



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, December 8, 2025
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -
 - A. **Case # 20250061**
City of St. Pete Beach v. Padgette Christopher J
Address: 544 72nd Ave St Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.
4. New Cases
 - A. **Case# 20250712**
City of St. Pete Beach v. Team B Equities LLC
Address: 463 85th Ave St. Pete Beach, FL 33706
Sec. 9.2. - Permitted principal uses and structures.
Sec. 9.5. - Prohibited uses and structures.
 - B. **Case# 20250713**
City of St. Pete Beach v. Ibrahim, Inaam Ibrahim
Address: 424 88th Ave, St Pete Beach, FL 33706
Sec. 8.2. - Permitted principal uses and structures.
Sec. 8.5. - Prohibited uses and structures.
 - C. **Case# 20250716**
City of St. Pete Beach v. Royal Properties Management LLC
Address: 340 78th ave BLG 2 St. Pete Beach, FL 33706
Sec. 32.5. - Prohibited uses and structures.
 - D. **Case# 20250718**

City of St. Pete Beach v. Hill Nelson B Jr Hill, Alice L

Address: 544 69th Ave St. Pete Beach, FL 33706

Sec. 36.4. - Prohibited uses and structures.

E. Case# 20250707

City of St. Pete Beach v. Affordable Properties Realty & Management Inc Tre

6795 Gulf Winds Drive Land Trust

Address: 6795 Gulf Winds Dr St. Pete Beach, FL 33706

Sec. 12.2. - Permitted principal uses and structures

F. Case# 20250604

City of St. Pete Beach v. Develop St Pete Beach LLC

Address: 550 59th Ave St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

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

G. Case# 20230606

City of St. Pete Beach v. Broderick, Mark B Broderick, Lynn M

Address: 3535 Belle Vista Dr E St. Pete Beach, FL 33706-2622

Sec. 98-123.1. - Permits required.

Sec. 98-123.7. - Expiration.

H. Case# 20230431

City of St. Pete Beach v. Delp, Michael Edward

Address: 3508 Gulf Blvd St. Pete Beach, FL 33706-3912

Sec. 98-123.1. - Permits required.

Sec. 98-123.7. - Expiration.

I. Case# 20250079

City of St. Pete Beach v. Bosela, Paulette

Address: 1706 Pass A Grille Way St. Pete Beach, FL 33706

Sec. 98-123.1. - Permits required.

J. Case# 20250711

City of St. Pete Beach v. Doyle Brendan D Doyle, Kourtney

Address: 107 4th Ave St. Pete Beach, FL 33706

Sec. 20.03. - Permitted principal uses and structures.

K. Case# 20250715

City of St. Pete Beach v. Ballast Pointe Holdings LLC

Address: 336 S Tessier Dr St. Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

5. Repeat Violations -

A. Case# 20250602

City of St. Pete Beach v. Donovan, Kenneth Frederick Donovan, Wilma Ann

Address: 820 59th Ave St. Pete Beach, FL 33706

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

Sec. 98-65. - Unsightly conditions.

Sec. 46-33. - Enumeration.

6. Cases Complied -

7. Old Cases

8. Lien Reductions

A. Case# 20250410

City of St. Pete Beach v. 3511 Gulf Blvd LLC

Address: 3511 Gulf Blvd St. Pete Beach, FL 33706

Lien Reduction Application

B. Case# 20240193

City of St Pete Beach v. Brightwater Beach Condo Assn

Address: 55th Ave

Lien Reduction Application

C. Case# 20250504

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

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

Lien Reduction Application

9. Next Meeting:
10. Adjournment -

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

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

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

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

All agenda material is available for review at City Hall.

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

Agenda Report

Agenda Title Name: Case # 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: December 8, 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
9. Order to Continue (CE 20250061 - Padgett)

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
PADGETTE, CHRISTOPHER J
Respondent(s)

Case Number: 20250061

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

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**

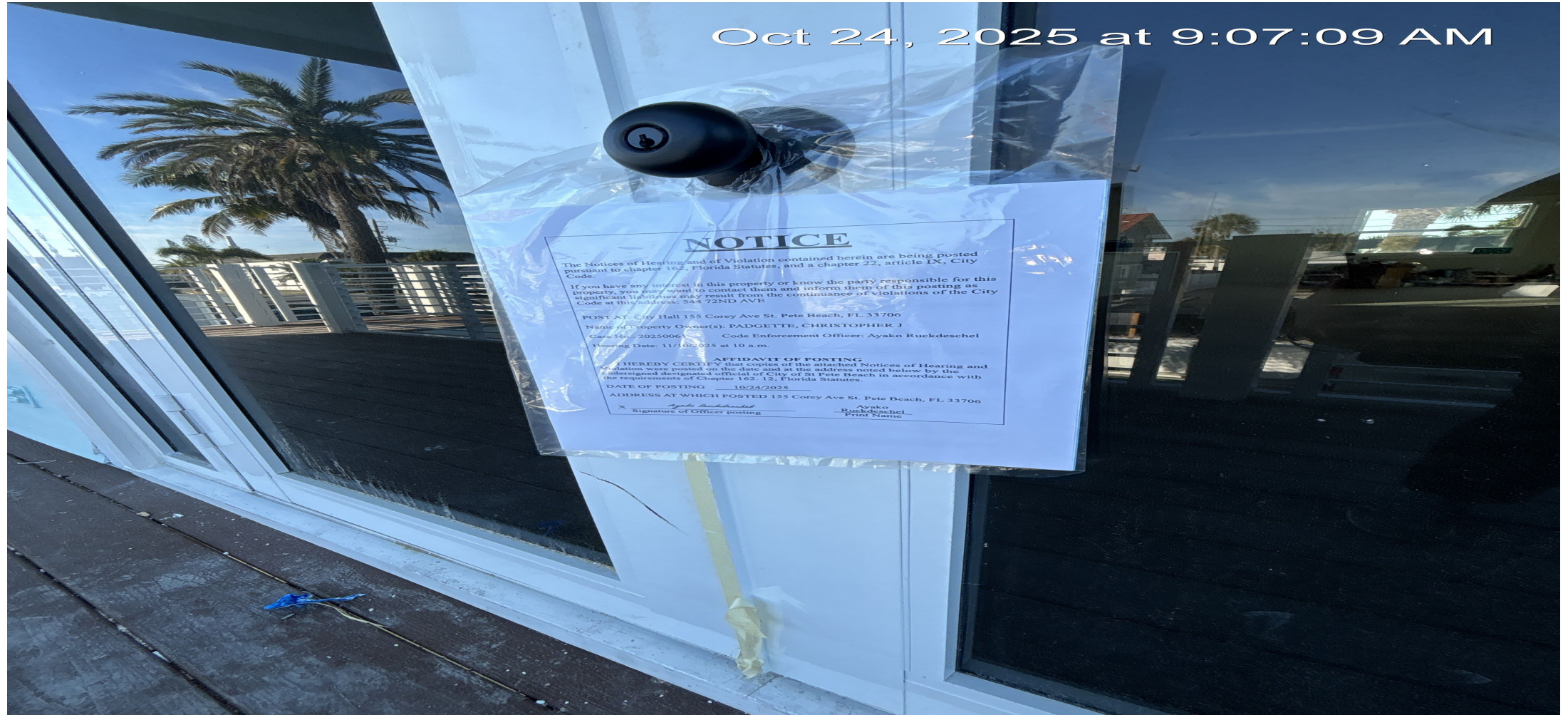
CE20250061

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 3983 20

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

USPS CERTIFIED MAIL



9214 8901 9403 8397 1488 99

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 4119 09

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

ANOV 20250061 AR
Jennifer Daunch

\$8.8600

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250061

ADDRESS: 544 72nd Ave.

CHRISTOPHER J. PADGETTE,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on November 10, 2025, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **December 8, 2025, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 12th day of November 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via US Mail at 544 72nd Ave., St. Pete Beach, FL 33706 on November 12, 2025.

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

Agenda Report

Agenda Title Name: Case# 20250712
City of St. Pete Beach v. Team B Equities LLC
Address: 463 85th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 9.2. - Permitted principal uses and structures.**

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

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

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. Notice of Hearing Banner

6. Registered Agent Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250712

vs.

TEAM B EQUITIES 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 **12/08/2025** 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 **463 85TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 11/10/2025

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 463 85TH AVE

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

Name of Property Owner(s): TEAM B EQUITIES LLC

Case No.: 20250712 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 12/08/2025 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 11/10/2025

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

Irreparable or Irreversible Notice of Violation

11/04/2025

TEAM B EQUITIES LLC
463 85TH AVE
ST PETE BEACH FL 33706-1511

Re: **Case Number 20250712**
Violation Address: 463 85TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 253115782461030090

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 the short-term rental stays that have 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 section code(s):

Sec. 9.2. - Permitted principal uses and structures.

