



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, November 10, 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 # 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.
  - 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**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - 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**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - D. Case # 20250507**  
**City of St. Pete Beach v. Bakhtiarian, Kourosch**  
**Address: 2606 Pass A Grille Way St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - E. Case # 20250530**  
**City of St. Pete Beach v. Owens, Brandon M Owens, Alexandra J**  
**Address: 3972 Poinsettia Dr. St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**F. Case # 20250356**  
**City of St. Pete Beach v. Barrancotto, Julia S**  
**Address: 500 80th Ave St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**G. Case # 20250438**  
**City of St. Pete Beach v. Foronda, Presentacion**  
**Address: 536 80th Ave St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**H. Case # 20250444**  
**City of St. Pete Beach v. Mirolli, James Mirolli, Erin**  
**Address: 607 77th Ave St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**I. Case # 20250497**  
**City of St. Pete Beach v. Figgins, Tricia**  
**Address: 434 79th Ave St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**J. Case # 20250495**  
**City of St. Pete Beach v. Strebler, James E**  
**Address: 410 73rd Ave St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.

**K. Case # 20250484**  
**City of St. Pete Beach v. Olson, John Scott Jr**  
**Address: 7921 Boca Ciega Dr St. Pete Beach, FL 33706-1618**  
Status hearing to determine compliance and to assess any authorized fines and costs.

4. New Cases

**A. Case # 20250061**  
**City of St. Pete Beach v. Padgett Christopher J**  
**Address: 544 72nd Ave St Pete Beach, FL 33706**  
Sec. 98-123.1. - Permits required.

**B. Case # 20250147**  
**City of St. Pete Beach v. Hannon, Kevin & Smith, Robert**  
**Address: 327 72nd Ave St. Pete Beach, FL 33706**  
Sec. 98-123.1. - Permits required.  
Sec. 98-65. - Unsightly conditions.  
Sec. 98-66. - Residential and commercial property maintenance.

**C. Case # 20250358**  
**City of St. Pete Beach v. Velucci, Laura**  
**Address: 510 78th 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.

**D. Case # 20250606**  
**City of St. Pete Beach v. Sharmohomes LLC**  
**Address: 447 80th Ave St. Pete Beach, FL 33706**  
Sec. 46-33. - Enumeration.  
Sec. 98-66. - Residential and commercial property maintenance.

**E. Case # 20250663**  
**City of St. Pete Beach v. Buchanan, William Buchanan, Therese**  
**Address: 75 Lido Dr. St. Pete Beach, FL 33706**  
Sec. 9.5. - Prohibited uses and structures.

**F. Case # 20250641**  
**City of St. Pete Beach v. SGRE II LLC**  
**Address: 205 Gulf Way St. Pete Beach, FL 33706**  
Sec. 46-33 - Enumeration.

Sec. 98-66 - Residential and Commercial Property Maintenance

5. Repeat Violations -
6. Cases Complied -
7. Old Cases
8. Lien Reductions

**A. Case # 20230204**

**City of St. Pete Beach v. Helmer Patrick M Helmer Carolyn F**

**Address: 6461 4th Palm Pt St. Pete Beach, FL 33706**

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 # 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:** November 10, 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:**

**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:** November 10, 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:**

**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:** November 10, 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:**

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

**Action Request:** NA

**Strategic Objective:**

**Date:** November 10, 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:**

**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:** November 10, 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:**

**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:** November 10, 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:**

**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:** November 10, 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:**

**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:** November 10, 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:**

**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:** November 10, 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:**

**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:** November 10, 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:**

**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:** November 10, 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:**

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

**Agenda Report**

**Agenda Title Name:** Case # 20250061  
City of St. Pete Beach v. Padgette Christopher J  
Address: 544 72nd Ave St Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** November 10, 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:** N/A

**Attachments:**

1. Notice of Hearing
2. Affidavit of Posting
3. Amended Notice of Violation
4. 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: 20250061

vs.

PADGETTE, CHRISTOPHER 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.

YOU ARE HEREBY FORMALLY NOTIFIED that on **11/10/2025** 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 **544 72ND AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 10/24/2025

*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: 544 72ND AVE

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

Name of Property Owner(s): PADGETTE, CHRISTOPHER J

Case No.: 20250061          Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 11/10/2025 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      10/24/2025

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

**AMENDED NOTICE OF VIOLATION**

10/3/2025

PADGETTE, CHRISTOPHER J  
544 72nd AVE  
ST PETE BEACH  
FL 33706-3613

RE: Case Number 20250061  
Violation Address: 544 72ND AVE  
Parcel ID#: 363115779940430050

Dear Property Owner:

You have a new erected fence which is not included with hurricane repair permit #2503767; you must obtain a permit for the fence. You are in violation of the following code section(s):

**Sec. 98-123.1. - Permits required.**

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the 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 10/13/2025**. 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  
Code Enforcement Officer





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

**NOTICE OF VIOLATION**

1/17/2025

PADGETTE, CHRISTOPHER J  
544 72nd AVE  
ST PETE BEACH, FL 33706-3613

RE: Case Number 20250061  
Violation Address: 544 72ND AVE  
Parcel ID#: 363115779940430050

Dear Property Owner:

Remediation of broken fence is required and debris removed. You are in violation of the following code(s):

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

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

**Sec. 98-65 - Unsightly Conditions.**

Sec. 98-65. - Unsightly conditions.  
The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any real property in the City:  
(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

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

Sec. 98-66. - Residential and commercial property maintenance  
(a) All premises shall be maintained in compliance with the standards in this section.  
(b) Standards for improved property.  
(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.

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

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

(b) Standards for improved property.

(7) Exterior surface treatment. All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.

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

These violation(s) must be corrected **no later than 2/7/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

*Ayako Ruckdeschel*

Ayako Ruckdeschel  
Code Enforcement Officer

727-363-9216

# CE202500061

- **Respondent(s): Christopher J. Padgette**
- **Violation address: 544 72nd Ave**
- **Violation(s) description: The property is in violation of section 98-123.1 Permits required of the Code of Ordinances of the City of St. Pete Beach**

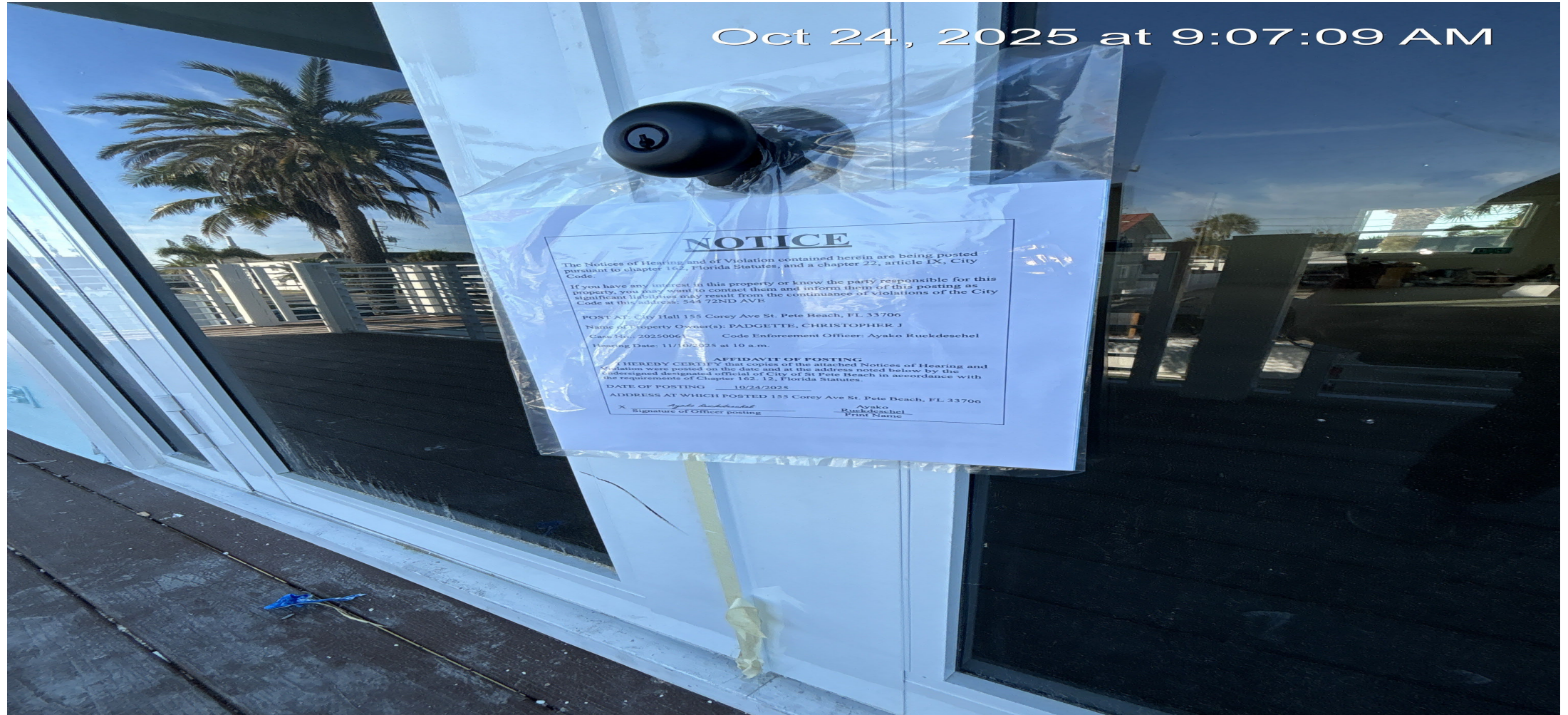
# **CE20250061**

## **Case Summary**

- Initial inspection: 1/16/2025**
- Notice of Violation dated and mailed certified: 1/17/2025**
- Amended Notice of Violation dated and mailed certified: 10/3/2025**
- Notices of Hearing dated and posted on the property: 10/24/2025**

