Prohibited conditions. The following conditions are prohibited:

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

**Funding:** 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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250505

vs.

HOWARD, NANCY B TRE HOWARD, WILLIAM M 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 **10/06/2025** 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 **445 84TH 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 09/22/2025

*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: 445 84TH AVE

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

Name of Property Owner(s): HOWARD, NANCY B TRE HOWARD,  
WILLIAM M TRE

Case No.: 20250505                      Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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                      09/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/23/2025

HOWARD, NANCY B TRE HOWARD, WILLIAM M TRE  
445 84TH AVE  
ST PETE BEACH, FL 33706-1509

RE: Case Number 20250505  
Violation Address: 445 84TH AVE  
Parcel ID#: 253115782461020070

Dear Property Owner:

Your property landscape is overgrown and has dead vegetation/tree which needs to be removed. You are in violation of the following LC section(s):

### **Sec. 46-33. - Enumeration.**

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

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.

b. Dead branches or fronds on trees or shrubs.

(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 shall be maintained or removed as follows:

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

facie evidence of a violation of this section.

b. Prohibited conditions. The following conditions are prohibited:

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

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

# CE20250505

- **Respondent(s): William & Nancy Howard Tre**
- **Violation address: 445 84th Avenue**
- **Violation(s) description: The property is in violation of sections 46-33 (1) a & b and (3) Enumeration, 98-66 (a),(b), (20) and (22) a & b 2 Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

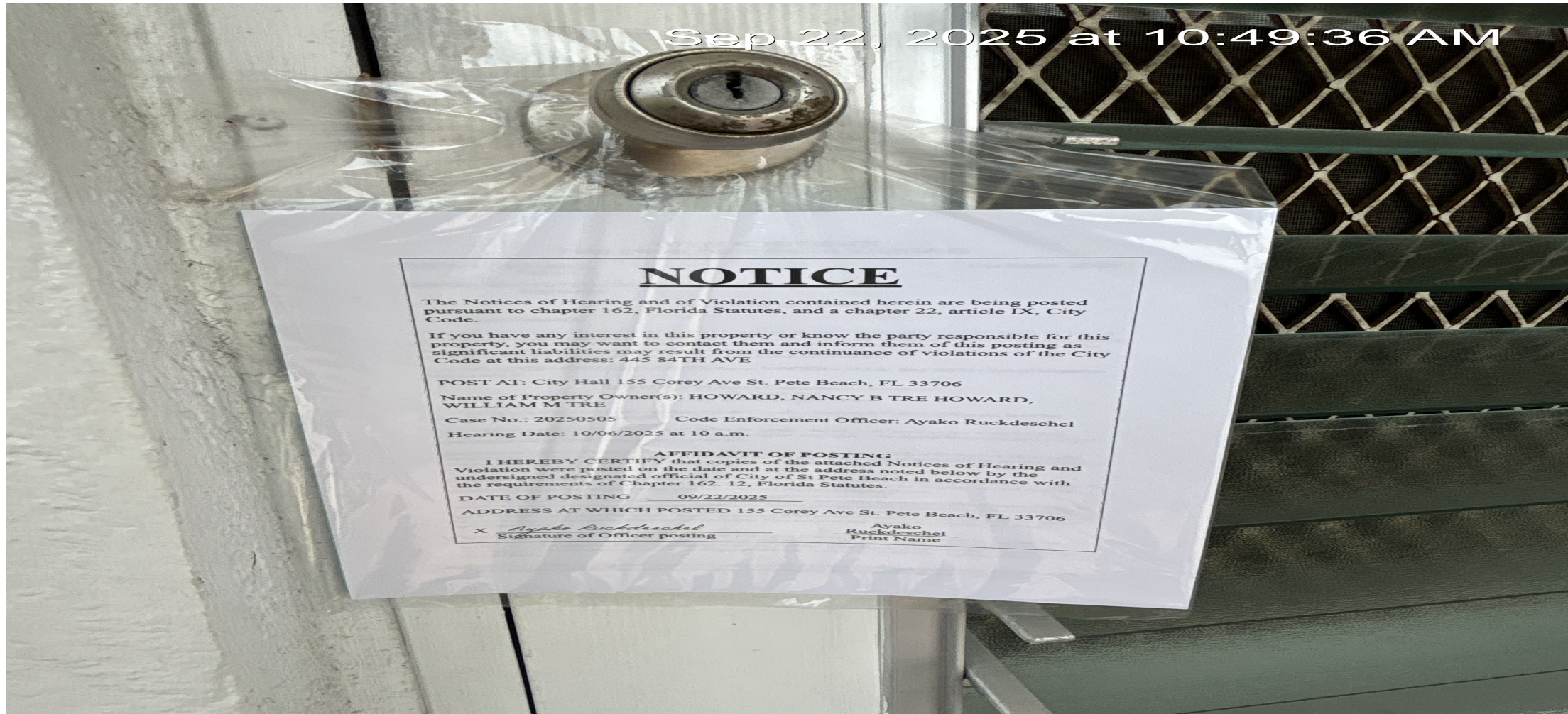
# **CE20250505**

## **Case Summary**

- Initial inspection: 7/20/2025**
- Notice of Violation dated: 7/23/2025**
- Notice of Violation compliance date: 8/3/2025**
- Notices of Hearing dated and posted on the property: 9/22/2025**

# CE20250505

## Affidavit of Posting



445 84th Avenue

# CE20250505

## Dead hedge



**445 84th Avenue**

# CE20250505

## Dead hedge, tree & bushes



**445 84th Avenue**

# CE20250505

## Dead tree

Jul 20, 2025 at 9:28:12 AM



# 445 84th Avenue

# CE20250505

## Overgrown vegetation



**445 84th Avenue**

# CE20250505

## Overgrown vegetation 7-20-25



**445 84th Avenue**

# CE20250505

## Dead hedge 7-20-25



**445 84th Avenue**

# CE20250505

## Overgrown vegetation 9-15-25

Sep 15, 2025 at 3:50:45 PM



**445 84th Avenue**

# CE20250505

## Overgrowth & dead hedge 9-15-25



**445 84th Avenue**

# CE20250505

## Overgrowth 9-15-25

Sep 15, 2025 at 3:51:02 PM



# 445 84th Avenue

# CE20250505

## Overgrowth 9-15-25



**445 84th Avenue**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8324 7991 94

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HOWARD NANCY B TRE HOWARD WILLIAM M TRE  
445 84TH AVE  
ST PETE BEACH FL 33706-1509

NOV 20250505 AR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 2681 30

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HOWARD NANCY B TRE  
HOWARD WILLIAM M TRE  
445 84TH AVE  
ST PETE BEACH FL 33706-1509

NOH 20250505 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250509  
City of St. Pete Beach v. Rutherford, Natalia J  
Address: 502 79th Ave

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 46-33. - Enumeration.**  
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

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

(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.