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

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

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 **12/08/2025, 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

Ayako Ruckdeschel
Code Enforcement Officer

CE20250712

- **Respondent(s): Team B Equities LLC**
- **Violation address: 463 85th Ave, zone RU-2**
- **Violation(s) description: The property is in violation of section 9.2 (a) Permitted principal uses and structures and 9.5 Prohibited uses and structures of the Code of Ordinances of the City of St. Pete Beach**

CE20250712

Case Summary

- **Initial inspection: 11/4/2025**
- **Irreparable & Irreversible Notice of Violation dated and mailed certified: 11/10/2025**
- **Notices of Hearing dated and posted on the property: 11/10/2025**

CE20250712 Affidavit of Posting

Nov 10, 2025 at 2:49:01 PM

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 463 85TH AVE

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

Name of Property Owner(s): TEAM B EQUITIES LLC

Case No.: 20250712

Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 12/08/2025 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 11/10/2025

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

X Ayako Ruckdeschel
Signature of Officer posting

Ayako Ruckdeschel
Print Name

463 85th Ave

CE20250712 Advertisement on Airbnb

The screenshot shows an Airbnb listing for a property in St. Pete Beach, Florida. The listing title is "Sunset Beach Escape – Modern Home + Private Pool". The main image is a collage of six photos: the exterior of the house, a private pool with a glass enclosure, a gravel driveway, a modern kitchen, a view of the beach, and a view of the neighborhood. The listing details include "Entire home in St. Pete Beach, Florida", "6 guests · 2 bedrooms · 3 beds · 1 bath", and "New · 1 review". The host is Ariel Hart, with 6 months of hosting experience. A date selection widget is visible, with "CHECK-IN" and "CHECKOUT" fields, a "GUESTS" dropdown set to "1 guest", and a "Check availability" button. The Airbnb logo and search filters are at the top, and the Windows taskbar is at the bottom.

airbnb

Anywhere Any week Add guests

Become a host

Sunset Beach Escape – Modern Home + Private Pool

Share Save

Entire home in St. Pete Beach, Florida
6 guests · 2 bedrooms · 3 beds · 1 bath
• New · 1 review

Hosted by Ariel Hart
6 months hosting

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

65°F Sunny

9:40 AM 11/4/2025

463 85th Ave

CE20250716

Mapped location

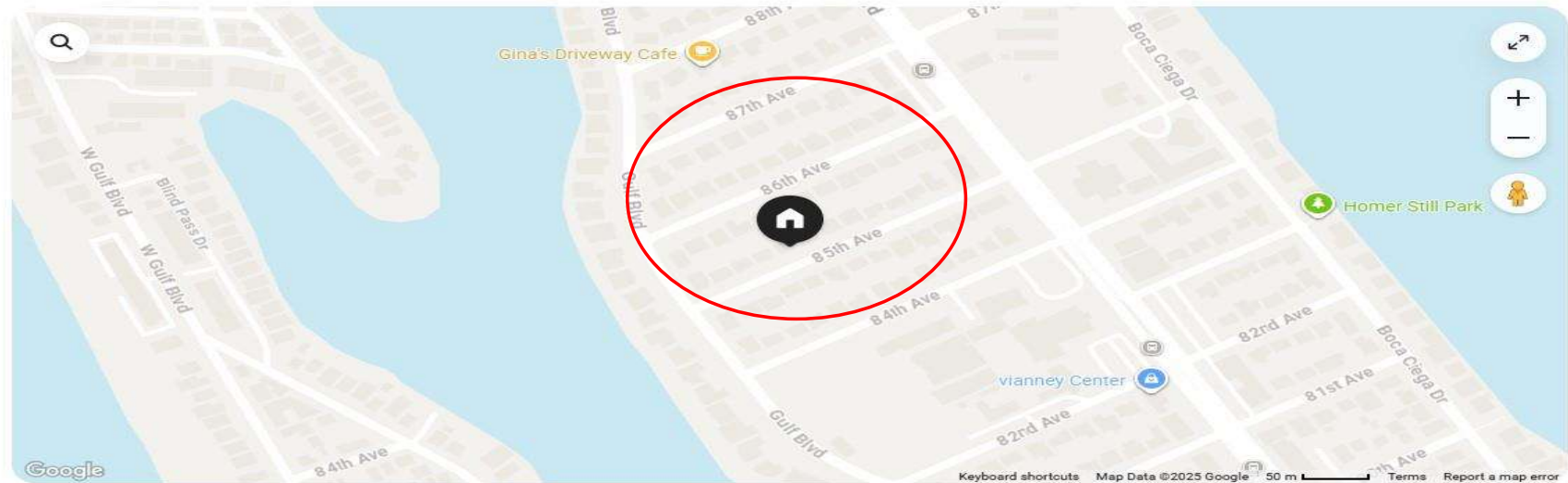
[Photos](#) [Amenities](#) [Reviews](#) [Location](#)

\$1,425
for 6 nights
★ New

[Reserve](#)

Where you'll be

St. Pete Beach, Florida, United States



[Show more >](#)

463 85th Ave

CE20250712

4 night booking

Photos Amenities Reviews Location

4 nights in St. Pete Beach

Dec 8, 2025 - Dec 12, 2025

November 2025

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						

December 2025

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

\$663 for 4 nights

CHECK-IN 12/8/2025	CHECKOUT 12/12/2025
-----------------------	------------------------

GUESTS
1 guest

Reserve

You won't be charged yet

[Report this listing](#)

New · 1 review

Average rating will appear after 3 reviews

Aaron Scott
Lakeland, Florida

★★★★★ · 1 week ago · Stayed a few nights

This house is very clean and it's so pretty. The pool is nice and the scene outside sitting by the pool at night is a must. It had a lot of utilities for needs and the beds are big and ...

Windows Search | 9:43 AM 11/4/2025

463 85th Ave

CE20250712

Review – stayed a few nights in Oct 2025

Photos Amenities Reviews Location

4 nights in St. Pete Beach
Dec 8, 2025 - Dec 12, 2025

November 2025 December 2025

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

Clear dates

\$663 for 4 nights

CHECK-IN 12/8/2025	CHECKOUT 12/12/2025
GUESTS 1 guest	

Reserve

You won't be charged yet

[Report this listing](#)

New · 1 review

Average rating will appear after 3 reviews

Aaron Scott
Lakeland, Florida

★★★★★ · 1 week ago · Stayed a few nights

This house is very clean and it's so pretty. The pool is nice and the scene outside sitting by the pool at night is a must. It had a lot of utilities for needs and the beds are big and ...

9:43 AM 11/4/2025

463 85th Ave

CE20250712

Home view



463 85th Ave

CE20250712

Home view



463 85th Ave

CE20250712

Home view



463 85th Ave

CE20250712
Home view



463 85th Ave

CE20250712

Aerial view



463 85th Ave

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 3400 64

TEAM B EQUITIES LLC
463 85TH AVE
ST PETE BEACH FL 33706-1511

NOH 20250712 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 3436 76

BORHAM JEFFREY
4843 CROSS POINTE DR
OLDSMAR FL 34677-5202

RA NOH 20250712 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20250713
City of St. Pete Beach v. Ibrahim, Inaam
Ibrahim
Address: 424 88th Ave, St Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 8.2. - Permitted principal uses and structures.**

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

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

Sec. 8.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the RU-1 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-1 Residential District.

Funding: N/A

Attachments:

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

5. Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250713

vs.

IBRAHIM, INAAM IBRAHIM
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 **12/08/2025** 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 **424 88TH 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 11/10/2025

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 424 88TH AVE

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

Name of Property Owner(s): IBRAHIM, INAAM IBRAHIM

Case No.: 20250713 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 12/08/2025 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 11/10/2025

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

Irreparable or Irreversible Notice of Violation

11/04/2025

IBRAHIM, INAAM IBRAHIM
424 88TH AVE
ST PETE BEACH FL 33706-1408

Re: **Case Number 20250713**
Violation Address: 424 88TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 253115782641060140

Dear Property Owner:

Your property is located in the RU-1 zoning district and is only permitted to be rented on a monthly basis. As for the Short-term rental stays that have occurred on your property, this is prohibited and irreparable or irreversible in nature. Due to this violation, your case is being referred to a Special Magistrate. You are in violation of the following section code(s):

Sec. 8.2. - Permitted principal uses and structures.

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

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

Sec. 8.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the RU-1 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-1 Residential District.