# CE20250061

## Affidavit of Posting



544 72nd Ave

# CE20250061

## Broken fence & debris



Jan 16, 2025 at 11:48:35 AM

# 544 72nd Ave

# CE20250061 Debris



**544 72nd Ave**

# CE20250061

## Debris



Jan 16, 2025 at 11:48:53 AM

# 544 72nd Ave

# CE20250061

## Broken fence



**544 72nd Ave**

# CE20250061

## Broken fence 2-13-2025



**544 72nd Ave**

# CE20250061

## Debris 2-13-2025



**544 72nd Ave**

# CE20250061

## Broken fence 2-13-2025



**544 72nd Ave**

**CE20250061**

**HR permit #2503767 issued 4-21-2025 (WIP)**



**544 72nd Ave**

# CE20250061

## New fence installed 9-30-2025

Sep 30, 2025 at 10:06:30 AM



# 544 72nd Ave

# CE20250061

## New fence installed 9-30-2025



**544 72nd Ave**

# CE20250061

## New fence installed 9-30-2025



**544 72nd Ave**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8339 3983 20

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PADGETTE CHRISTOPHER J  
544 72ND AVE  
ST PETE BEACH FL 33706-3613

NOH 20250061 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 8397 1488 99

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PADGETTE, CHRISTOPHER J  
544 72ND AVE  
ST PETE BEACH, FL 33706-3613

NOV 20250061 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 8336 4119 09

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PADGETTE CHRISTOPHER J  
544 72ND AVE  
ST PETE BEACH FL 33706-3613

ANOV 20250061 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250147  
City of St. Pete Beach v. Hannon, Kevin &  
Smith, Robert  
Address: 327 72nd Ave St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** November 10, 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.

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

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

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances,

machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

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

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

(b) Standards for improved property.

(c) Litter.

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

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

**Funding:**

N/A

**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: 20250147

vs.

HANNON, KEVIN & SMITH, ROBERT  
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 **11/10/2025** 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 **327 72ND AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 10/24/2025

*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: 327 72ND AVE

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

Name of Property Owner(s): HANNON, KEVIN & SMITH, ROBERT

Case No.: 20250147          Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 11/10/2025 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      10/24/2025

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

4/7/2025

HANNON, KEVIN & SMITH, ROBERT  
11892 WALKER AVE  
SEMINOLE, FL 33772-7127,

RE: Case Number 20250147  
Violation Address: 327 72ND AVE  
Parcel ID#: 363115779940480110

Dear Property Owner:

You have installed a new fence and are making repairs on your property without obtaining the proper permits. Permits are required and you are in violation of the following code(s):

### **Sec. 98-123.1. - Permits required.**

Sec. 98-123.1. - Permits required.

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

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

Sec. 98-65. - Unsightly conditions.

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

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean,

safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.

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

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

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

(b) Standards for improved property.

(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 4/17/25**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

*Ayako Ruckdeschel*

727-363-9216

Ayako Ruckdeschel  
Code Enforcement Officer

# CE202500147

- **Respondent(s): Kevin Hannon & Robert Smith**
- **Violation address: 327 72nd Ave**
- **Violation(s) description: The property is in violation of section 98-123.1 Permits required of the Code of Ordinances of the City of St. Pete Beach**

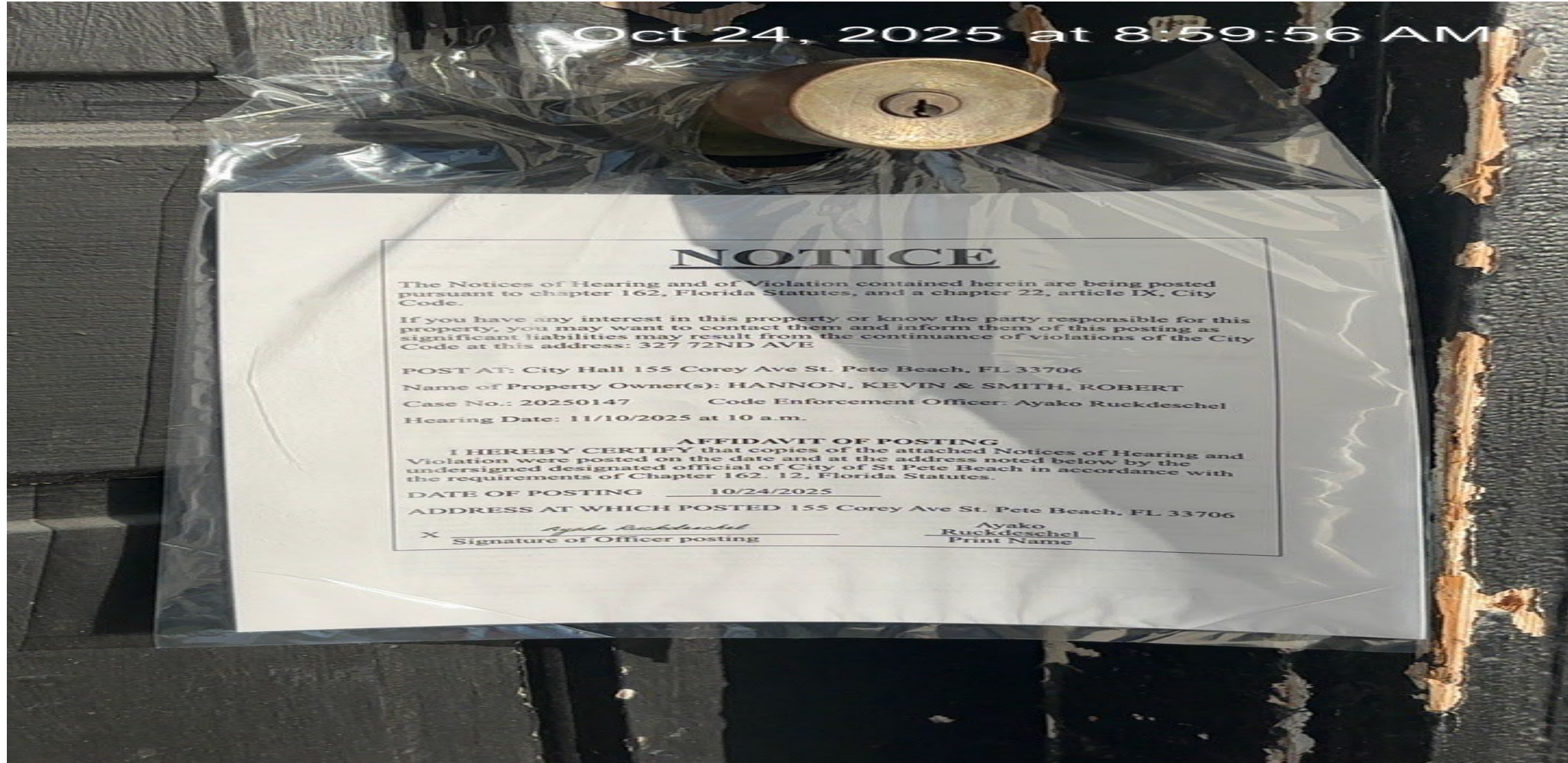
# **CE20250147**

## **Case Summary**

- Initial inspection: 2/19/2025**
- Courtesy Notice dated and mailed certified: 3/13/2025**
- Notice of Violation dated and mailed certified: 4/7/2025**
- Notices of Hearing dated and posted on the property: 10/24/2025**

# CE20250147

## Affidavit of Posting



**327 72nd Ave**

# CE20250147

## Dumpster for debris doing renovations



**327 72nd Ave**

# CE20250147

## New fence



**327 72nd Ave**

# CE20250147

## Dumpster for debris



**327 72nd Ave**

# CE20250147

## Electrical repairs



**327 72nd Ave**

# CE20250147

## Continued repairs on 3-31-25



**327 72nd Ave**

# CE20250147

## Renovations completed 10-27-25

Oct 27, 2025 at 1:08:15 PM



# 327 72nd Ave

# CE20250147

## Completed fence 10-27-25

Oct 27, 2025 at 1:07:42 PM



# 327 72nd Ave

# CE20250147

## Current home condition 10-27-25

Oct 27, 2025 at 1:08:00 PM



**327 72nd Ave**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8339 4010 13

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HANNON KEVIN  
SMITH ROBERT  
11892 WALKER AVE  
SEMINOLE FL 33772-7127

NOH 20250147 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



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HANNON, KEVIN & SMITH ROBERT  
11892 WALKER AVE  
SEMINOLE, FL 33772-7127

NOV 20250147 AR  
Jennifer Daunch

\$8.1600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250358  
City of St. Pete Beach v. Velucci, Laura  
Address: 510 78th Ave St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** November 10, 2025

**Prepared By:** Jennifer Daunch

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

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

(1) Vegetation as follows:

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

b. Dead branches or fronds on trees or shrubs.