**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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250509

vs.

RUTHERFORD, NATALIA J  
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  
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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 **502 79TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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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 09/22/2025

*Ayako Ruckdeschel*

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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

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If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 502 79TH AVE

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

Name of Property Owner(s): RUTHERFORD, NATALIA J

Case No.: 20250509          Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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      09/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/23/2025

RUTHERFORD, NATALIA J  
502 79TH AVE  
ST PETE BEACH FL 33706-1722 ,

RE: Case Number 20250509  
Violation Address: 502 79TH AVE  
Parcel ID#: 363115781740820060

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*

# CE20250509

- **Respondent(s): Natalia J. Rutherford**
- **Violation address: 502 79th Avenue**
- **Violation(s) description: The property is in violation of sections 46-33 (2) and (12) Enumeration, 98-65 (4) Unsightly Conditions, 98-66 (a), (b) and (c) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

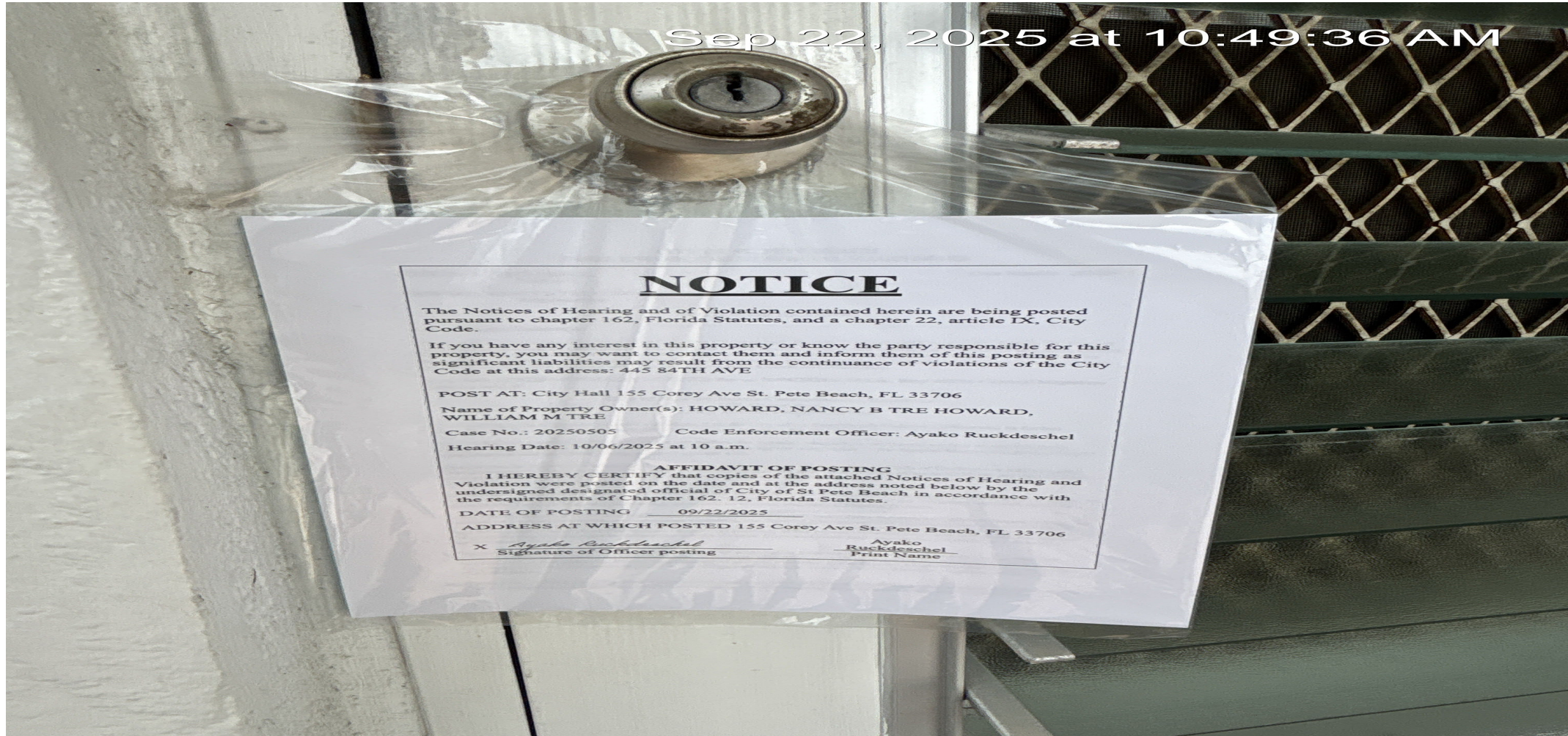
# **CE20250509**

## **Case Summary**

- Initial inspection: 7/20/2025**
- Notice of Violation dated: 7/23/2025**
- Notice of Violation compliance date: 8/3/2025**
- Notices of Hearing dated and posted on the property: 9/22/2025**

# CE20250509

## Affidavit of Posting



**502 79th Avenue**

# CE20250509 Debris



**502 79th Avenue**

# CE20250509

## Available dumpster



**502 79th Avenue**

# CE20250509

## Construction debris 9-15-25



**502 79th Avenue**

# CE20250509

## Debris 9-15-25

Sep 15, 2025 at 2:36:02 PM



# 502 79th Avenue

# CE20250509

## Debris 9-15-25



**502 79th Avenue**

# CE20250509

## Construction debris 9-15-25



**502 79th Avenue**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8324 7981 28

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RUTHERFORD NATALIA J  
502 79TH AVE  
ST PETE BEACH FL 33706-1722

NOV 20250509 AR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 2672 01

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RUTHERFORD NATALIA J  
502 79TH AVE  
ST PETE BEACH FL 33706-1722

NOH 20250509 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250484  
City of St. Pete Beach v. Olson, John Scott Jr  
Address: 7921 Boca Ciega Dr St. Pete Beach, FL  
33706-1618

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 46-33. - Enumeration.**  
The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:  
(1) Vegetation as follows:  
a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.  
b. Dead branches or fronds on trees or shrubs.  
c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.  
(3) Any condition which provides harborage for rats, mice, snakes and other vermin  
(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or trailer or boat-trailer or other registration certificate, showing the vehicle or part thereof to be titled in the name of the owner or occupier of the property upon

which the vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that the property is worn out, scrapped, nonoperative, unusable or discarded, as provided in subsection (12) of this section