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **12/08/2025, 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

Ayako Ruckdeschel
Code Enforcement Officer

CE20250713

Case Summary

- Initial inspection: 11/4/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 11/10/2025**
- Notices of Hearing dated and posted on the property: 11/10/2025**

CE20250713

- **Respondent(s): Inaami Ibrahim Ibrahim**
- **Violation address: 424 88th Ave, zone RU-1**
- **Violation(s) description: The property is in violation of section 8.2 (a) Permitted principal uses and structures and 8.5 Prohibited uses and structures of the Code of Ordinances of the City of St. Pete Beach**

CE20250713

Affidavit of Posting

Nov 10, 2025 at 2:52:28 PM

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 424 88TH AVE

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

Name of Property Owner(s): IBRAHIM, INAAM IBRAHIM

Case No.: 20250713

Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 12/08/2025 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 11/10/2025

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

X *Ayako Ruckdeschel*
Signature of Officer posting

Ayako
Ruckdeschel
Print Name

424 88th Ave

CE20250713 Advertisement on Airbnb



Anywhere Any week Add guests

Become a host

Beach Blanket Bungalow

Share Save



Entire home in St. Pete Beach, Florida

6 guests · 3 bedrooms · 4 beds · 2 baths

★ 1 review



Hosted by Beverly
Superhost · 9 years hosting

Self check-in

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability



424 88th Ave

CE20250713

Mapped location

Photos Amenities Reviews Location

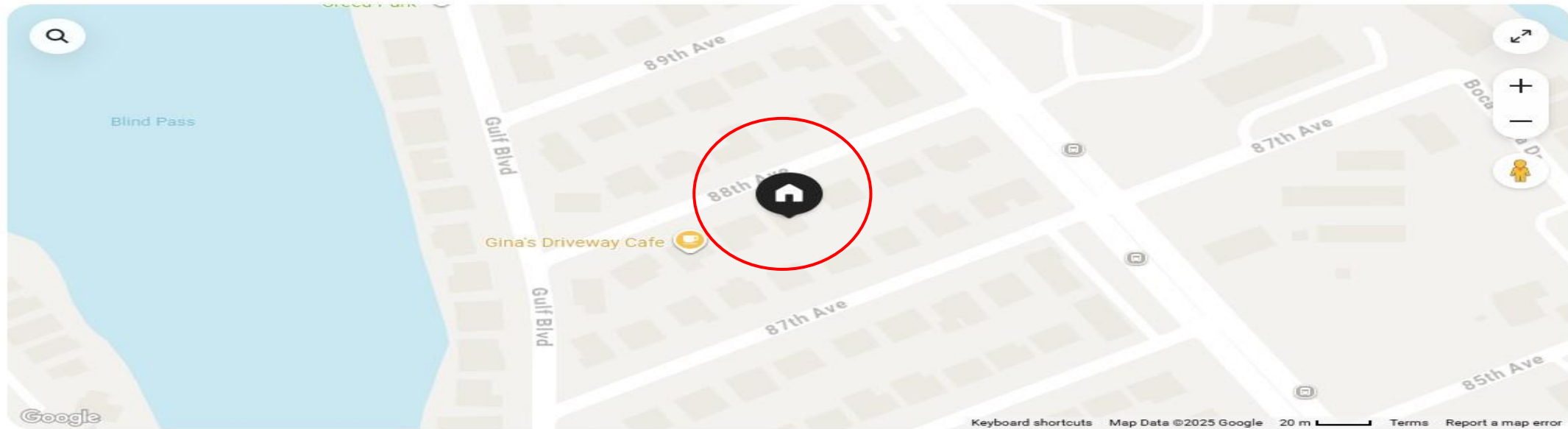
\$1,518
for 4 nights
1 review

Reserve

[Learn how reviews work](#)

Where you'll be

St. Pete Beach, Florida, United States



424 88th Ave

CE20250713

4 night booking

Photos Amenities Reviews Location

What this place offers

- Kitchen
- Free parking on premises
- TV
- Air conditioning
- Private backyard – Fully fenced
- Wifi
- Pool
- Washer
- Bathtub
- Carbon monoxide alarm

Show all 26 amenities

4 nights in St. Pete Beach

Dec 8, 2025 - Dec 12, 2025

November 2025							December 2025						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

\$1,518 for 4 nights

CHECK-IN 12/8/2025	CHECKOUT 12/12/2025
GUESTS 1 guest	

RATES

Non-refundable · \$1,517.77 total
Free cancellation for 24 hours. After that, the reservation is non-refundable.

Refundable · \$1,654.71 total
Free cancellation before December 7. Cancel before check-in on December 8 for a partial refund.

Reserve

You won't be charged yet

[Report this listing](#)

424 88th Ave

CE20250713

Review – stayed 1 night in Sep 2025

1 review

[Learn how reviews work](#)

Most relevant ▾

🔍 Search all reviews



Zena

8 years on Airbnb

★★★★★ - September 2025 - Stayed one night

My stay here was beyond excellent!! The listing matched the photos exactly and the place had everything we could've possibly needed. Beverly was very accommodating, pleasant to interact with, and communication was quick/easy throughout the stay. I highly recommend this place and would definitely stay again!!



Response from Beverly

September 2025

I am so excited you enjoyed your stay!! Thank you for keeping my home in pristine condition! Looking forward to having you back soon!

424 88th Ave

CE20250713

Front entrance



424 88th Ave

CE20250713

L-shaped pool



424 88th Ave

CE20250713

L-shaped pool



424 88th Ave

CE20250713

L-shaped pool



424 88th Ave

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 3356 71

IBRAHIM INAAM IBRAHIM
424 88TH AVE
ST PETE BEACH FL 33706-1408

NOH 20250713 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20250716
City of St. Pete Beach v. Royal Properties
Management LLC
Address: 340 78th ave BLG 2 St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 32.5. - Prohibited uses and structures.**
All uses and structures not of a nature specifically or
conditionally permitted herein are hereby prohibited in
the CC1 Commercial Corridor Blind Pass Road District.

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250716

vs.

ROYAL PROPERTIES MANAGEMENT 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 **12/08/2025** 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 **340 78TH AVE BLG 2** 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 11/10/2025

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 340 78TH AVE BLG 2

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

Name of Property Owner(s): ROYAL PROPERTIES MANAGEMENT LLC

Case No.: 20250716 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 12/08/2025 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 11/10/2025

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

Irreparable or Irreversible Notice of Violation

11/05/2025

ROYAL PROPERTIES MANAGEMENT LLC
27012 65TH AVE E
MYAKKA CITY FL 34251-5143

Re: **Case Number 20250716**
Violation Address: 340 78TH AVE BLG 2, ST PETE BEACH FL 33706
Parcel ID#: 363115779942250150

Dear Property Owner:

Your property is located in the CC-1 zoning district and is only permitted to be rented on a monthly basis. As for the short-term rental stays that have occurred on your property, this is prohibited and irreparable or irreversible in nature. Due to this violation, your case is being referred to a Special Magistrate. You are in violation of the following section code(s):

Sec. 32.5. - Prohibited uses and structures.

All uses and structures not of a nature specifically or conditionally permitted herein are hereby prohibited in the CC1 Commercial Corridor Blind Pass Road District.

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **12/08/2025, 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

Ayako Ruckdeschel
Code Enforcement Officer

CE20250716

- **Respondent(s): Royal Properties Management LLC**
- **Violation address: 340 78th Ave, zone CC-1**
- **Violation(s) description: The property is in violation of section 32.5 Prohibited uses and structures of the Code of Ordinances of the City of St. Pete Beach**

CE20250716

Case Summary

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

CE20250716

Affidavit of Posting

Nov 10, 2025 at 2:44:28 PM

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 340 78TH AVE BLG 2

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

Name of Property Owner(s): ROYAL PROPERTIES MANAGEMENT LLC

Case No.: 20250716

Code Enforcement Officer: Ayako Ruckleschel

Hearing Date: 12/08/2025 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 11/10/2025

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

340 78th Ave

CE20250716 Advertisement on Vrbo

Vrbo Open app USD Trip Boards List your property Help My trips Sign in

Home > Vacation Rentals > United States of America > Florida > Pinellas County > St. Pete Beach > 7 Mi to Dtown: Cozy Studio in St Pete Beach!, St. Pete Beach

Where to? St. Pete Beach, Florida, United States of ...