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

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

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

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

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

(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.

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

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

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

(b) Standards for improved property.

(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:**

N/A

**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: 20250358

vs.  
VELLUCCI, LAURA  
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 **11/10/2025** 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 **510 78TH 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 10/24/2025

*Ayako Ruckdeschel*

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Ayako Ruckdeschel  
Enforcement/Assurance 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: 510 78TH AVE

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

Name of Property Owner(s): VELLUCCI, LAURA

Case No.: 20250358      Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 11/10/2025 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      10/24/2025

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

VELLUCCI, LAURA  
3765 CURRY ST  
YORKTOWN HEIGHTS, NY 10598

RE: Case Number 20250358  
Violation Address: 510 78TH AVE  
Parcel ID#: 363115615240770140

Dear Property Owner:

Your property landscape requires maintenance and removal of a dead tree and debris. You are in violation of the following LDC sections(s):

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

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

(1) Vegetation as follows:

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

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

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

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

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

- (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.

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

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

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

(b) Standards for improved property.

(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 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*  
Ayako Ruckdeschel  
Code Enforcement Officer

727-363-9216

# CE202500358

- **Respondent(s): Laura Vellucci**
- **Violation address: 510 78<sup>th</sup> Ave**
- **Violation(s) description: The property is in violation of sections 46-33 (1) a-c Enumeration, 98-64 (a) General Maintenance, 98-65 (4) & (6) Unsightly Conditions and 98-66 (a), (b), (20), (22)a & b.2, (c)2 & (3) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

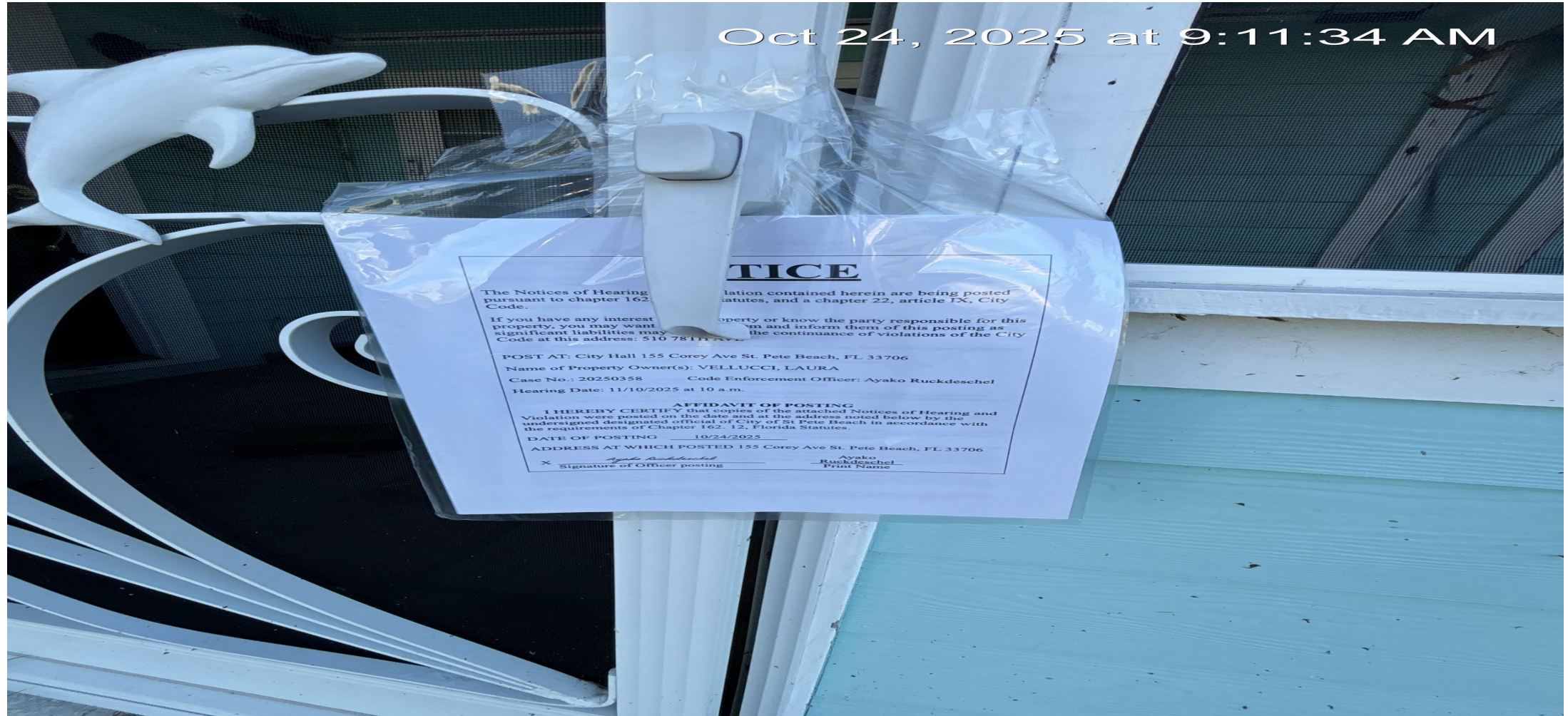
**CE20250358**

## **Case Summary**

- Initial inspection: 6/5/2025**
- Notice of Violation dated and mailed certified: 6/11/2025**
- Notices of Hearing dated and posted on the property: 10/24/2025**

# CE20250358

## Affidavit of Posting



**510 78<sup>th</sup> Ave**

# CE20250358

## Overgrown, dead trees & debris



**510 78<sup>th</sup> Ave**

# CE20250358

## Overgrown, dead trees & debris

Jun 5, 2025 at 12:52:46 PM



**510 78<sup>th</sup> Ave**

# CE20250358

## Overgrown, dead trees & debris

Jun 5, 2025 at 12:52:28 PM



**510 78<sup>th</sup> Ave**

**CE20250358**

**Overgrown dead trees & debris 10-22-25**



**510 78<sup>th</sup> Ave**

**CE20250358**

**Overgrown dead trees & debris 10-22-25**



**510 78<sup>th</sup> Ave**

# CE20250358

## Debris in driveway 10-22-25



**510 78<sup>th</sup> Ave**

**CE20250358**

**Overgrown dead trees & debris 10-22-25**

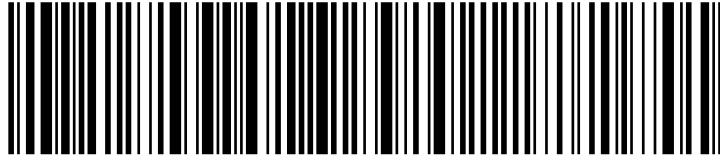


**510 78<sup>th</sup> Ave**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8300 0039 4018 39

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VELUCCI LAURA  
3765 CURRY ST  
YORKTOWN HEIGHTS NY 10598

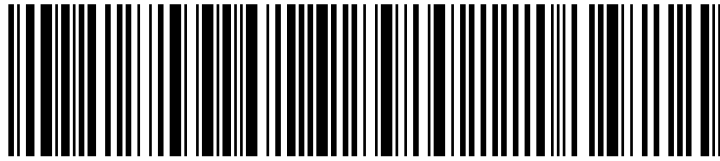
NOH 20250358 AR  
Jennifer Daunch

\$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 8300 0018 6389 04

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VELLUCCI LAURA  
3765 CURRY ST  
YORKTOWN HTS NY 10598

NOV 20250358 AR  
Jennifer Daunch

\$8.1600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250606  
City of St. Pete Beach v. Sharmohomes LLC  
Address: 447 80th Ave St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** November 10, 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:**

N/A

**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: 20250606

vs.  
SHARMOHOMES LLC  
Respondent(s)

**NOTICE OF HEARING**

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **11/10/2025** 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 **447 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 10/24/2025