**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 shall be maintained or removed as follows:

b. Prohibited conditions. The following conditions are prohibited:

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

**Funding:**

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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250484

vs.  
OLSON, JOHN SCOTT JR  
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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St Pete Beach, Florida 33706**

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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,

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 09/22/2025

*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: 7921 BOCA CIEGA DR

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

Name of Property Owner(s): OLSON, JOHN SCOTT JR

Case No.: 20250484          Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 10/06/2025 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      09/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



155 Corey Avenue St. Pete Beach, FL 33706 [www.stpetebeach.org](http://www.stpetebeach.org)

## NOTICE OF VIOLATION

7/21/2025

OLSON, JOHN SCOTT JR  
7921 BOCA CIEGA DR  
ST PETE BEACH, FL 33706-1618

RE: Case Number 20250484  
Violation Address: 7921 BOCA CIEGA DR  
Parcel ID#: 363115051480020020

Dear Property Owner:

Your property is overgrown and requires maintenance. Your trailer is unregistered and nonoperative. You are in violation of the following LDC section(s):

### **Sec. 46-33. - Enumeration.**

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

(1) Vegetation as follows:

- a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
- b. Dead branches or fronds on trees or shrubs.
- c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

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

(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or trailer or boat-trailer or other registration certificate, showing the vehicle or part thereof to be titled in the name of the owner or occupier of the property upon which the vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that the property is worn out, scrapped, nonoperative, unusable or discarded, as provided in subsection

(12) of this section

### **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 shall be maintained or removed as follows:

b. Prohibited conditions. The following conditions are prohibited:

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

These violation(s) must be corrected **no later than 7/31/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727)748-1722 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

*Ayako Ruckdeschel*

727-363-9216

Ayako Ruckdeschel  
Code Enforcement Officer

# CE20250484

- **Respondent(s): John Scott Olson, Jr.**
- **Violation address: 7921 Boca Ciega Drive**
- **Violation(s) description: The property is in violation of sections 46-33 (1) a-c, (3) and (13) Enumeration and 98-66 (a), (b), (20), (22) b.2 Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

# **CE20250484**

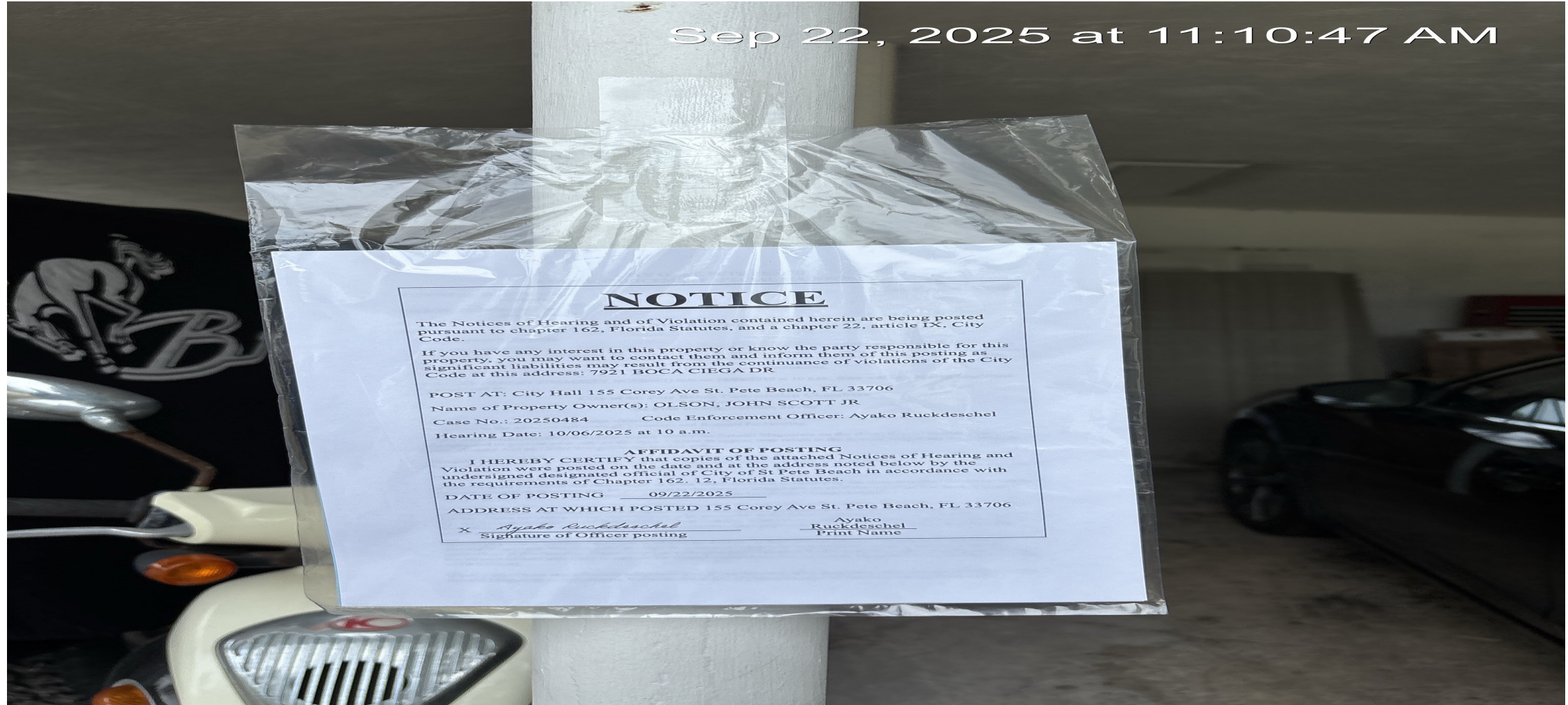
## **Case Summary**

- Initial inspection: 7/20/2025**
- Notice of Violation dated: 7/21/2025**
- Notice of Violation compliance date: 7/31/2025**
- Notices of Hearing dated and posted on the property: 9/22/2025**