Dates Nov 6 - Nov 12

Guests 2 guests

Search

See all properties

Apartment

7 Mi to Dtown: Cozy Studio in St Pete Beach!

Apartment in St. Pete Beach with kitchen and fireplace

Overview Amenities Policies Location

10 Exceptional
See 1 review >

1 bathroom Sleeps 4 500 sq ft

Popular amenities
Parking available Fireplace

Add dates for prices

Check-in Dec 15 Check-out Dec 18

Travelers
1 room, 2 travelers

Check availability

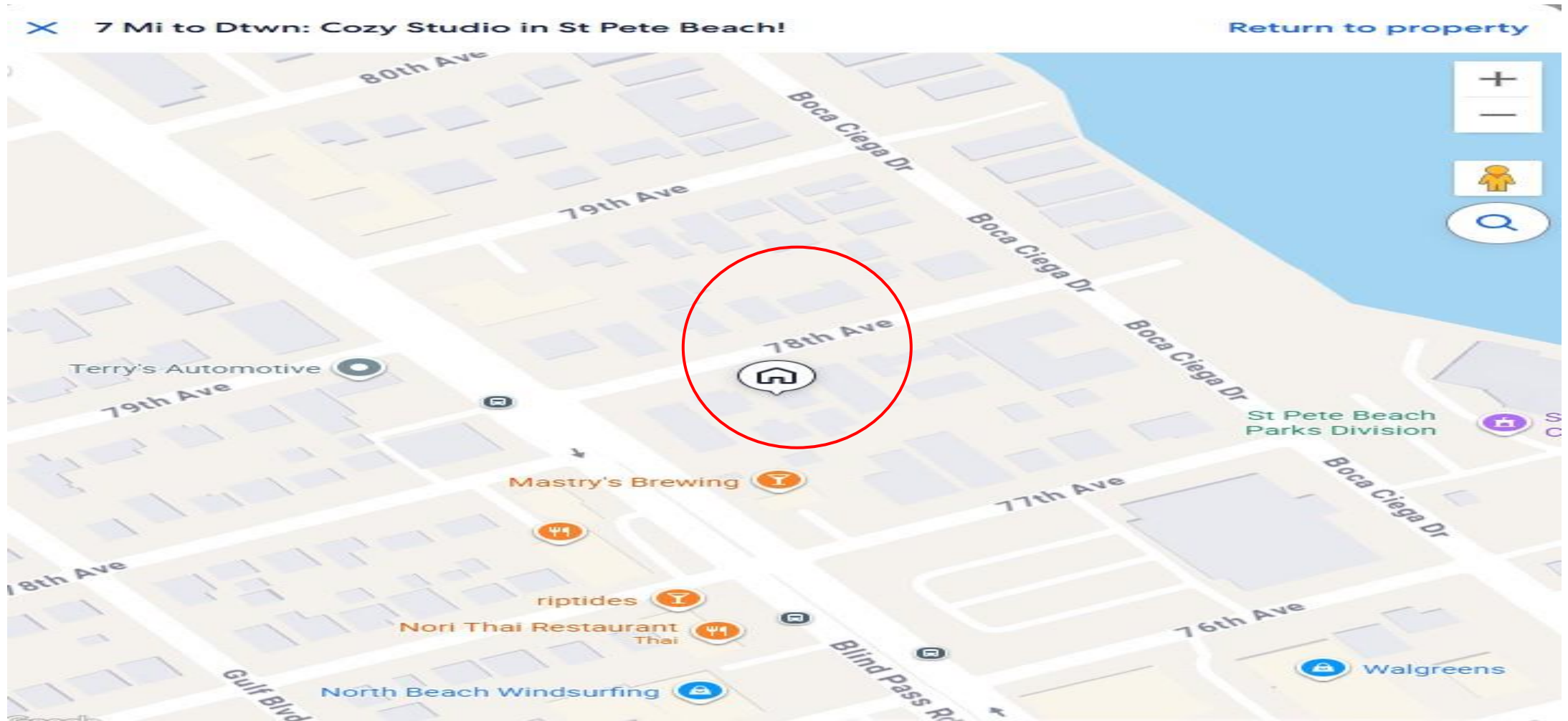
22+

Windows Taskbar: Search, M365, File Explorer, Chrome, Word, Excel, PowerPoint, Edge, Teams, 1:35 PM 11/5/2025

340 78th Ave

CE20250716

Mapped location




340 78th Ave

CE20250716

3 day booking

[Overview](#) [Amenities](#) [Policies](#) [Location](#)


0 bedrooms (sleeps 4)



Studio
1 Queen Bed and 1 Double Sofa Bed

1 bathroom
Full Bathroom

Spaces

 Kitchen
[See all rooms and beds details](#)

About this property

7 Mi to Dtown: Cozy Studio in St Pete Beach!
Beach Chairs & Towels Provided | Walk to Corey Avenue Eats & Shops

Sun-soaked days await when you book an extended stay at this charming vacation rental in St. Pete Beach, Florida! Visit nearby coastal attractions like John's Pass Village & Boardwalk. As the sun sets, return to the 1-bath studio, prepare a delicious meal in the well-stocked kitchen, and watch your favorite show. Bringing more family or friends? Feel free to rent the other unit on-site!

-- THE PROPERTY --

Add dates for prices

Check-in
Dec 15

Check-out
Dec 18

Travelers
1 room, 2 travelers

[Check availability](#)

340 78th Ave

CE20250716

Review – stayed 2 nights in Sep 2025

Overview Amenities Policies Location

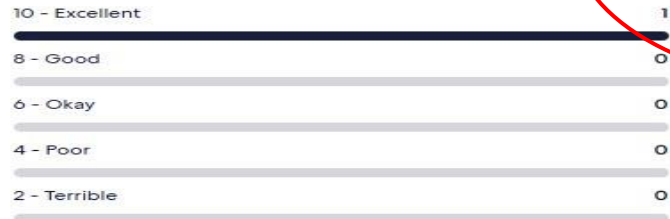
Frequently asked questions

- ✓ Is 7 Mi to Dtwn: Cozy Studio in St Pete Beach! pet-friendly?
- ✓ What time is check-in at 7 Mi to Dtwn: Cozy Studio in St Pete Beach!?
- ✓ What time is check-out at 7 Mi to Dtwn: Cozy Studio in St Pete Beach!?
- ✓ Where is 7 Mi to Dtwn: Cozy Studio in St Pete Beach! located?

10 Exceptional
1 review

Reviews are presented in chronological order, subject to a moderation process, and verified unless otherwise labeled.

[Learn more](#)



10/10
Cleanliness

10/10
Check-in

10/10
Communication

8.0/10
Location

10/10
Listing accuracy

10/10 Excellent

Verified traveler
Sep 21, 2025

😊 Liked: Cleanliness, check-in, communication, location, listing accuracy

Very clean, host was very responsive with any questions we had. Perfect for a beach weekend and close to downtown st Pete for night life!

Stayed 2 nights in Sep 2025

👍 0

[See all reviews](#)

340 78th Ave

CE20250716

Building 2



340 78th Ave

CE20250716

Building 2



340 78th Ave

CE20250716

Building 2



340 78th Ave

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 3333 94

ROYAL PROPERTIES MANAGEMENT LLC
27012 65TH AVE E
MYAKKA CITY FL 34251-5143

NOH BANNER 20250716 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 3332 64

GRECI PETER
27012 65TH AVE E
MYAKKA CITY FL 34251-5143

RA NOH 20250716 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20250718
City of St. Pete Beach v. Hill Nelson B Jr Hill,
Alice L
Address: 544 69th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 36.4. - Prohibited uses and structures.**
All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Upham Beach Village District.

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250718

vs.

HILL, NELSON B JR / HILL, ALICE L
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 **12/08/2025** 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 69TH 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 11/12/2025



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: 544 69TH AVE

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

Name of Property Owner(s): HILL, NELSON B JR / HILL, ALICE L

Case No.: 20250718 Code Enforcement Officer: Lucy Knight

Hearing Date: 12/08/2025 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 11/12/2025

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

11/12/2025

HILL, NELSON B JR / HILL, ALICE L
2 WHITE DOVE CT
PUEBLO, CO 81001-1871

Re: **Case Number 20250718**
Violation Address: 544 69TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 363115059400030250

Dear Property Owner:

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

Sec. 36.4. - Prohibited uses and structures.

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **12/08/2025, 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,

Lucy Knight
Code Enforcement Officer

CE20250718

- **Respondent(s): Hill, Nelson B Jr and Hill, Alice L**
- **Violation address: 544 69th Ave**
- **Violation(s) description: The property is in violation of section 36.4 Prohibited uses and structures of the Land Development Code of the City of St. Pete Beach**