*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: 447 80TH AVE

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

Name of Property Owner(s): SHARMOHOMES LLC

Case No.: 20250606          Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 11/10/2025 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      10/24/2025

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

9/8/2025

SHARMOHOMES LLC  
447 80TH AVE  
ST PETE BEACH, FL 33706

RE: Case Number 20250606  
Violation Address: 447 80TH AVE  
Parcel ID#: 363115781920880020

Dear Property Owner:

Your property is overgrown requiring maintenance and dead vegetation must be removed. You are in violation of the following section code(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 9/18/2025**. 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*

# CE202500606

- **Respondent(s): Sharmohomes LLC**
- **Violation address: 447 80<sup>th</sup> Ave**
- **Violation(s) description: The property is in violation of sections 46-33 (1) a-b & (3) Enumeration and 98-66 (a), (b), (20), (22)a & b.2 Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

**CE20250606**

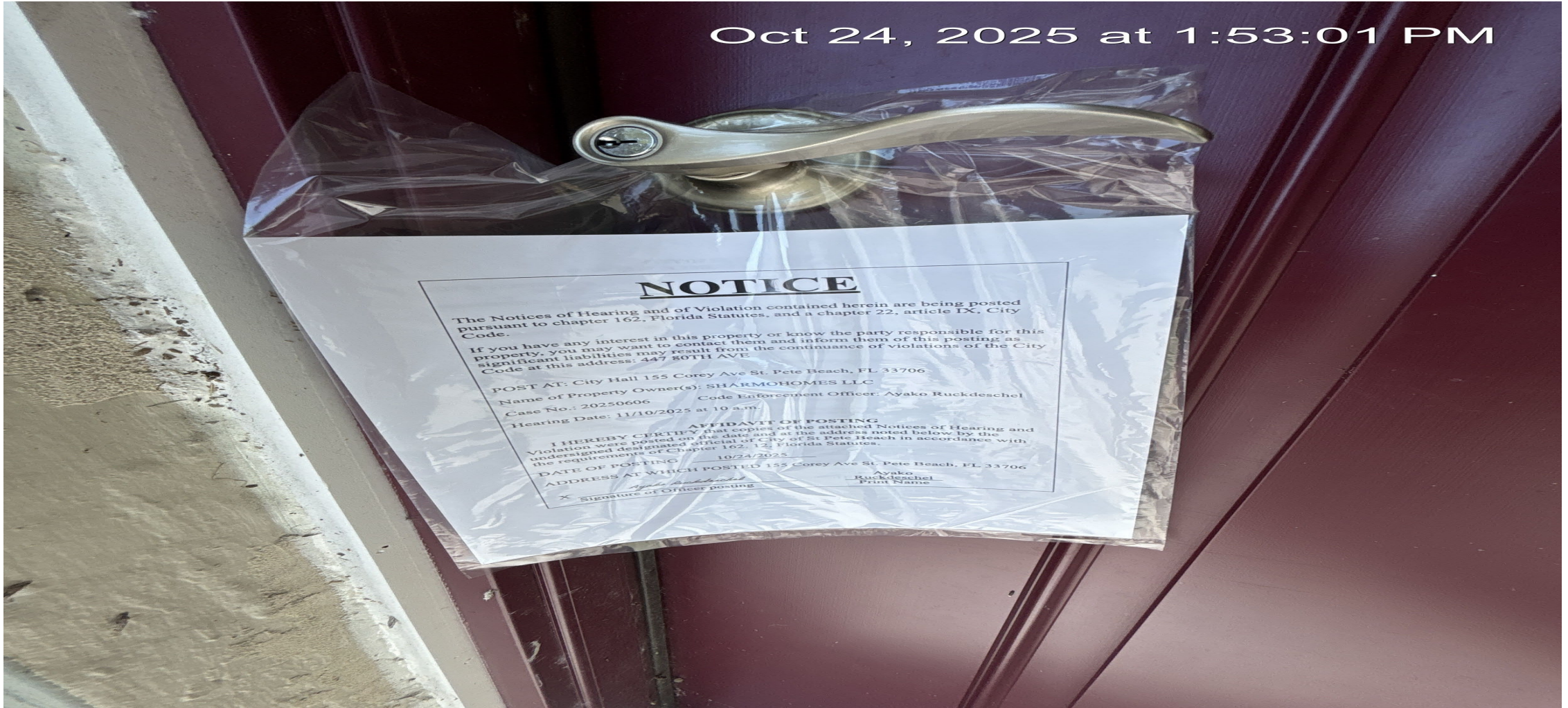
## **Case Summary**

- Initial inspection: 9/2/2025**
- Notice of Violation dated and mailed certified: 9/8/2025**
- Notices of Hearing dated and posted on the property: 10/24/2025**

# CE20250606

## Affidavit of Posting

Oct 24, 2025 at 1:53:01 PM



# 447 80<sup>th</sup> Ave

# CE20250606

## Overgrown landscape and dead trees



# 447 80<sup>th</sup> Ave

# CE20250606

## Overgrown landscape & dead trees



**447 80<sup>th</sup> Ave**

# CE20250606

## Overgrown driveway & debris



**447 80<sup>th</sup> Ave**

# CE20250606

## Overgrown driveway & debris



**447 80<sup>th</sup> Ave**

# CE20250606

## Overgrown front yard



**447 80<sup>th</sup> Ave**

# CE20250606

## Overgrown front yard & dead trees

Sep 2, 2025 at 2:59:05 PM



**447 80<sup>th</sup> Ave**

# CE20250606

## Slightly overgrown & dead trees 10-24-25



### 447 80<sup>th</sup> Ave

# CE20250606

## Slightly overgrown & dead trees 10-24-25



# 447 80<sup>th</sup> Ave

# CE20250606

## Fallen single dead tree

Oct 24, 2025 at 9:23:03 AM



447 80<sup>th</sup> Ave

# CE20250606

## Fallen single dead tree



**447 80<sup>th</sup> Ave**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8339 4384 91

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SHARMOHOMES LLC  
447 80TH AVE  
ST PETE BEACH FL 33706-1603

NOH 20250606 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 8331 6161 01

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SHARMOHOMES LLC  
447 80TH AVE  
ST PETE BEACH FL 33706-1603

NOV 20250606 AR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250663  
City of St. Pete Beach v. Buchanan, William  
Buchanan, Therese  
Address: 75 Lido Dr. St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** November 10, 2025

**Prepared By:** Jennifer Daunch

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

**Summary of Issue:** **Sec. 9.5. - Prohibited uses and structures.**  
All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the RU-2 Residential District.  
Any use which has been determined under the provisions of Chapter 46 of the Code of Ordinances to be potentially noxious, dangerous or offensive to residents of the district or to those who pass by on public roadways or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the RU-2 Residential District

**Funding:** N/A

**Attachments:**

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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250663

vs.  
BUCHANAN, WILLIAM BUCHANAN, THERESE  
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 **11/10/2025** 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 **75 LIDO DR** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 10/06/2025



---

Lucy Knight  
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: 75 LIDO DR

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

Name of Property Owner(s): BUCHANAN, WILLIAM BUCHANAN, THERESE

Case No.: 20250663                      Code Enforcement Officer: Lucy Knight

Hearing Date: 11/10/2025 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                      10/06/2025

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

X *Lucy Knight*  
Signature of Officer posting

Lucy Knight  
Print Name



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

## Irreparable or Irreversible Notice of Violation

10/06/2025

BUCHANAN, WILLIAM BUCHANAN, THERESE  
5099 VERBENA DR NW  
Acworth Ga 30102-6925

Re: **Case Number 20250663**  
**Violation Address: 75 LIDO DR, ST PETE BEACH FL 33706**  
**Parcel ID#: 073216516600010030**

Dear Property Owner:

Your property is located in the RU-2 zoning district and is only permitted to be rented on a monthly basis. As for Short-Term-Rental stays that occurred on your property, this is prohibited and irreparable or irreversible in nature. Due to this violation, your case is being referred to a Special Magistrate. You are in violation of the following code section:

**Sec. 9.5. - Prohibited uses and structures.**

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the RU-2 Residential District.