# CE20250484

## Affidavit of Posting

Sep 22, 2025 at 11:10:47 AM



# 7921 Boca Ciega Dr

# CE20250484

## Overgrown vegetation



**7921 Boca Ciega Dr**

# CE20250484

## Overgrowth under trailer



**7921 Boca Ciega Dr**

# CE20250484

## Unregistered vehicles



**7921 Boca Ciega Dr**

# CE20250484

## Overgrown vegetation



**7921 Boca Ciega Dr**

# CE20250484

## Overgrowth under trailer 9-15-25



**7921 Boca Ciega Dr**

# CE20250484

## Overgrowth under trailer 9-15-25



**7921 Boca Ciega Dr**

# CE20250484

## Grass cut 9-22-25



# 7921 Boca Ciega Dr

# CE20250484

## Cuttings debris 9-22-25



**7921 Boca Ciega Dr**

# CE20250484

## Unregistered trailer 9-25-25



**7921 Boca Ciega Dr**

# CE20250484

## Expired boat trailer



7921 Boca Ciega Dr

# CE20250484

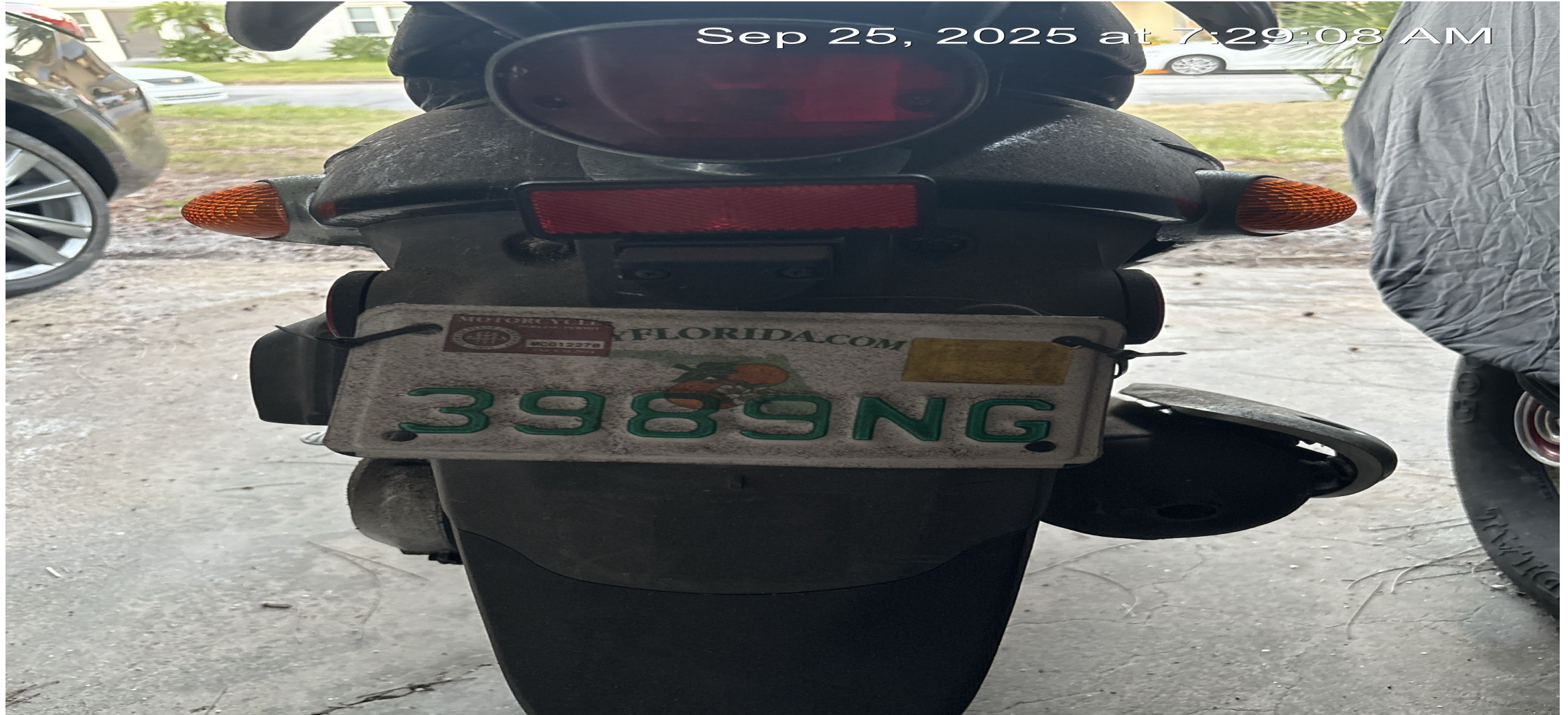
## Unregistered scooter 9-25-25



**7921 Boca Ciega Dr**

# CE20250484

## Unregistered scooter



**7921 Boca Ciega Dr**

**CE20250484**

**Unregistered parked vehicles 9-25-25**



**7921 Boca Ciega Dr**

**CE20250484**

**Expired Mazda registration 9-25-25**



**7921 Boca Ciega Dr**

**CE20250484**

**Emptied trash cans in driveway 9-25-25**



**7921 Boca Ciega Dr**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 2694 34

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OLSON JOHN SCOTT JR  
7921 BOCA CIEGA DR  
ST PETE BEACH FL 33706-1618

NOH 20250484 AR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8324 3501 04

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OLSON JOHN SCOTT JR  
7921 BOCA CIEGA DR  
ST PETE BEACH FL 33706-1618

NOV 20250484 AR  
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 Revocable  
Living Trust  
Paul V. Murphy Trustee  
Donna J. Murphy Trustee  
Address: 253 41st Ave St. Pete Beach, FL 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** Lien Reduction Request

**Funding:** NA

**Attachments:** 1. Lien Reduction Application

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250504  
ADDRESS: 253 41<sup>st</sup> Ave.**

**MURPHY REVOCABLE LIVING  
TRUST, PAUL V. MURPHY, Trustee,  
and DONNA J. MURPHY, Trustee,**

**Respondents.**

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**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on August 18, 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 Chloe Berryman and Code Enforcement Officer Steven Rivera.
2. Angela Ross of St. Pete Beach Vacations, Respondent's Property Manager, appeared on behalf of Respondents. Ms. Ross possessed the requisite authority to represent Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified of the following violation of the City's Land Development Code:

**Section 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.**
5. Code Enforcement Officer Rivera presented evidence of two (2) reviews from the AirBnB website for the property and submitted the AirBnB review policy, which requires renters

to post their reviews within fourteen (14) days after their stay. The review indicated that the renters "stayed about a week", both in May 2025. This evidence demonstrated the property was used for transient occupancy.

6. Ms. Ross testified that while the properties were rented for seven days, the property was blocked for three weeks on either side to compensate so that it was blocked out as month-long rental. Ms. Ross testified, however, that the property was not actually rented for a month at a time but rather on a short-term basis.