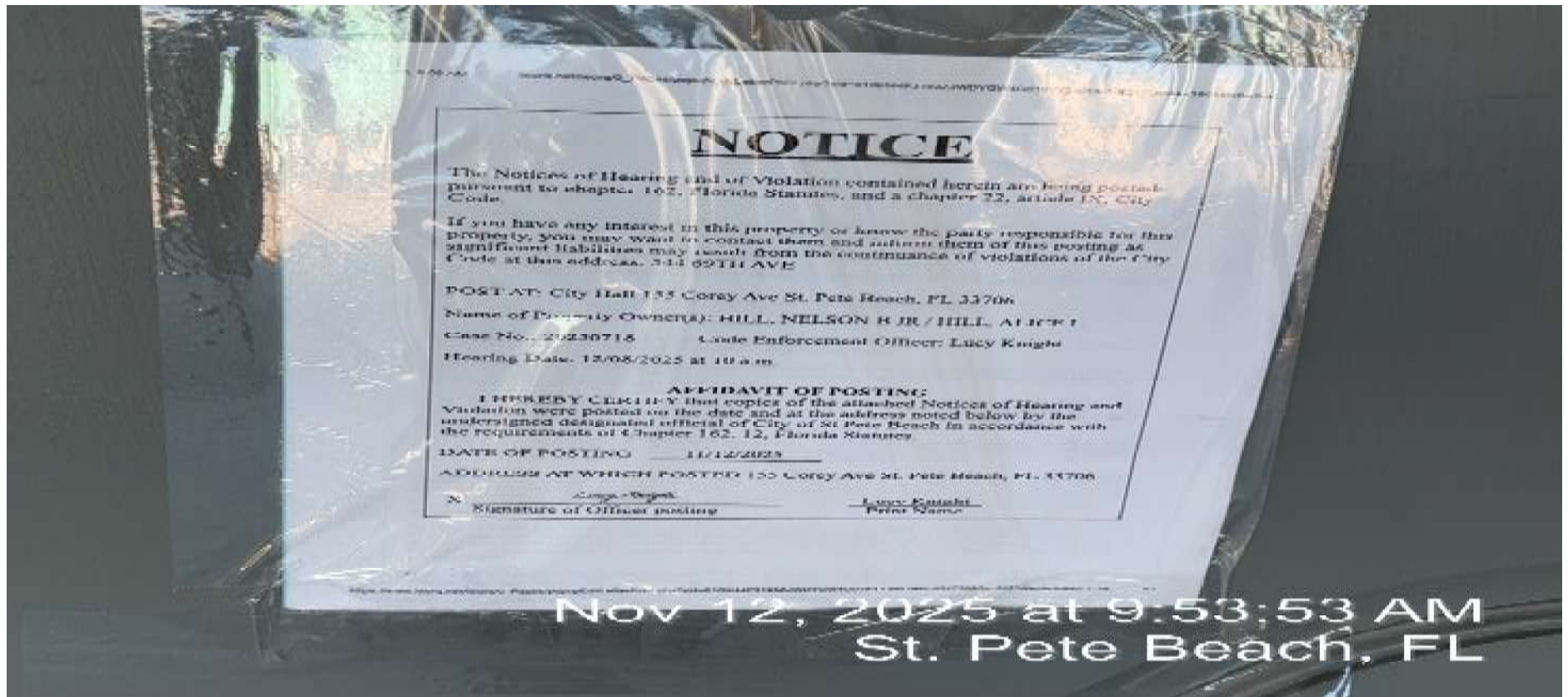
CE20250718

Case Summary

- Initial inspection: 11/10/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 11/12/2025**
- Notices of Hearing dated and posted on the property: 11/12/2025**

CE20250718

Affidavit of Posting



544 69th Ave

CE20250718 Advertisement on Airbnb

The screenshot shows an Airbnb listing for a "Single Family Home - Beach Please" in St. Pete Beach, Florida. The listing features a large yellow porch with white railings and wooden chairs. The interior includes a dining table, a blue sofa, and a kitchen area. The listing details are as follows:

- Entire home in St. Pete Beach, Florida**
- 6 guests · 3 bedrooms · 3 beds · 3 baths
- 1 review
- Hosted by Resort Rentals (10 years hosting)

The booking section shows a check-in date of 11/5/2025 and a check-out date of 11/12/2025 for 4 guests. A message indicates "Something went wrong. Try your dates again" and a "Change dates" button is visible.

At the bottom of the screenshot, the system tray shows a temperature of 47°F, sunny weather, and the time 8:25 AM on 11/12/2025.

340 78th Ave


CE20250718 Host

The screenshot shows an Airbnb listing page for a host named "Resort Rentals". The browser's address bar shows the URL: https://www.airbnb.com/rooms/1476893492466937142?adults=2&search_mode=regular_search&check_in=2025-11-14&check_out=2025-11-21&children=0&infants=0&pets=0&source_impression_id=p3_1763038229_P3kM75mFluWw87W.... The page features a navigation bar with "Photos", "Amenities", "Reviews", and "Location". A price tag indicates "\$1,617 for 7 nights" with a "Reserve" button and "1 review". Below this, a message states "Exact location will be provided after booking." The "Meet your host" section displays the host's profile: "Resort Rentals" with 4710 reviews, a 4.58 star rating, and 10 years of hosting. Host details include a 100% response rate and a "Message host" button. A note at the bottom of the host section reads: "Resort Rentals has helped travelers to make unforgettable memories since 1998. We manage around 320 condos/homes. Properties offered are either on the beach or on the bay in the St. Pete/Clearwater area. To make it even better, they are close to famous theme parks in Tampa and Orlando. There are great places to visit in Clearwater, St. Pete, and the area surrounding numerous fun day trips to make your getaway as fun and relaxing as you choose." The browser's taskbar at the bottom shows the date as 11/13/2025 and the time as 7:51 AM.

Photos Amenities Reviews Location **\$1,617** for 7 nights **Reserve** 1 review

Exact location will be provided after booking.

Meet your host




4710 Reviews
4.58★ Rating
10 Years hosting


Resort Rentals
Host


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.

 My work: Resort Rentals, St. Pete Beach

 Speaks English and German

Resort Rentals has helped travelers to make unforgettable memories since 1998. We manage around 320 condos/homes. Properties offered are either on the beach or on the bay in the St. Pete/Clearwater area. To make it even better, they are close to famous theme parks in Tampa and Orlando. There are great places to visit in Clearwater, St. Pete, and the area surrounding numerous fun day trips to make your getaway as fun and relaxing as you choose.

https://www.airbnb.com/users/profile/1466794336299036919?previous_page_name=PdpHomeMarketplace

52°F Sunny 7:51 AM 11/13/2025

544 69th Ave

CE20250718

Review Ty (September)

The screenshot shows an Airbnb listing for an entire home in St. Pete Beach, Florida, with 6 guests, 3 bedrooms, 3 beds, and 3 baths. A review overlay is displayed, showing a 5-star rating and a review from Ty, dated September 2025. The review text is: "I had a wonderful stay! The place was exactly as described—clean, comfortable, and in a great location. Check-in was smooth, and the host was very responsive and helpful with recommendations. I'd definitely stay here again." The host's response is: "Thank you, Ty. Glad you had a wonderful stay and found the place exactly as described—clean, comfortable, and in a great location. Happy check-in went smoothly and our recommendations were helpful. We'd love to host you again." The review is highlighted with a red box, and a red '1' is placed next to it. The background shows the listing details, including check-in and check-out dates (11/5/2025 to 11/12/2025) and a 'Show all photos' button.

544 69th Ave

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 6182 55

HILL NELSON B JR
HILL ALICE L
2 WHITE DOVE CT
PUEBLO CO 81001-1871

II NOH 20250718 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20250707
City of St. Pete Beach v. Affordable Properties
Realty & Management Inc Tre 6795 Gulf Winds
Drive Land Trust
Address: 6795 Gulf Winds Dr St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 12.2. - Permitted principal uses and structures**

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

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250707

vs.

AFFORDABLE PROPERTIES REALTY & MANAGEMENT INC TRE 6795 GULF WINDS DRIVE LAND
TRUST

Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **12/08/2025** 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 **6795 GULF WINDS 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 10/28/2025

Lucy Knight

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: 6795 GULF WINDS DR

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

Name of Property Owner(s): AFFORDABLE PROPERTIES REALTY & MANAGEMENT INC TRE 6795 GULF WINDS DRIVE LAND TRUST

Case No.: 20250707 Code Enforcement Officer: Lucy Knight

Hearing Date: 12/08/2025 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 *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

10/28/2025

AFFORDABLE PROPERTIES REALTY & MANAGEMENT INC TRE 6795 GULF WINDS DRIVE LAND TRUST
321 28TH ST S
ST. PETERSBURG FL 33712-1507

Re: **Case Number 20250707**
Violation Address: 6795 GULF WINDS DR, ST PETE BEACH FL 33706
Parcel ID#: 363115347760030030

Dear Property Owner:

Your property is located in the RM 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. 12.2. - Permitted principal uses and structures

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **10/28/2025, 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,

Lucy Knight
Code Enforcement Officer

CE20250707

Case Summary

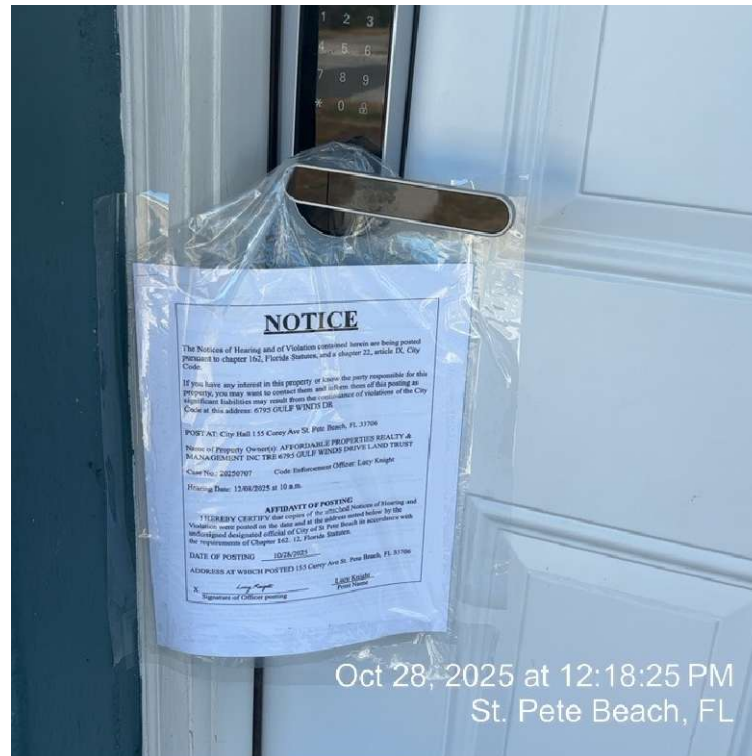
- Initial inspection: 10/28/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 10/28/2025**
- Notices of Hearing dated and posted on the property: 10/28/2025**