Any use which has been determined under the provisions of Chapter 46 of the Code of Ordinances to be potentially noxious, dangerous or offensive to residents of the district or to those who pass by on public roadways or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the RU-2 Residential District

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

Ayako Ruckdeschel  
Code Enforcement Manager

## **CE20250663**

- Respondent(s): WILLIAM BUCHMAN & THERESE BUCHMAN**
- Violation address: 75 LIDO DR**
- Violation(s) description: The property is in violation of section 9.5 Prohibited uses and structures of the land development code of the City of St. Pete Beach**

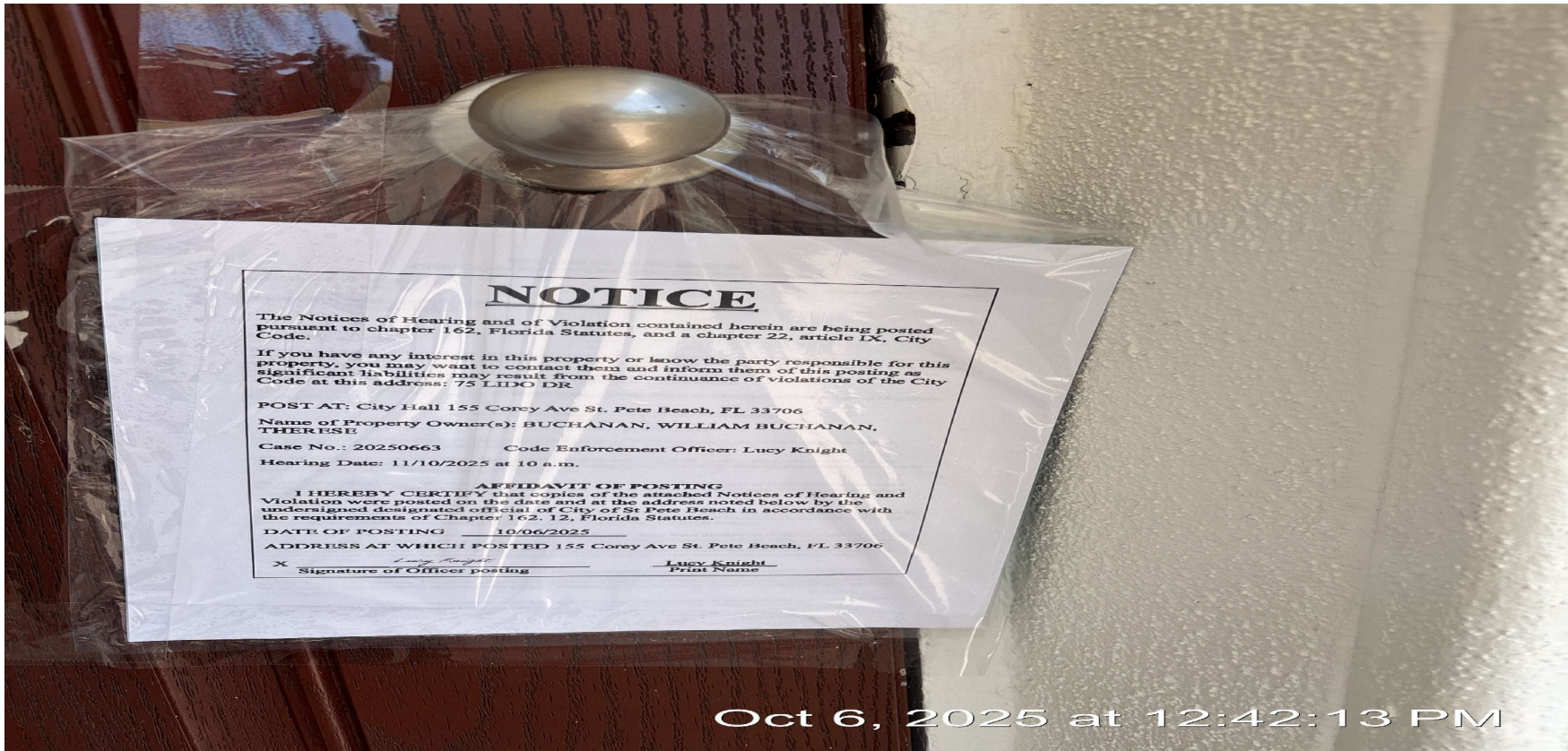
# **CE20250663**

## **Case Summary**

- Initial inspection: 10/01/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 10/06/2025**
- Notices of Hearing dated and posted on the property: 10/06/2025**

# CE20250663

## Affidavit of Posting



# 75 Lido Dr

# CE20250663 Advertisement Airbnb

The screenshot shows an Airbnb listing page. At the top, the URL is [https://www.airbnb.com/rooms/1482910616447747176?adults=2&check\\_in=2025-12-07&check\\_out=2025-12-12&children=1&location=St.%20Pete%20Beach%2C%20FL&search\\_mode=regular\\_search&infants=0&pets=0&source\\_impression\\_id=p3...](https://www.airbnb.com/rooms/1482910616447747176?adults=2&check_in=2025-12-07&check_out=2025-12-12&children=1&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&infants=0&pets=0&source_impression_id=p3...). The listing title is "Walk to St. Pete Beach-3 King beds-Kid Friendly". Below the title are several photos: a large outdoor patio with a grey sofa and a large terracotta pot, a modern kitchen with a white island, a dining area, a bedroom with a large bed, and another bedroom with two beds. Two red arrows point from the bottom of the photo grid to the text "Entire home in St. Pete Beach, Florida". Below the photos, the text reads "Entire home in St. Pete Beach, Florida" and "12 guests · 4 bedrooms · 8 beds · 3.5 baths". To the right of this text is a badge that says "Rare find! This place is usually booked". Below the text is a "Guest favorite" badge, a quote "One of the most loved homes on Airbnb, according to guests", a 5.0 star rating with 8 reviews, and a price tag of "\$2,547 ~~\$2,296~~ for 5 nights". At the bottom, it says "Hosted by Jessica" and "Superhost · 2 years hosting". The bottom of the screenshot shows a Windows taskbar with the date 10/6/2025 and time 3:18 PM.

## 75 Lido Dr

# CE20250663 Reviews

Photos Amenities Reviews Location

\$2,547 ~~\$2,296~~ for 5 nights  
★ 5.0 · 7 reviews [Reserve](#)

**Amy**  
Mililani, Hawaii  
★★★★★ · 1 week ago · Group trip  
We had a great time at this home for a mini get together with family. Beautiful, bright space. Very well equipped. We enjoyed both inside and outside spaces. Jessica was very ...  
[Show more](#)

**France**  
Four Corners, Florida  
★★★★★ · 2 days ago · Group trip  
Jessica's house was just perfect, beautiful and very clean, exactly as the description.  
Cosy and comfortable we felt at home. Jessica was very ...  
[Show more](#) **8**

**Hunter**  
California, Maryland  
★★★★★ · September 2025 · Stayed a few nights  
From start to finish, Jessica facilitated a seamless experience, from initial booking to check-out. Her responsiveness and the property itself were outstanding....  
[Show more](#) **7**

**Dylan**  
5 years on Airbnb  
★★★★★ · 3 weeks ago · Group trip  
Nice, clean home that accommodated all of our group comfortably. Host responded quickly with any questions we had.  
[Show more](#)

[Show all 8 reviews](#) [Learn how reviews work](#)

Where you'll be  
St. Pete Beach, Florida, United States

86°F Partly sunny  
2:05 PM 10/6/2025

## 75 Lido Dr

# CE20250663 Reviews

The screenshot shows an Airbnb listing page with a modal window open. The modal displays a 5.0 rating and 7 reviews. The first review is circled in red.

**5.0**  
Guest favorite  
This home is in the top 10% of eligible listings based on ratings, reviews, and reliability

**7 reviews**  
Learn how reviews work

Search all reviews

**Dylan**  
5 years on Airbnb  
★★★★★ · 2 weeks ago · Group trip  
Nice, clean home that accommodated all of our group comfortably. Host responded quickly with any questions we had.

**Response from Jessica**  
2 weeks ago  
Thanks for the kind review, Dylan — I'm glad our house worked well for you and that I could respond quickly to your questions. You're welcome back anytime.

**Miguel**  
Davenport, Florida  
★★★★★ · 3 weeks ago · Group trip  
thank you so much for letting us stay in your beautiful house

**Response from Jessica**  
2 weeks ago  
It was a pleasure hosting you, Miguel, and I'm glad you enjoyed our house. You're welcome back anytime—hope to host you again soon!

**John**  
Fairfax, Virginia  
★★★★★ · 3 weeks ago · Stayed a few nights

Category	Rating
Cleanliness	5.0
Accuracy	5.0
Check-in	5.0
Communication	5.0
Location	4.9
Value	5.0

Windows taskbar: S&P 500 +0.10%, Search, 3:53 PM 10/2/2025

## 75 Lido Dr

# CE20250663 Reviews

5.0  
Guest favorite  
This home is in the top 10% of eligible listings based on ratings, reviews, and reliability

Overall rating

Cleanliness	5.0
Accuracy	5.0
Check-in	5.0
Communication	5.0
Location	4.9
Value	5.0

7 reviews

Search all reviews

responded quickly with any questions we had.

Response from Jessica  
2 weeks ago  
Thanks for the kind review, Dylan — I'm glad our house worked well for you and that I could respond quickly to your questions. You're welcome back anytime.

Miguel  
Davenport, Florida  
★★★★★ · 3 weeks ago · Group trip  
thank you so much for letting us stay in your beautiful house 5

Response from Jessica  
2 weeks ago  
It was a pleasure hosting you, Miguel, and I'm glad you enjoyed our house. You're welcome back anytime—hope to host you again soon!