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

7. The Special Magistrate finds Respondents and the subject property were in violation of Section 8.2 of the City's Code of Ordinances. The rentals in violation of the Code are determined to be irreparable or irreversible in nature, and Respondents are assessed \$500 for 2 stays (from May 2025), totaling \$1,000, plus the reasonable administrative costs of the City in the amount of \$330, and any fees associated with the recording of any necessary liens.
8. Respondents are ordered to immediately cease renting the property for a term less than thirty (30) days.
9. Pursuant to Section 22-279 (a) of the City's Code of Ordinances, Respondents may request a hearing to challenge the fine amount within twenty (20) days of the date of this order.
10. It is Respondents' responsibility to notify the City once the property is in compliance, if applicable.
11. Should Respondents be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on August 19, 2025.

*Erica Augello*

Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent's Property Manager via email at [angie@sphvacations.com](mailto:angie@sphvacations.com) on August 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.



## Lien Reduction Request Application

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

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

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

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

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

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

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

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

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

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



# Lien Reduction Request Application

Please TYPE or PRINT this application neatly.

1. Code Enforcement Case Number: CE 202 50504

2. Date: 8/21/2025

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

Company (if applicable):

Name: Angie Ross

Mailing Address: 3315 58th Ave S # 1012

City: St. Pete State: FL Zip Code: 33712

Phone #: 727-492-3162 Fax #: \_\_\_\_\_

Mobile #: \_\_\_\_\_ E-mail: Angie@~~stpete~~spbvacations.com

4. Property Owner Information: \* Check here if same as Applicant  
\* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable):

Name: MURPHY, PAUL V TRE / MURPHY, DONNA J TRE

Mailing Address: 6760 N. JEAN AVE

City: CHICAGO State: IL Zip Code: 60646

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mobile #: 773-988-6640 E-mail: pdmurfs97@sbcglobal.net

5. Information for property on which lien occurs:

Street Address: 253 41<sup>ST</sup> AVE. ST PETER BEACH 33706

Parcel ID: 07/32/16/07434/000/0060

Tax Account Number: R81602

Existing Use(s) on Property: PERSONAL & RENTAL

Date Fine or Lien Imposed: 7/22/2025

Fine/Lien Amount: 1,000<sup>00</sup> Administrative Fees: 330<sup>00</sup> Total Fine/Lien Amount: 1,330<sup>00</sup>

Amount you are requesting that the lien be reduced to: \$ 250 each occurrence + 330 fees

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

Date upon which the subject property was brought into compliance: 8/2/2025

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

FIRST TIME VIOLATION. IT WAS CORRECTED IMMEDIATELY BY THE PROPERTY MANAGEMENT COMPANY UPON OWNERS RECEIVING THE VIOLATIONS VIA CERTIFIED MAIL. ON 8/2/2025. NO OTHER TRANSIENT RENTALS HAVE OCCURRED OTHER THAN THE TWO STAYS LISTED ON THE FINAL ADMINISTRATIVE ORDER OF 8/18/2025.  
The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:

THE REASON WAS NOTED IN THE FINAL ADMINISTRATIVE ORDER AS TESTIFIED BY ANGELA ROSS UNDER FINDINGS OF FACT SECTION.

Provide proof that the taxes are paid in full:

SEE ATTACHED DOCUMENTATION

6. Signatures and Notarization.

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

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

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

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

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

[Handwritten Signature]

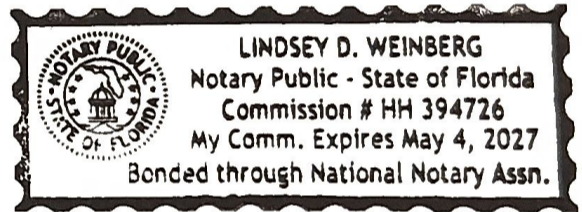
(APPLICANT SIGNATURE)

Lindsey D. Weinberg

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

Personally Known  OR Produced Identification

Type of I.D. Produced \_\_\_\_\_



(NOTARY PUBLIC SIGNATURE) Lindsey D. Weinberg

STATE OF FLORIDA, COUNTY OF PINELLAS

Sworn and subscribed to before me this 4th day September of, 20 25

CITY MANAGER/DESIGNEE RECOMMENDATION

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

Recommended amount to the Special Magistrate: \_\_\_\_\_

Print Name \_\_\_\_\_


Date \_\_\_\_\_

Signature \_\_\_\_\_

# Real Estate Account #R81602

**Owner:**  
MURPHY, PAUL V TRE  
MURPHY, DONNA J TRE

**Situs:**  
253 41ST AVE  
ST PETE BEACH

Parcel details  
Property Appraiser   
 Catastrophic Event Allowance



[Get bills by email](#)

## 2024 Annual Bill

### Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

PINELLAS COUNTY TAX COLLECTOR

BILL	PARCEL NUMBER	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	PAID
2024 Annual Bill	07/32/16/07434/000/0060	-	SPB	\$0.00	 <a href="#">Print (PDF)</a>

**Payable by:** Nov 30, 2024  
**Please pay:** \$7,841.53

Combined taxes and assessments: \$8,168.26

## Ad Valorem Taxes

	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
TRADING AUTHORITY					
GENERAL FUND	4.5947	\$488,921.00	\$0.00	\$488,921.00	\$2,246.45
HEALTH DEPARTMENT	0.0713	\$488,921.00	\$0.00	\$488,921.00	\$34.86
SBC	0.8050	\$488,921.00	\$0.00	\$488,921.00	\$393.58
SCHOOL-STATE LAW	3.0740	\$565,398.00	\$0.00	\$565,398.00	\$1,738.03
SCHOOL-LOCAL SD.	2.7480	\$565,398.00	\$0.00	\$565,398.00	\$1,553.71
ST PETE BEACH	3.0913	\$488,921.00	\$0.00	\$488,921.00	\$1,511.40
SUN FLA WTR MGMT.	0.1909	\$488,921.00	\$0.00	\$488,921.00	\$93.34
PINELLAS COUNTY PLN CNCL	0.0200	\$488,921.00	\$0.00	\$488,921.00	\$9.78
JUVENILE WELFARE BOARD	0.8250	\$488,921.00	\$0.00	\$488,921.00	\$403.36
<b>Total Ad Valorem Taxes</b>	<b>15.4202</b>				<b>\$7,984.51</b>

## Non-Ad Valorem Assessments

LETTING AUTHORITY	RATE	AMOUNT
ST PETE BEACH STORMWATER SVCS FIXED COST		\$64.32
ST PETE BEACH STORMWATER SVCS VARIABLE COST		