CE20250707

- **Respondent(s): Affordable Properties Realty & Management Inc. TRE 6795 GULF Wind Drive Land Trust**
- **Violation address: 6795 Gulf Wind Dr**
- **Violation(s) description: The property is in violation of section 12.2 (a) Permitted principle uses and structures of the Land Development Code of the City of St. Pete Beach**

CE20250707

Affidavit of Posting



6795 Gulf Wind Dr

CE20250707 Advertisement on Airbnb

SPB Bookmarks Import favorites

airbnb

Anywhere Any week Add guests

Become a host

Welcome to a little piece of paradise [Share](#) [Save](#)

Entire home in St. Pete Beach, Florida
4 guests · 2 bedrooms · 3 beds · 1 bath

These dates are priced lower than usual

Guest favorite One of the most loved homes on Airbnb, according to guests **5.0** ★★★★★ **32** Reviews

Hosted by Selene

CHECK-IN 11/1/2025	CHECKOUT 11/6/2025
GUESTS 1 guest	

70°F Mostly cloudy Search 3:10 PM 10/30/2025

6795 Gulf Wind Dr

CE20250707 Host

The screenshot shows an Airbnb host profile for Selene. At the top, there are navigation tabs for Photos, Amenities, Reviews, and Location, along with a pink 'Change dates' button. The profile card for Selene includes a profile picture, 32 reviews, a 5.0 star rating, and 7 months of hosting. To the right, it states 'Selene is a Superhost' and provides details on her response rate (100%) and response time (within an hour). A 'Message host' button is visible. Below the profile card, it lists 'Born in the 70s' and 'Speaks English and Spanish'. A bio paragraph follows. At the bottom, a 'Things to know' section lists house rules, safety & property information, and cancellation policy. The browser's address bar and Windows taskbar are also visible.

Photos Amenities Reviews Location [Change dates](#)

Meet your host

Selene
Superhost

32
Reviews

5.0★
Rating

7
Months hosting

Selene 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

House rules Check-in after 4:00 PM Checkout before 11:00 AM	Safety & property Carbon monoxide alarm not reported Exterior security cameras on property	Cancellation policy This reservation is non-refundable. Review this Host's full policy for details.
--	---	--

63°F Mostly cloudy 8:40 AM 10/30/2025

6795 Gulf Wind Dr

CE20250707 Review John (April)

The screenshot shows an Airbnb review interface. On the left, a modal displays a 5.0 overall rating with two gold laurel wreaths, labeled 'Guest favorite'. Below this, a bar chart shows the overall rating at 5.0. A list of category ratings is provided: Cleanliness (5.0), Accuracy (4.9), Check-in (5.0), Communication (5.0), Location (5.0), and Value (4.8). On the right, a list of 33 reviews is shown, with the most relevant selected. The first review, by John (5 years on Airbnb) from April 2025, is highlighted with a green box and a green '1' in a box. The review text is: '***** - April 2025 - Stayed a few nights. Nice place, lots of walkable places to eat. Short walk to the beach.' Other reviews listed include Adam (June 2025), Nicole (May 2025), Gregory Shawn (May 2025), and Gregory (10 years on Airbnb).

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

Guest Name	Years on Airbnb	Review Date	Review Text
John	5 years	April 2025	***** - Stayed a few nights. Nice place, lots of walkable places to eat. Short walk to the beach.
Adam		June 2025	***** - Stayed one night. Great place
Nicole		May 2025	***** - Stayed one night. Such a cute and clean Airbnb! Would recommend! 10/10
Gregory Shawn		May 2025	***** - Stayed a few nights. house was perfect for what we needed
Gregory	10 years		

6795 Gulf Wind Dr

CE20250707 Review Jerry (May)

The screenshot shows an Airbnb listing page with a modal window displaying reviews. The modal window features a 5.0 overall rating and a list of category ratings: Cleanliness (5.0), Accuracy (4.9), Check-in (5.0), Communication (5.0), Location (5.0), and Value (4.8). The reviews section shows 33 reviews, with the most relevant ones listed. The review by Jerry from May 2025 is highlighted with a green box and a green '2' in a box.

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	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

33 reviews

Search all reviews

All reviews Beach · 18 Hospitality · 15 Location · 15 Cleanliness · >

Nathan
Orlando, Florida
★★★★ August 2025 · Stayed one night
We were a little disappointed in the fact we were not able to access the back yard and patio. But other than that, everything was great!

Jerry
Orlando, Florida
★★★★ May 2025 · Stayed one night
Amazing location only ~10 minute walk to the beach. Super clean and friendly - even had chairs and an umbrella available for the beach!

Susan
St Petersburg, Florida
★★★★ May 2025 · Stayed a few nights
Great location! Walking distance to the beach and other great restaurants. The home was clean, very homie, and perfect for everything we needed

Alexandrea
Wayzata, Minnesota
★★★★ May 2025 · Stayed a few nights
Great location, proactive host! Provided all the necessary things and extras it was

6795 Gulf Wind Dr

CE20250707 Review Alexandra (May)

https://www.airbnb.com/rooms/1373893912306816086/reviews?search_mode=regular_search&adults=1&check_in=2025-12-01&check_out=2025-12-06&children=0&infants=0&pets=0&source_impression_id=p3_1762970763_P3yuQdmCn6VNUjg...

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

33 reviews

Search all reviews

All reviews Beach · 18 Hospitality · 15 Location · 15 Cleanliness · >

Susan
St Petersburg, Florida
★★★★★ · May 2025 · Stayed a few nights
Great location! Walking distance to the beach and other great restaurants. The home was clean, very homie, and perfect for everything we needed

Alexandra
Wayzata, Minnesota
★★★★★ · May 2025 · Stayed a few nights
Great location, proactive host! Provided all the necessary things and extras it was really helpful!

Myra
Tampa, Florida
★★★★★ · May 2025 · Stayed one night
Nice weekend getaway. 10 minutes from John pass boardwalk and shopping centers. Home was clean and supplied the basic needs, tea and coffee and bottle water. AC was nice and cold. Plenty of blankets were provided. 3 beds was a plus. Couches were comfortable. Fell asleep watching Netflix on the couch. Bathroom was clean and water was hot. I didn't see any entrances to walk on the beach nearby, so we went to John pass which was very close by. (By car) McDonald's, and some restaurants were very close by. (Walking)

Cleanliness 5.0
Accuracy 4.9
Check-in 5.0
Communication 5.0
Location 5.0
Value 4.8

66°F Sunny
2:22 PM 11/12/2025

6795 Gulf Wind Dr

CE20250707 Review Myra (May)

https://www.airbnb.com/rooms/1373893912306816086/reviews?search_mode=regular_search&adults=1&check_in=2025-12-01&check_out=2025-12-06&children=0&infants=0&pets=0&source_impression_id=p3_1762970763_P3yuQdmCn6VNUjgl...

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

33 reviews
Most relevant

Search all reviews

All reviews Beach · 18 Hospitality · 15 Location · 15 Cleanliness · 6

Susan
St Petersburg, Florida
★★★★★ May 2025 · Stayed a few nights
Great location! Walking distance to the beach and other great restaurants. The home was clean, very homie, and perfect for everything we needed

Alexandrea
Wayzata, Minnesota
★★★★★ May 2025 · Stayed a few nights
Great location, proactive host! Provided all the necessary things and extras it was really helpful!