John  
Fairfax, Virginia  
★★★★★ · 3 weeks ago · Stayed a few nights  
just awesome 4

Response from Jessica  
3 weeks ago  
Thanks so much for the kind words, John — I'm glad you found our house "just awesome." It was a pleasure hosting you, and you're welcome back anytime.

## 75 Lido Dr

# CE20250663 Reviews

The screenshot shows an Airbnb listing page with a modal window displaying the following information:

- Rating:** 5.0 (Guest favorite)
- Overall rating:** A bar chart showing a 5.0 rating.
- Category Ratings:**
  - Cleanliness: 5.0
  - Accuracy: 5.0
  - Check-in: 5.0
  - Communication: 5.0
  - Location: 4.9
  - Value: 5.0
- Reviews:** 7 reviews total. Two reviews are highlighted:
  - Amy (Mililani, Hawaii):** 3 stars, 1 week ago - Group trip. Review text: "We had a great time at this home for a mini get together with family. Beautiful, bright space. Very well equipped. We enjoyed both inside and outside spaces. Jessica was very responsive to any questions and needs. Was a perfect place for a family stay, quiet, safe, area right next to the beach." Response from Jessica: "It was wonderful hosting your family's mini get-together and I'm so happy you enjoyed both the bright indoor areas and our outdoor spaces. Thank you for choosing our house by the beach—I'd love to welcome you back anytime!"
  - Hunter (California, Maryland):** 2 stars, 3 weeks ago - Stayed a few nights. Review text: "From start to finish, Jessica facilitated a seamless experience, from initial booking to check-out. Her responsiveness and the property itself were outstanding. The property offered an abundance of amenities and was conveniently located within walking distance of several restaurants and the beach. Although we did not utilize all the amenities, the property immediately felt welcoming and would comfortably accommodate a full occupancy. I would gladly return to this location and, based on my interactions with Jessica, would be interested in any of her other properties. Jessica is a prime example of what a super host should be!"

## 75 Lido Dr

# CE20250663 Reviews

https://www.airbnb.com/rooms/1482910616447747176/reviews?adults=2&check\_in=2025-12-07&check\_out=2025-12-12&children=1&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&infants=0&pets=0&source\_impresso...

SPB Bookmarks Import favorites

Photos Amenities Reviews Location \$2,547 **\$2,296** for 5 nights Reserve

**5.0**  
Guest favorite  
This home is in the **top 10%** of eligible listings based on ratings, reviews, and reliability

Overall rating

Cleanliness	5.0
Accuracy	5.0
Check-in	5.0
Communication	5.0
Location	4.9
Value	5.0

7 reviews [Learn how reviews work](#) Most relevant

Search all reviews

**Rosalyn**  
Crawfordville, Florida  
**★★★★★ August 2025 - Stayed with kids**  
This property was perfect for our family gathering. The kids loved playing in the backyard. The host has it stocked with everything you will need for your stay. We highly recommend Jessica's listing.

**Response from Jessica**  
September 2025  
Thanks so much, Rosalyn! It was wonderful having your family stay at our house. So glad the kids enjoyed the backyard and that you found everything you needed. You were fantastic guests and we'd love to welcome you back... [Show more](#)

**Michael**  
Baltimore, Maryland  
**★★★★★ August 2025 - Stayed a few nights**  
This was a great place for our extended family to spend a few nights. The place has been recent remodeled - and everything appeared new and fresh. The kitchen that spills into the living area allows a lot of space for conversation and group gathering. The place was walkable to St Pete Beach and a few bars and restaurants. I'll be looking at this property again when we return to St Pete Beach.

**Response from Jessica**  
August 2025  
Thanks so much, Michael! We're thrilled you enjoyed the open layout and found our house perfect for family gatherings. It sounds like the location worked out great for your needs too. We'd absolutely love to have you back anytime you...

Small craft advis... In effect

3:47 PM 10/2/2025

## 75 Lido Dr

# CE20250663 Reviews

The screenshot shows an Airbnb listing page for '75 Lido Dr'. At the top, the price is listed as '\$2,461' with a strikethrough and '\$2,220 for 3 nights' in a red circle. A 'Reserve' button is visible. Below the navigation tabs (Photos, Amenities, Reviews, Location), there are icons for guest count (2 adults, 1 child), location pin, checkmark, chat, messages, and a map. The reviews section displays six individual reviews, each with a profile picture, name, location, star rating, and date. The first review by Steven (Spring Lake, New Jersey) has '5 days ago' circled in red. The system clock at the bottom right shows '8:13 AM 10/11/2025' circled in red.

Photos Amenities Reviews Location ~~\$2,461~~ **\$2,220** for 3 nights [Reserve](#)

2  
1

**Steven**  
Spring Lake, New Jersey  
★★★★★ · **5 days ago** · Stayed with kids  
Jessica was very helpful. Very responsive throughout our short trip and followed up to make sure there wasn't anything else she could've done during our stay. We appreciated how ...  
[Show more](#)

**Rosalyn**  
Crawfordville, Florida  
★★★★★ · August 2025 · Stayed with kids  
This property was perfect for our family gathering. The kids loved playing in the back yard. The host has it stocked with everything you will need for your stay. We highly recommen...  
[Show more](#)

**Michael**  
Baltimore, Maryland  
★★★★★ · August 2025 · Stayed a few nights  
This was a great place for our extended family to spend a few nights. The place has been recent remodeled - and everything appeared new and fresh. The kitchen that spills into the livin...  
[Show more](#)

**France**  
Four Corners, Florida  
★★★★★ · 1 week ago · Group trip  
Jessica's house was just perfect, beautiful and very clean, exactly as the description.  
Cosy and comfortable we felt at home. Jessica was very ...  
[Show more](#)

**Amy**  
Milliani, Hawaii  
★★★★★ · 2 weeks ago · Group trip  
We had a great time at this home for a mini get together with family. Beautiful, bright space. Very well equipped. We enjoyed both inside and outside spaces. Jessica was very ...  
[Show more](#)

**Hunter**  
California, Maryland  
★★★★★ · September 2025 · Stayed a few nights  
From start to finish, Jessica facilitated a seamless experience, from initial booking to check-out. Her responsiveness and the property itself were outstanding...  
[Show more](#)

[Show all 9 reviews](#) [Learn how reviews work](#)

Small craft advis...  
In effect

Search

8:13 AM  
10/11/2025

## 75 Lido Dr

# CE20250663 Reviews

https://www.airbnb.com/rooms/1482910616447747176/reviews?adults=2&check\_in=2025-12-07&check\_out=2025-12-12&children=1&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&infants=0&pets=0&source\_impressio...

SPB Bookmarks Import favorites

5.0

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

10 reviews  
[Learn how reviews work](#)

Most relevant

Search all reviews

Rylee  
Scottsdale, Arizona

★★★★★ · 1 week ago · Group trip

Our friends had a wonderful stay at Jessica's Airbnb. This place was a close uber to all the bars/restaurants in downtown St Pete but also walkable to the beach/convenience stores/etc. (our group loved walking over to the Drunken Clam - such a cute spot for casual food & drinks!). Overall, such a responsive host and the house was beautiful and spacious. Would definitely recommend staying here!

Response from Jessica  
3 days ago

So glad you enjoyed your stay, Rylee — happy to hear our house's location worked well and that you found communication responsive. I appreciate the recommendation and would love to host you again next time you're in St. Pete Beach.

Steven  
Spring Lake, New Jersey

★★★★★ · 2 weeks ago · Stayed with kids

Jessica was very helpful. Very responsive throughout our short trip and followed up to make sure there wasn't anything else she could've done during our stay. We appreciated how clean and well kept it was. Outdoor shower was great after the beach for the kids and to clean up. No black feet! I appreciate that and we kept it that way:) hello

Response from Jessica  
1 week ago

Overall rating

5	_____
4	_____
3	_____
2	_____
1	_____

Cleanliness	5.0
Accuracy	5.0
Check-in	5.0
Communication	5.0
Location	4.9
Value	5.0