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

**Agenda Report**

**Agenda Title Name:** Case # 20250507  
City of St. Pete Beach v. Bakhtiarian, Kourosh  
Address: 2606 Pass A Grille Way St. Pete  
Beach, FL 33706

**Action Request:** NA

**Strategic Objective:**

**Date:** October 6, 2025

**Prepared By:** Jennifer Daunch

**Through:** Peyt Dewar, Code Enforcement Manager

**Summary of Issue:** **Sec. 20.03. - Permitted principal uses and structures.**

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

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

**Funding:** NA

**Attachments:**

1. Notice of Hearing
2. Affidavit of Posting
3. Irreparable or Irreversible Notice of Violation
4. Irreparable or Irreversible Notice of Violation Banner
5. Evidence
6. Notice of Hearing Banner
7. 20210517 Amended SM Orders
8. 20210517 SM orders

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250507

vs.  
BAKHTIARIAN, KOUROSH  
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 **10/06/2025** 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 **2606 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 08/19/2025

*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: 2606 PASS A GRILLE WAY

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

Name of Property Owner(s): BAKHTIARIAN, KOUROSH

Case No.: 20250507                      Code Enforcement Officer: Steven Rivera

Hearing Date: 10/06/2025 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     08/19/2025

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

BAKHTIARIAN, KOUROSH  
2606 PASS A GRILLE WAY  
ST PETE BEACH FL 33706-4198

Re: **Case Number 20250507**  
**Violation Address: 2606 PASS A GRILLE WAY, ST PETE BEACH FL 33706**  
**Parcel ID#: 183216610020030110**

Dear Property Owner:

Transient occupancy is only permitted 3-times in a 12-month time period. The 7 short term rentals that have occurred since 1/2025 are in violation of the code. This violation is considered to be irreparable or irreversible in nature. On 3/11/2021 you were found to be in violation of Sec. 20.03 by the Special Magistrate. This case is being referred back to the Special Magistrate as a repeat violation.

**Sec. 20.03 Permitted principal uses and structures**

Sec. 20.03. - Permitted principal uses and structures.

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8328 3092 52

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BAKHTIARIAN KOUROSH  
2606 PASS A GRILLE WAY  
ST PETE BEACH FL 33706-4198

IINOH 20250507 SR  
Jennifer Daunch

\$8.8600

# **CE20250507**

- Respondent(s): Kourosch Bakhtiarian**
- Violation address: 2606 Pass A Grille Way**
- Violation(s) description: The property is in violation of section 20.03 Permitted principal uses and structures of the Land Development of the City of St. Pete Beach**

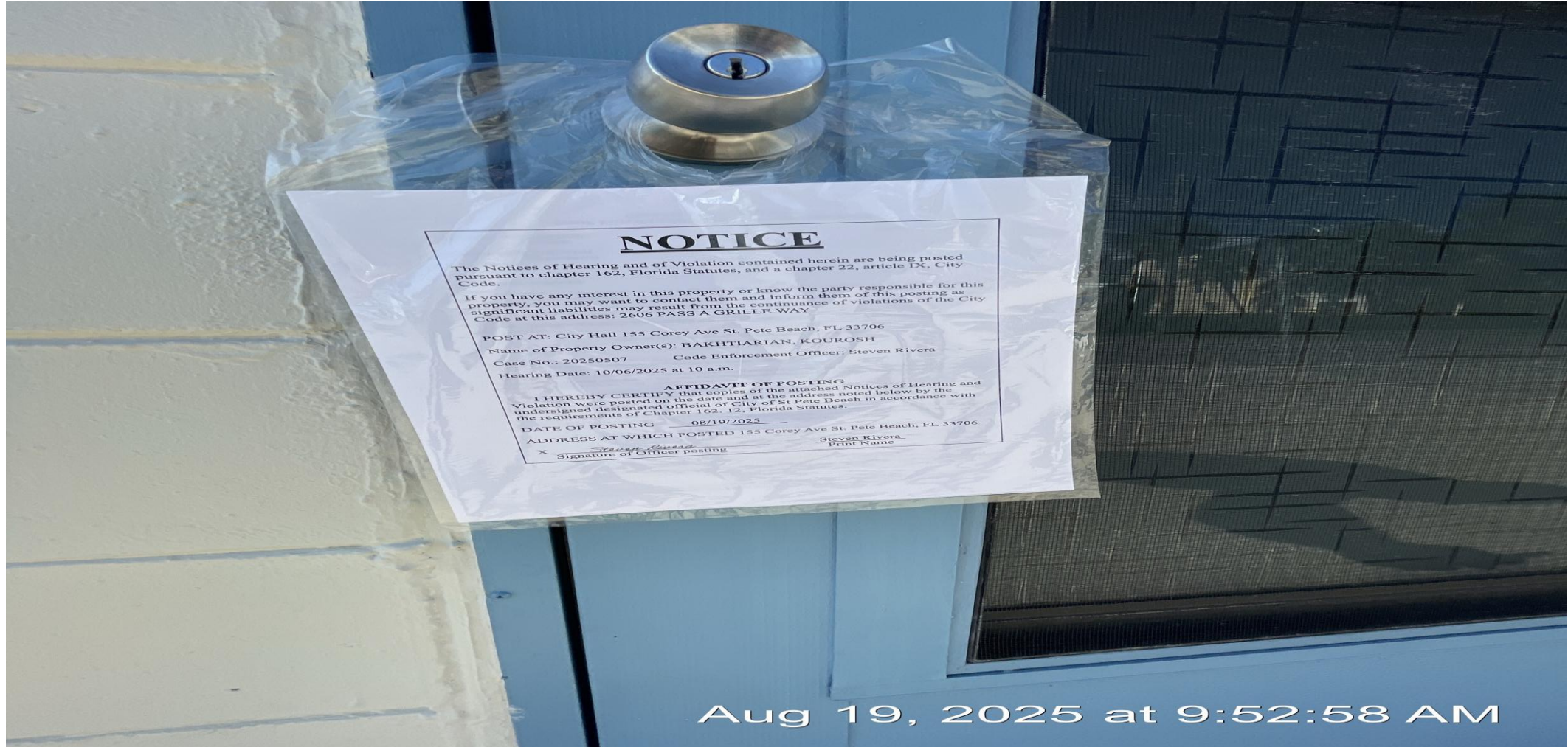
# **CE20250507**

## **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: 8/19/2025**

# CE20250507

## Affidavit of Posting



# 2606 Pass A Grille Way

# CE20250507 VRBO ad

The screenshot shows a VRBO listing for a property in St Pete Beach, FL. The listing title is "PRIME LOCATED BEACH COTTAGE with PORCH /60 SECONDS TO THE WATER". The property has a 9.8 rating, is described as "Exceptional", and has 2 bedrooms, 1+ bathroom, and sleeps 6. Popular amenities include beach view, parking available, dryer, free WiFi, pet friendly, and washer. The listing is non-refundable, with a start date of Sep 11 and an end date of Sep 18. The price is \$332 for 7 nights, with a weekly stay discount of \$60 off. The listing is located at 2606 Pass-a-Grille Way, St Pete Beach, FL. The listing is currently unavailable, and the host is not yet charged.