Myra
Tampa, Florida
★★★★★ May 2025 · Stayed one night

Nice weekend getaway. 10 minutes from John pass boardwalk and shopping centers. Home was clean and supplied the basic needs, tea and coffee and bottle water. AC was nice and cold. Plenty of blankets were provided. 3 beds was a plus. Couches were comfortable. Fell asleep watching Netflix on the couch. Bathroom was clean and water was hot. I didn't see any entrances to walk on the beach nearby, so we went to John pass which was very close by. (By car) McDonald's, and some restaurants were very close by. (Walking)

Overall rating: 5.0
Cleanliness: 5.0
Accuracy: 4.9
Check-in: 5.0
Communication: 5.0
Location: 5.0
Value: 4.8

66°F Sunny
2:22 PM 11/12/2025

6795 Gulf Wind Dr

CE20250707

Review Gregory Shawn (May)

The screenshot shows an Airbnb review interface. On the left, a summary card displays a 5.0 rating with two gold laurel wreaths, labeled 'Guest favorite'. Below this, a bar chart shows the overall rating, and a list of category ratings is provided:

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

On the right, a list of 33 reviews is shown. The review by Gregory Shawn is highlighted with a red box and a red '5' next to it:

- John** (5 years on Airbnb): 5 stars, April 2025. Stayed a few nights. Nice place, lots of walkable places to eat. Short walk to the beach.
- Adam** (Columbus, Ohio): 5 stars, June 2025. Stayed one night. Great place.
- Nicole** (Tampa, Florida): 5 stars, May 2025. Stayed one night. Such a cute and clean Airbnb! Would recommend! 10/10.
- Gregory Shawn** (Boynton Beach, Florida): 5 stars, May 2025. Stayed a few nights. house was perfect for what we needed.
- Gregory** (10 years on Airbnb): [Review text partially obscured]

6795 Gulf Wind Dr

CE20250707 Review Nicole (May)

The screenshot shows an Airbnb listing page with a 5.0 overall rating. The listing is a "Guest favorite" and is in the "top 10%" of eligible listings. The overall rating is 5.0, with individual category ratings: Cleanliness (5.0), Accuracy (4.9), Check-in (5.0), Communication (5.0), Location (5.0), and Value (4.8). There are 33 reviews in total. The review by Nicole from Tampa, Florida, dated May 2025, is highlighted with a red box and a red "5" next to it. The review text is: "Such a cute and clean Airbnb! Would recommend! 10/10".

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

Reviewer	Rating	Date	Stayed	Review Text
John	5.0	April 2025	Stayed a few nights	Nice place, lots of walkable places to eat. Short walk to the beach.
Adam	5.0	June 2025	Stayed one night	Great place
Nicole	5.0	May 2025	Stayed one night	Such a cute and clean Airbnb! Would recommend! 10/10
Gregory Shawn	5.0	May 2025	Stayed a few nights	house was perfect for what we needed
Gregory	5.0	May 2025	Stayed a few nights	house was perfect for what we needed

6795 Gulf Wind Dr

CE20250707 Review Susan (May)

The screenshot shows an Airbnb review for a property in St. Petersburg, Florida. The overall rating is 5.0, and the property is marked as a 'Guest favorite'. The review is by Susan, dated May 2025, with a 5.0 rating. The review text is highlighted in red.

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

33 reviews
How reviews work

Search all reviews

All reviews | Beach - 18 | Hospitality - 15 | Location - 15 | Cleanliness - 15

Nathan
Orlando, Florida
★★★★★ August 2025 · Stayed one night
We were a little disappointed in the fact we were not able to access the back yard and patio. But other than that, everything was great!

Jerry
Orlando, Florida
★★★★★ May 2025 · Stayed one night
Amazing location only ~10 minute walk to the beach. Super clean and friendly - even had chairs and an umbrella available for the beach!

Susan
St Petersburg, Florida
★★★★★ May 2025 · Stayed a few nights
Great location, walking distance to the beach and other great restaurants. The home was clean, very homie, and perfect for everything we needed

Alexandrea
Wayzata, Minnesota
★★★★★ May 2025 · Stayed a few nights
Great location, proactive host! Provided all the necessary things and extras it was

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

66°F Sunny
2:19 PM 11/12/2025

6795 Gulf Wind Dr

CE20250707

Review Adam (June)

The screenshot displays an Airbnb review for a property. The overall rating is 5.0, marked as a 'Guest favorite'. The property is noted as being in the top 10% of eligible listings. The review is from Adam, dated June 2025, and is highlighted with a red box. The review text states: 'This location is perfect so many restaurants food Marts and the beach is all walkable. Very quiet neighborhood already looking forward to my next trip. I highly recommend this place.' Other reviews from Marie and Sydney are also visible.

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

6795 Gulf Wind Dr

CE20250707 Review Jason (June)

https://www.airbnb.com/rooms/1373893912306816086/reviews?search_mode=regular_search&adults=1&check_in=2025-12-01&check_out=2025-12-06&children=0&infants=0&pets=0&source_impression_id=p3_1762964924_P3uK6CqTT_I5aVQJ&...

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

33 reviews
Most relevant

Search all reviews

All reviews Beach · 18 Hospitality · 15 Location · 15 Cleanliness · >

Oh my gosh! When she said that she was passionate about hosting... There's just no question. All the little details are there. I'm a huge fan of black face cloths for make up. She even has a bag dispenser for personal hygiene product disposal. All the details were there. And above and beyond with her helpful tips getting around town. The house is close to the beach. A very easy walk.

Jason
Oklahoma City, Oklahoma
★★★★★ June 2025 · Stayed one night
After a botched booking on Airbnb at another place Selene came to the rescue for us. She approved a same day booking and had it ready for us to check in early so we could enjoy our final day in Florida. Selene went above and beyond for us and I am grateful. Her place is clean, cozy, and easily walkable to the beach, restaurants, and ice-cream shops!

M
Lithia, Florida
★★★★★ August 2025 · Stayed with kids
This place was exactly what she said it was. Had a nice assortment of teas, place kept nice, clean and fresh. Beds were soft and plenty of pillows and blankets, beach towels were provided and neighborhood was nice and quiet. Will go back again. Thanks for sharing this home :)

Marie

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

61°F Sunny
11:30 AM 11/12/2025

6795 Gulf Wind Dr

CE20250707 Review Sydney (June)

https://www.airbnb.com/rooms/1373893912306816086/reviews?search_mode=regular_search&adults=1&check_in=2025-12-01&check_out=2025-12-06&children=0&infants=0&pets=0&source_impression_id=p3_1762970763_P3yuQdmCn6VNUjgl...

Photos Amenities Reviews Location

\$1,265 ~~\$640~~ for 5 nights

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	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

33 reviews

Search all reviews

All reviews Beach · 18 Hospitality · 15 Location · 15 Cleanliness · >

Adam
Columbus, Ohio
★★★★ - June 2025 · Stayed one night
This location is perfect so many restaurants food Marts and the beach is all walkable. Very quiet neighborhood already looking forward to my next trip. I highly recommend this place.

Sydney
5 years on Airbnb
★★★★ - June 2025 · Stayed a few nights
We had such a fun time! The place was beautiful and very clean. We walked to the beach a couple of times and was nice to be able to do since parking at beach is expensive. Felt safe as well. Highly recommend.

Matthew
Trinity, Florida
★★★★ - 2 weeks ago · Stayed a few nights
Lovely place with so many good restaurants and bars nearby! Very walkable and in a good area

Zachary
Orlando, Florida

66°F Sunny

2:16 PM 11/12/2025

6795 Gulf Wind Dr

CE20250707

Review Amy (July)

https://www.airbnb.com/rooms/1373893912306816086/reviews?adults=1&search_mode=regular_search&check_in=2025-11-01&check_out=2025-11-06&children=0&infants=0&pets=0&source_impression_id=p3_1761595253_P3EL1R-xOaDm_gZI&...

5.0

32 reviews

Guest favorite

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

Overall rating

Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

***** August 2025 · Stayed one night

Fresh surroundings in the house. Clean and orderly. Used for one night only as a night before Triathlon at Fort DeSoto park. Suited our needs for close proximity to early day event.

Amy
Baltimore, Maryland

***** July 2025 · Stayed one night

Oh my gosh! When she said that she was passionate about hosting... There's just no question. All the little details are there. I'm a huge fan of black face cloths for make up. She even has a bag dispenser for personal hygiene product disposal. All the details were there. And above and beyond with her helpful tips getting around town. The house is close to the beach. A very easy walk.

Jason
Oklahoma City, Oklahoma

***** June 2025 · Stayed one night

After a botched booking on AirB&B at another place Selene came to the rescue for us. She approved a same day booking and had it ready for us to check in early so we could enjoy our final day in Florida. Selene went above and beyond for us and I am grateful. Her place is clean, cozy, and easily walkable to the beach, restaurants, and ice-cream shops!

Adam
Columbus, Ohio

***** June 2025 · Stayed one night

70°F Mostly cloudy 3:18 PM 10/30/2025

6795 Gulf Wind Dr

CE20250707

Review Eric (August)

https://www.airbnb.com/rooms/1373893912306816086/reviews?adults=1&search_mode=regular_search&check_in=2025-11-01&check_out=2025-11-06&children=0&infants=0&pets=0&source_impression_id=p3_1761595253_P3EL1R-xOaDm_gZI&...

SPB Bookmarks Import favorites

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

32 reviews
Learn how reviews work
Most relevant

Search all reviews

Eric
Hollywood, Florida
★★★★★ August 2025 · Stayed one night
We had a lovely couple of days here. We felt welcomed and cared about. Selene was wonderful to communicate with and was VERY ACCOMMODATING!