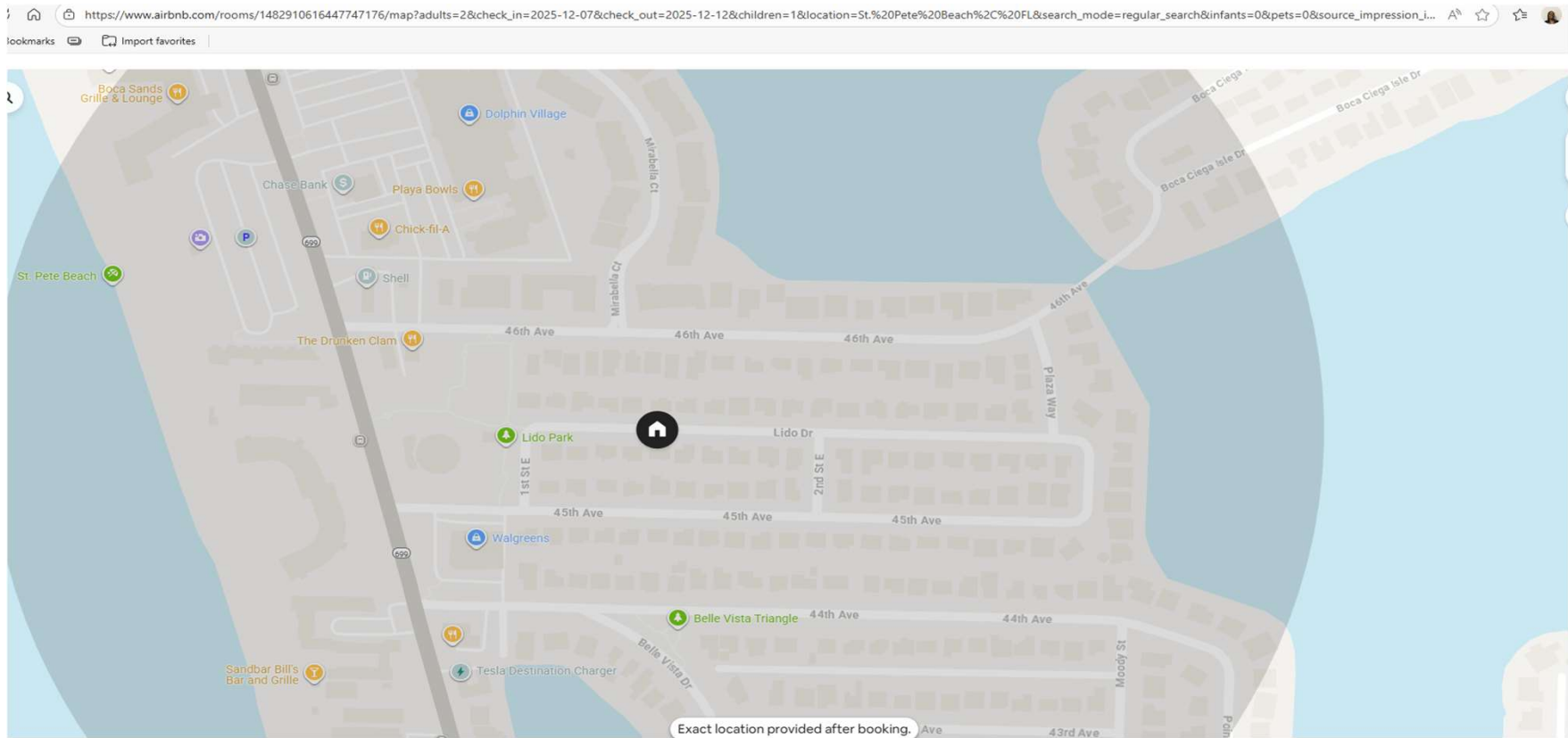
84°F Sunny

Search

10/20/2025

## 75 Lido Dr

# CE20250663 Reviews




## 75 Lido Dr

# CE20250663 Reviews

https://www.airbnb.com/rooms/1482910616447747176?adults=2&check\_in=2025-12-07&check\_out=2025-12-12&children=1&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&infants=0&pets=0&source\_impression\_id=p3...  
Photos Amenities Reviews Location \$2,547 **\$2,296** for 5 nights ★ 5.0 · 7 reviews Reserve

### Meet your host



**Jessica**  
Superhost

289  
Reviews

4.87★  
Rating

2  
Years hosting

**Jessica is a Superhost**  
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

#### Host details

Response rate: 100%  
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

### Things to know

<b>House rules</b> Check-in after 4:00 PM Checkout before 10:00 AM 12 guests maximum <a href="#">Show more &gt;</a>	<b>Safety &amp; property</b> Exterior security cameras on property Carbon monoxide alarm Smoke alarm <a href="#">Show more &gt;</a>	<b>Cancellation policy</b> Free cancellation before Nov 7. Cancel before Nov 30 for a partial refund. Review this Host's full policy for details. <a href="#">Show more &gt;</a>
---	---	---

# 75 Lido Dr

# CE20250663 Reviews

Photos Amenities Reviews Location

Washer  
Bathtub  
Air conditioning  
Exterior security cameras on property

Show all 60 amenities

Prices include all fees

~~\$2,461~~ \$2,220 for 3 nights

CHECK-IN  
12/26/2025

CHECKOUT  
12/29/2025

GUESTS  
3 guests

Reserve

You won't be charged yet

Report this listing

3 nights in St. Pete Beach  
Dec 26, 2025 - Dec 29, 2025

December 2025

January 2026

S M T W T F S S M T W T F S

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

clear dates

Sports headline  
Mike Greenwell...

10/11/2025

## 75 Lido Dr

# CE20250663

The screenshot shows an Airbnb listing page. At the top, the browser address bar displays the URL: [https://www.airbnb.com/rooms/1482910616447747176?adults=2&check\\_in=2025-12-07&check\\_out=2025-12-12&children=1&location=St.%20Pete%20Beach%2C%20FL&search\\_mode=regular\\_search&infants=0&pets=0&source\\_impression\\_id=p3...](https://www.airbnb.com/rooms/1482910616447747176?adults=2&check_in=2025-12-07&check_out=2025-12-12&children=1&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&infants=0&pets=0&source_impression_id=p3...)

### Walk to St. Pete Beach/3 King beds/Kid Friendly

Share Save

Entire home in St. Pete Beach, Florida  
12 guests · 4 bedrooms · 8 beds · 3.5 baths

**Guest favorite** One of the most loved homes on Airbnb, according to guests **5.0** ★★★★★ **9** Reviews

Hosted by Jessica  
Superhost · 2 years hosting

Top 5% of homes

Report this listing

**Check-in:** 12/7/2025 **Check-out:** 12/12/2025  
**Guests:** 3 guests  
Minimum stay is 30 nights  
**Change dates**

69°F Mostly cloudy 8:06 AM 10/11/2025

# 75 Lido Dr

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

---

USPS CERTIFIED MAIL



9214 8901 9403 8336 5846 10

---

BUCHANAN WILLIAM BUCHANAN THERESE  
5099 VERBENA DR NW  
ACWORTH GA 30102-6925

II NOH 20250663 LK  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250641  
City of St. Pete Beach v. SGRE II LLC  
Address: 205 Gulf Way St. Pete Beach, FL  
33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** November 10, 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:** N/A

**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 Hearing Banner
8. Notice of Violation Banner
9. Registered Agent Courtesy Notice Banner
10. Registered Agent Notice of Hearing Banner
11. Registered Agent Notice of Violation Banner

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250641

vs.  
SGRE II LLC

Respondent(s)

**NOTICE OF HEARING**

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **11/10/2025** at 10 a.m., there will be a Special Magistrate Hearing held at:

**City of St. Pete Beach Commission Chambers  
155 Corey Ave  
St Pete Beach, Florida 33706**

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **205 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 10/28/2025

*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: 205 GULF WAY

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

Name of Property Owner(s): SGRE II LLC

Case No.: 20250641          Code Enforcement Officer: Steven Rivera

Hearing Date: 11/10/2025 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      10/28/2025

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

10/14/2025

SGRE II LLC  
123 40TH STREET CT NW  
BRADENTON, FL 34209-2045

RE: Case Number 20250641  
Violation Address: 205 GULF WAY  
Parcel ID#: 193216589320100120

Dear Property Owner:

The grass and weeds on the property are overgrown and need to be cut and maintained throughout the rebuild process. 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.

(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 10/21/2025**. 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,

A handwritten signature in cursive script that reads "Steven Rivera".

Steven Rivera  
Code Enforcement Officer



# COURTESY NOTICE

09/25/2025

SGRE II LLC  
123 40TH STREET CT NW  
BRADENTON FL 34209-2045

RE: Case Number 20250641  
Violation Address: 205 GULF WAY  
Parcel ID#: 193216589320100120

Dear Property Owner and/or Occupant,

The grass and weeds on the lot are overgrown. We kindly ask that you cut and maintain the lot throughout the rebuilding process.

Your property at 205 GULF WAY 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.

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## **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 **10/05/2025**.