Overview Amenities Policies

Entire home

## PRIME LOCATED BEACH COTTAGE with PORCH /60 SECONDS TO THE WATER

9.8 Exceptional  
See all 206 reviews >

2 bedrooms 1+ bathroom Sleeps 6

### Popular amenities

- Beach view
- Parking available
- Dryer
- Free WiFi
- Pet friendly
- Washer

See all property amenities >

### Explore the area

St Pete Beach, FL  
View in a map >

- Pass-a-Grille Beach 1 min walk
- Eckerd College 9 min drive
- Upham Beach 10 min drive
- Tampa, FL (TPA-Tampa Intl.) 41 min drive

See all about this area >

Non-refundable ⓘ

Start date Sep 11 End date Sep 18

Travelers 3 travelers

Weekly stay \$60 off

**\$332** ~~\$340~~  
\$2,321 for 7 nights  
✓ All fees included

Starting at \$126/mo or 0% APR with **affirm**. Learn more

**Book now**

You will not be charged yet

[Contact host](#)

**Property # 553229**

48+ Save

Become a Vrbo host and earn extra money. See how

VISIT LAUDERDALE

Welcome TO WHERE THE BEACH CHANGES WITH THE BLOCK

86°F Mostly cloudy 2:07 PM 7/22/2025

# 2606 Pass A Grille Way

# CE20250507 VRBO host

vrbo.com/553229?chkin=2025-09-11&chkout=2025-09-18&d1=2025-09-11&d2=2025-09-18&startDate=2025-09-11&endDate=2025-09-18&x\_pwa=1&rfrr=HSR&pwa\_ts=1753206727537&referrerUrl=aHR0cHM6Ly93d3cudnliby5jb20vSG...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

Overview Amenities Policies [Save](#)

### About this property

#### PRIME LOCATED BEACH COTTAGE with PORCH /60 SECONDS TO THE WATER

60 second walk to the private beach! INTERCOSTAL WATER VIEW. Located in St. Pete Beach (Historic Pass-A-Grille Beach) where it's peaceful and beautiful!

Completely furnished 2 Bedroom, 1 full Bath (Jack and Jill) great for privacy and 1/2 bath each bedroom is furnished with queen size beds. Courtyard available for grilling and outdoor family gatherings. Up to 3 parking spaces for your needs. Full size washer/dryer available for all guest. Covered porch to view the INTERCOSTAL. Our wood floors are original, This COTTAGE is TIDY and VERY UNIQUE!!!!


FREE WI-FI/FREE TRANSPORTATION with Beach Ride and Trolley bus will take you to nearby public beach. We are 5 minutes to shopping, restaurants, bars, and close to Downtown St. Petersburg. 20 minutes to Tampa Airport!!!! We are 30 minutes to Sarasota and Clearwater beach.

Maximum occupancy is 6 for this property (There will be \$50.00 charge for more than six people/per night/per person.)

WE HAVE NON-REFUNDABLE PET FEE. \$300 for under 20 LBS pet AND \$500 for larger than 20 LBS PER PET/PER STAY. PROOF OF THE PET VACCINATION REQUIRED.

Please contact me directly If you have any questions. Hope to see you and your family here on your next destination. You will love our hospitality and PRIME location.

#### Property manager



Cory  
[Premier Host](#)

#### Languages

English, Korean

Non-refundable ⓘ

Start date: Sep 11 | End date: Sep 18

Travelers: 3 travelers

Weekly stay \$60 off

**\$332** ~~\$340~~  
\$2,321 for 7 nights  
✓ All fees included


Starting at \$126/mo or 0% APR with [affirm](#). [Learn more](#)

[Book now](#)

You will not be charged yet

[Contact host](#)

Property # 553229



# 2606 Pass A Grille Way

# CE20250507 Reviews

vrbo.com/553229?chkin=2025-09-11&chkout=2025-09-18&d1=2025-09-11&d2=2025-09-18&startDate=2025-09-11&endDate=2025-09-18&x\_pwa=1&fr=HSR&pwa\_ts=1753206727537&referrerUrl=aHR0cHM6Ly93d3cudnliby5jb20vSG...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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**PRIME LOCATION with PORCH WATER**

9.8 **Exceptional**  
See all 206 reviews

2 bedrooms

**Popular amenities**

- Beach view
- Parking available
- Dryer

See all property amenities

Explore the area

Pass-a-Grille Beach 1 min walk Property # 553229

86°F Mostly cloudy 2:12 PM 7/22/2025

### Guest reviews

The property is clean and well maintained. Great location as I can walk to restaurants and shops!

Stayed 27 nights in Feb 2025

**10/10 Excellent**

**Lauren F.**  
Traveled with family and young children  
Jul 13, 2025

Liked: cleanliness, check-in, communication, location, listing accuracy

The location of this house is perfect! The street dead ends into the beach access and we mostly had this area of the beach to ourselves. The host did not communicate through the vrbo app, thankfully we had his number to call because the wifi info was not correct and we couldn't locate the laundry room or the outdoor trash cans. This house is a duplex and there's another small house next door (connected to the laundry room) so we didn't want to snoop around. Once we made contact with the host and got all that

[See more](#)

Stayed 4 nights in Jul 2025

**10/10 Excellent**

**Nicole W.**  
Traveled with group  
Feb 18, 2025

Liked: cleanliness, check-in, communication, location, listing accuracy

**Lovely stay in Pass-A-Grille**

This property is wonderful. Great location a block from the beach. Super walkable. The house itself was very clean and well appointed. Communication with the owner was easy. Would definitely recommend and hope to return!

Stayed 6 nights in Jan 2025 **1**

**10/10 Excellent**

**Miriam G.**

# 2606 Pass A Grille Way

# CE20250507 Reviews

vrbo.com/553229?chkin=2025-09-11&chkout=2025-09-18&d1=2025-09-11&d2=2025-09-18&startDate=2025-09-11&endDate=2025-09-18&x\_pwa=1&rfr=HSR&pwa\_ts=1753206727537&referrerUrl=aHR0cHM6Ly93d3cudnliby5jb20vSG...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

**Guest reviews**

again!