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**

# **CE20250641**

- Respondent(s): SGRW II LLC**
- Violation address: 205 Gulf Way**
- Violation(s) description: The property is in violation of sections 46-33 (1) a. & b. & (3) Enumeration and 98-66 (a), (b), & (20), Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

# **CE20250641**

## **Case Summary**

- Initial inspection: 9/24/2025**
- Notice of Violation dated and mailed certified: 10/14/2025**
- Notices of Hearing dated and posted on the property: 10/28/2025**

# CE20250641

## 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: 205 GULF WAY

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706  
Name of Property Owner(s): SGRE II LLC  
Case No.: 20250641 Code Enforcement Officer: Steven Rivera  
Hearing Date: 11/10/2025 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 10/28/2025  
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Steven Rivera Steven Rivera  
Signature of Officer posting Print Name

Oct 28, 2025 at 10:07:30 AM

# 205 Gulf Way

# CE20250641

## Overgrown grass/weeds



Sep 24, 2025 at 10:20:31 AM  
St. Pete Beach, FL

# 205 Gulf Way

# CE20250641

## Overgrown grass/weeds



Sep 24, 2025 at 10:19:31 AM  
St. Pete Beach, FL

# 205 Gulf Way

# CE20250641

## Overgrown grass/weeds



Sep 24, 2025 at 10:20:09 AM  
St. Pete Beach, FL

# 205 Gulf Way

# CE20250641

## Overgrown grass/weeds



Sep 24, 2025 at 10:19:52 AM  
St. Pete Beach, FL

# 205 Gulf Way

# CE20250641

## Overgrown grass/weeds



Sep 24, 2025 at 10:20:26 AM  
St. Pete Beach, FL

# 205 Gulf Way

# CE20250641

## Overgrown grass/weeds



Oct 22, 2025 at 9:44:52 AM

# 205 Gulf Way

# CE20250641

## Overgrown grass/weeds



**205 Gulf Way**

# CE20250641

## Overgrown grass/weeds



**205 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 8335 2759 15

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SGRE II LLC  
123 40TH STREET CT NW  
BRADENTON FL 34209-2045

CN 20250641 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 8339 7113 10

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SGRE II LLC  
123 40TH STREET CT NW  
BRADENTON FL 34209-2045

NOH 20250641 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 8337 9596 08

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SGRE II LLC  
123 40TH STREET CT NW  
BRADENTON FL 34209-2045

NOV 20250641 SR  
Jennifer Daunch

\$8.8600

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

---

USPS CERTIFIED MAIL



9214 8901 9403 8335 2763 01

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CAPITOL CORPORATE SERVICES INC  
515 E PARK AVE  
APT 2  
TALLAHASSEE FL 32301-2524

CN 20250641 SR  
Jennifer Daunch

\$8.8600

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

---

USPS CERTIFIED MAIL



9214 8901 9403 8339 7114 02

---

CAPITOL CORPORATE SERVICES INC  
515 E PARK AVE  
FLOOR 2  
TALLAHASSEE FL 32301-2524

RA NOH 20250641 SR  
Jennifer Daunch

\$8.8600

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

---

USPS CERTIFIED MAIL



9214 8901 9403 8337 9599 36

---

CAPITOL CORPORATE SERVICES INC  
515 E PARK AVE  
FLOOR 2  
TALLAHASSEE FL 32301-2524

RA NOV 20250641 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20230204  
City of St. Pete Beach v. Helmer Patrick M  
Helmer Carolyn F  
Address: 6461 4th Palm Pt St. Pete Beach, FL  
33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** November 10, 2025

**Prepared By:** Jennifer Daunch

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

**Summary of Issue:**

**Funding:** N/A

**Attachments:**

1. Final Order Imposing Fines and Costs (Case No 20230204 - Helmer)
2. lien reduction application

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20230204  
ADDRESS: 6461 4<sup>th</sup> Palm Point**

**PATRICK M. & CAROLYN F.  
HELMER,**

**Respondents.**

\_\_\_\_\_ /

**FINAL ORDER IMPOSING FINES AND COSTS**

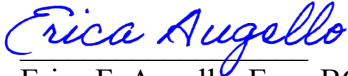
This case came before the Special Magistrate on January 8, 2024, to receive a status report on the Final Administrative Order entered on November 14, 2023, and to decide on the imposition of fines and administrative costs. After hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Officer Stephen Rivera.
2. Respondent Patrick Helmer appeared and represented Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 23.13, 46-33, 98-65, 98-66, and 98-123.1 of the City's Code of Ordinances by conducting unpermitted work on the structure, allowing for the driveway to fall into disrepair with cracks and fissures, allowing cracks in the brick knee wall on the property, as well as generally failing to maintain the outward appearance of the property.
5. Code Enforcement Officer Rivera submitted photographic evidence that demonstrated that the garage door had been scraped and painted, the knee wall was removed, the driveway was resurfaced, and the windowsill and shutter have been repaired or removed; however, the permit for the interior renovations is still in review and has not yet been issued.
6. Respondent testified that the permit expired but was reapplied for and additional documents have been submitted. He testified that there have been repeated attempts to get communication going with the building department but it has been unsuccessful, which is why it has taken additional time to secure the permit.

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

7. Respondents failed to fully comply with the terms of the Magistrate's Order dated November 14, 2013, as a permit has not been issued for the interior and exterior renovations as needed to be in compliance with the City's Code of Ordinances. The property remains in violation of Section 98-123.1 of the City's Code.
8. Respondents will be assessed a fine of **\$50 per day**, imposed beginning **January 8, 2024**, and will continue until Respondents bring the property into full compliance with applicable City Codes, as well as the reasonable administrative costs of the City.
9. It is Respondents' responsibility to notify the City once the property is in compliance.
10. 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.
11. 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.

Order entered on January 11, 2024.

  
Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent via email to Respondents at [pmhelmer@gmail.com](mailto:pmhelmer@gmail.com).**

**APPEALS**

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



# Lien Reduction Request Application

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

1. Code Enforcement Case Number: 20230204

2. Date: 10.17.25

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

Company (if applicable): \_\_\_\_\_

Name: PATRICK HELMER

Mailing Address: 6461 4TH PALM POINT

City: ST. PETE BEACH State: FL Zip Code: 33706

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

Mobile #: 404.456.8956 E-mail: pmhelmer@gmail.com

4. Property Owner Information: \* Check here if same as Applicant TSAME

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

Company (if applicable): \_\_\_\_\_

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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

Mobile #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**5. Information for property on which lien occurs:**

Street Address: 6461 4TH PALM POINT

Parcel ID: 31-31-16-90744-000-0230

Tax Account Number: \_\_\_\_\_

Existing Use(s) on Property: SINGLE FAMILY RESIDENCE

Date Fine or Lien Imposed: 1/11/2024

Fine/Lien Amount: 29000 Administrative Fees: 448.50 Total Fine/Lien Amount: 29448.50

Amount you are requesting that the lien be reduced to: \$ 3,000.00

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

Date upon which the subject property was brought into compliance: 8.25.25

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

- ISSUES IN BUILDING DEPT AND PERMITTING - PEOPLE CHANGING.
- OUR RELIANCE ON SEVERAL CONTRACTORS THAT DID NOT DO WHAT THEY SAID THEY WERE DOING WHILE WE WERE OUT OF STATE.
- HURRICANES IAN, HELENE & MILTON TAKING CONTRACTORS AWAY FROM PINELLAS AND FURTHER IMPACTING SPD BUILDING

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

THE REPAIR WORK WAS DONE TIMELY BUT WE WERE UNABLE TO SECURE THE PERMITS BECAUSE OF ALL THE ISSUES

Provide proof that the taxes are paid in full:

SEE ATTACHED

DEPT. BY ALL OF THE DAMAGE TO SO MANY HOMES AND PEOPLE.

- TO MEET SPB / FEMA WE THEN HAD TO SEPERATE OUR RENOVATION PERMIT (IN PROCESS BEFORE HELENE) INTO A DAMAGES PERMIT AND A RENOVATION PERMIT.
- INABILITY TO GET CLEAR DIRECTIONS ON HOW TO ADDRESS COMMENTS THROUGHOUT THE PROCESS UNTIL MR. CURTIS AND MR. VASQUEZ. MR. VASQUEZ WAS ESPECIALLY HELPFUL IN EXPLAINING WHAT SPB NEEDED.

**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)

PATRICK HELMER

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

Personally Known  OR Produced Identification

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

[Handwritten Signature]

(NOTARY PUBLIC SIGNATURE)



STATE OF FLORIDA, COUNTY OF PINELLAS

Sworn and subscribed to before me this 17 day October of, 2025

**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 \_\_\_\_\_



[Search](#) > Account Summary

## Real Estate Account #R350397

### Owner:

HELMER, PATRICK M  
HELMER, CAROLYN F

### Situs:

6461 4TH PALM PT  
ST PETE BEACH

[Parcel details](#)

[Property Appraiser](#)

Catastrophic Event Allowance



[Get bills by email](#)

### Amount Due

Your account is **paid in full**. There is nothing due at this time.  
Your most recent payment was made on **11/27/2024** for **\$21,772.84**.

### Account History

BILL

AMOUNT DUE

[2024](#) ⓘ

[2024 Annual Bill](#)

\$0.00

[Print \(PDF\)](#)

Refund

**Paid \$21,772.84**

[2023 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)

[2022 Annual Bill](#) ⓘ

\$0.00

[Print \(PDF\)](#)