Stayed 4 nights in Jun 2025

**10/10 Excellent**

John K.  
Traveled with partner  
May 25, 2025

Liked: cleanliness, check-in, communication, location, listing accuracy

**Eckerd Graduation stay**

We stayed here for our daughters graduation from Eckerd. The location was perfect. It really is easy short access to the beach. On the beach you can be 100's of feet from the nearest other person. Cory is a great host and quick to respond to anything needed. I would completely recommend and stay here again.

Stayed 8 nights in May 2025 **3**

**10/10 Excellent**

Christi Z.  
Traveled with family and young children  
Apr 29, 2025

Liked: cleanliness, check-in, communication, location, listing accuracy

**Family Beach**

We came to visit family and stayed for 3 nights. Beach was beautiful and just a short walk from front door. Rental was very clean and had everything we needed. Cory was an amazing host with excellent customer service and exceeded our expectations. We will definitely be back!

Stayed 3 nights in Apr 2025 **2**

**10/10 Excellent**

Joy F.  
Traveled with family and young children  
May 31, 2025

Pass-a-Grille Beach 1 min walk Property # 553229

86°F Mostly cloudy 2:11 PM 7/22/2025

# 2606 Pass A Grille Way

# CE20250507 Reviews

The screenshot shows a web browser window displaying a Vrbo listing for a property at Pass-a-Grille Beach. A modal window titled "Guest reviews" is open, showing three reviews. The first review is from Elisha M. on Jul 13, 2025, with a rating of 10/10 Excellent and a note that she stayed 7 nights in Jun 2025. The second review is from Michele D. on Jun 27, 2025, with a rating of 10/10 Excellent and a note that she stayed 4 nights in Jun 2025. The third review is from John K. on May 25, 2025, with a rating of 10/10 Excellent. The background shows property details like "PRIME LOCATION with PORCH & WATER" and "2 bedrooms".

Guest Name	Rating	Stayed
Elisha M.	10/10 Excellent	7 nights in Jun 2025
Michele D.	10/10 Excellent	4 nights in Jun 2025
John K.	10/10 Excellent	(Not specified)

# 2606 Pass A Grille Way

# CE20250507 Reviews

The screenshot shows a Vrbo listing page for a property at 2606 Pass A Grille Way. The listing title is "PRIME LOCATION with PORCH WATER". The property has a 9.8 rating and is described as "Exceptional". A modal window titled "Guest reviews" is open, showing three reviews. The first review is by Lauren F., dated Jul 13, 2025, with a rating of 10/10 Excellent. The review text is: "The property is clean and well maintained. Great location as I can walk to restaurants and shops!". Below the text is a "See more" link, which is highlighted with a red box, and the number "6" is displayed next to it. The second review is by Nicole W., dated Feb 18, 2025, with a rating of 10/10 Excellent. The review text is: "The location of this house is perfect! The street dead ends into the beach access and we mostly had this area of the beach to ourselves. The host did not communicate through the vrbo app, thankfully we had his number to call because the wifi info was not correct and we couldn't locate the laundry room or the outdoor trash cans. This house is a duplex and there's another small house next door (connected to the laundry room) so we didn't want to snoop around. Once we made contact with the host and got all that". The third review is by Miriam G., dated Jan 2025, with a rating of 10/10 Excellent. The review text is: "This property is wonderful. Great location a block from the beach. Super walkable. The house itself was very clean and well appointed. Communication with the owner was easy. Would definitely recommend and hope to return!". The background of the listing page shows a map of the area, a weather widget (86°F, Mostly cloudy), and a taskbar with various application icons.

# 2606 Pass A Grille Way

# CE20250507

## Corrective Action

- **Property is permitted to have only 3-short term rentals within a 12-month period. All rentals after must be monthly.**
- **Property is not eligible again for short term rental until July 2026**
- **Recommended fine is \$1500.00 per repeat violation (3-reviews) totaling \$4500.00 plus \$330.00 administrative cost and any recording fees that may be associated with this case**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8325 5181 07

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BAKHTIARIAN KOUROSH  
2606 PASS A GRILLE WAY  
ST PETE BEACH FL 33706-4198

NOH 20250507 SR  
Jennifer Daunch

\$8.8600

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20210517**

**ADDRESS: 2606 Pass-A-Grille Way**

**KOUROSH BAKHTIARIAN**

**Respondent.**

\_\_\_\_\_ /

**AMENDED FINAL ADMINISTRATIVE ORDER AND  
ORDER IMPOSING FINES**

This case came before the Special Magistrate on November 8, 2021, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order, as amended:

1. The City was represented by City Attorney Andrew Dickman and Code Enforcement Officer Jordan Hoft.
2. The Respondent appeared representing himself.
3. The Respondent owns the subject property, and legally required notice of this proceeding was served on the Respondent in accordance with applicable law.
4. The Respondent was notified of the following violation of the City's Land Development Code but failed to bring the property into compliance within the period required by the City.

**Section 20.03. – Permitted principal uses and structures.**

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

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

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

5. The City presented evidence establishing the property had been rented for a period of less than thirty (30) days more than three times in a 12-month period in violation of the City's Code.
6. The Respondent testified admitted that he was in violation.

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

7. Respondent and the subject property were in violation of the cited provision. The property is now in compliance and no fines will be assessed.
8. Pursuant to Section 22-279 (a) of the City's Code of Ordinances, the Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of the original order.
9. Respondent is ordered to immediately cease renting the property for a term less than thirty (30) days until November 2022.
10. Should Respondent found to be in violation of the same provision within ~~twelve (12) months~~ five (5) years of the date of the original 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 December 1, 2021.

*Erica F. Augello*

Erica F. Augello, BCS  
Special Magistrate

**A copy of this Order was sent by regular U.S. Postal Service mail to the Respondent at 2606 Pass-A-Grille Way, St. Pete Beach, FL 33706-4198, on December 1, 2021.**

**APPEALS**

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

Page 2 of 2

I hereby certify this to be a true and exact copy of

*AM. CFMOROEN # 2021 0517* on file in the off

the City Clerk, City of St. Pete Beach, Pinellas County, FL

*Ginny Keeler-Bodkin*  
Ginny Keeler-Bodkin, Deputy City Clerk

*12-2-2021*

Page 385 of 387

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

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**Petitioner,**

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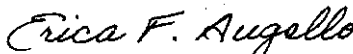
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