Jerry
Orlando, Florida
★★★★★ May 2025 · Stayed one night
Amazing location only ~10 minute walk to the beach. Super clean and friendly - even had chairs and an umbrella available for the beach!

Susan
St Petersburg, Florida
★★★★★ May 2025 · Stayed a few nights
Great location! Walking distance to the beach and other great restaurants. The home was clean, very homie, and perfect for everything we needed

Daniel
6 months on Airbnb
★★★★★ May 2025 · Stayed one night
Great spot for a couple of friends or small family to get away. Close to the beach, grocery, and restaurants.

Overall rating

Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

71°F Mostly cloudy 3:23 PM 10/30/2025

6795 Gulf Wind Dr

CE20250707 Review Gabriela (August)

The screenshot displays an Airbnb review interface. On the left, a large yellow box shows a 5.0 rating with two gold laurel wreaths. Below the rating, it states "Guest favorite" and "This home is in the top 10% of eligible listings based on ratings, reviews, and reliability". A bar chart shows the overall rating of 5.0. Below this, a list of category ratings is shown: Cleanliness (5.0), Accuracy (4.9), Check-in (5.0), Communication (5.0), Location (5.0), and Value (4.8).

On the right, a section titled "33 reviews" shows a search bar and filter buttons for "All reviews", "Beach · 18", "Hospitality · 15", "Location · 15", and "Cleanliness". A review by Gabriela is highlighted with a red box. The review text is: "**** August 2025 · Stayed one night. Selene was amazing! very kind, informative, and quick with replies. The location was in walking distance from the beach and in a peaceful area. We will definitely be coming back 😊". Below this, reviews from Amy and Jason are visible.

At the bottom of the screenshot, the Windows taskbar shows the date as 11/12/2025 and the time as 11:33 AM. The weather is 61°F and Sunny.

6795 Gulf Wind Dr

CE20250707

Review Marie (August)

33 reviews

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

Overall rating

Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

5 stars - August 2025 - Stayed with kids
This place was exactly what she said it was. Had a nice assortment of teas, place kept nice, clean and fresh. Beds were soft and plenty of pillows and blankets, beach towels were provided and neighborhood was nice and quiet. Will go back again. Thanks for sharing this home :)

5 stars - August 2025 - Stayed one night
Fresh surroundings in the house. Clean and orderly. Used for one night only as a night before Triathlon at Fort DeSoto park. Suited our needs for close proximity to early day event.

5 stars - June 2025 - Stayed one night
This location is perfect so many restaurants food Marts and the beach is all walkable. Very quiet neighborhood already looking forward to my next trip. I highly recommend this place.

6795 Gulf Wind Dr

CE20250707

Review Nathan (August)

The screenshot shows an Airbnb review modal for a property with a 5.0 rating. The modal includes a search bar, a list of reviews, and a table of category ratings. The review by Nathan is highlighted with a red box.

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

32 reviews
[Learn how reviews work](#)

Search all reviews

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

Matthew
Trinity, Florida
★★★★★ · 3 days ago · Stayed a few nights
Lovely place with so many good restaurants and bars nearby! Very walkable and in a good area

Zachary
Orlando, Florida
★★★★★ · September 2025 · Stayed a few nights
This place was really cute and Selene was very accommodating! Beach towels, toothbrushes, some board games; it really made for an excellent stay!

Nathan
Orlando, Florida
★★★★★ · August 2025 · Stayed one night
We were a little disappointed in the fact we were not able to access the back yard and patio. But other than that, everything was great!

Eric
Hollywood, Florida
★★★★★ · August 2025 · Stayed one night
We had a lovely couple of days here. We felt welcomed and cared about. Selene was wonderful to communicate with and was VERY ACCOMMODATING!

6795 Gulf Wind Dr

CE20250707

Review Matthew (September)

https://www.airbnb.com/rooms/1373893912306816086/reviews?adults=1&search_mode=regular_search&check_in=2025-11-01&check_out=2025-11-06&children=0&infants=0&pets=0&source_impression_id=p3_1761595253_P3EL1R-xOaDm_gZI&...

5.0

Guest favorite

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

32 reviews

Search all reviews

Matthew
2 months on Airbnb

***** - September 2025 - Stayed one night

We had a wonderful stay. The host was incredibly friendly, accessible, and accommodating, making everything easy and stress-free. The location is perfect—a charming beach community that made our trip even more enjoyable. The space was spotless and exactly as advertised, with thoughtful touches and attention to detail that really elevated the experience. We couldn't have asked for a better stay and would highly recommend this Airbnb!

Melissa
2 years on Airbnb

***** - 1 week ago - Stayed a few nights

Our family stayed 4 nights at Selene's place for a family funeral. As many other reviews have mentioned, the home is very comfortable, clean, with everything needed and convenient to the beach plus lots of dining options. Selene, was helpful without being intrusive to comfort us during our grief and stay. She truly touched our hearts making sure we had everything that made our accommodations peaceful and welcoming so we could focus on our family. Thankful to Selene and would definitely recommend her place.

Baylee
Boston, Massachusetts

***** - September 2025 - Stayed a few nights

We had a great time at Selene's place! She was friendly and responsive. House was in a great neighborhood, walking distance to beach bars & stores. House was stocked with everything we could need and we appreciated the beach chairs 5 minutes away on foot during the day and the nightlife of St. Pete or relax at home

Overall rating

Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

70°F Mostly cloudy 3:13 PM 10/30/2025

6795 Gulf Wind Dr

CE20250707

Review Zachary (September)

The screenshot shows an Airbnb review modal for a property with a 5.0 rating. The modal includes a search bar for reviews, a list of categories with their respective ratings, and a list of individual reviews. The review by Zachary from September 2025 is highlighted with a red box.

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

32 reviews
Most relevant

Search all reviews

Matthew
Trinity, Florida
★★★★★ - 3 days ago · Stayed a few nights
Lovely place with so many good restaurants and bars nearby! Very walkable and in a good area

Zachary
Orlando, Florida
★★★★★ - September 2025 · Stayed a few nights
This place was really cute and Selene was very accommodating! Beach towels, toothbrushes, some board games; it really made for an excellent stay!

Nathan
Orlando, Florida
★★★★★ - August 2025 · Stayed one night
We were a little disappointed in the fact we were not able to access the back yard and patio. But other than that, everything was great!

Eric
Hollywood, Florida
★★★★★ - August 2025 · Stayed one night
We had a lovely couple of days here. We felt welcomed and cared about. Selene was wonderful to communicate with and was VERY ACCOMMODATING!

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

6795 Gulf Wind Dr

CE20250707

Review Baylee (September)

The screenshot shows an Airbnb listing page with a modal window displaying the listing's rating and reviews. The listing has a 5.0 overall rating, marked as a 'Guest favorite'. The modal shows 33 reviews, with a search bar and filters for 'All reviews', 'Beach: 18', 'Hospitality: 15', 'Location: 15', and 'Cleanliness: 15'. A review by Baylee from September 2025 is highlighted with a red box. The review text is: 'We had a great time at Selene's place! She was friendly and responsive. House was in a great neighborhood, walking distance to beach bars & stores. House was stocked with everything we could need and we appreciated the beach chairs & beach towels. Would recommend to everyone!' Other reviews by Ysabel and Gabriela are also visible.

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

33 reviews
How reviews work

Search all reviews

All reviews Beach: 18 Hospitality: 15 Location: 15 Cleanliness: 15

Overall rating

Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

Baylee
Boston, Massachusetts
September 2025 - Stayed a few nights
★★★★★ We had a great time at Selene's place! She was friendly and responsive. House was in a great neighborhood, walking distance to beach bars & stores. House was stocked with everything we could need and we appreciated the beach chairs & beach towels. Would recommend to everyone!

Ysabel
6 years on Airbnb
September 2025 - Stayed a few nights
★★★★★ My stay was wonderful! The place was clean, comfortable, and exactly as described. Check-in was smooth, the location was convenient, and the host was friendly and responsive. I'd definitely stay here again

Gabriela

6795 Gulf Wind Dr

CE20250707

Review Ysabel (September)

The screenshot displays an Airbnb review for a property. The overall rating is 5.0, marked as a 'Guest favorite'. The review is from Ysabel, dated September 2025. The review text is: 'My stay was wonderful! The place was clean, comfortable, and exactly as described. Check-in was smooth, the location was convenient, and the host was friendly and responsive. I'd definitely stay here again.' The screenshot also shows category ratings: Cleanliness (5.0), Accuracy (4.9), Check-in (5.0), Communication (5.0), Location (5.0), and Value (4.8).

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

6795 Gulf Wind Dr

CE20250707

Review Melissa (October)

https://www.airbnb.com/rooms/1373893912306816086/reviews?adults=1&search_mode=regular_search&check_in=2025-11-01&check_out=2025-11-06&children=0&infants=0&pets=0&source_impression_id=p3_1761595253_P3EL1R-xOaDm_gZl&...

SPB Bookmarks Import favorites

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

32 reviews
Learn how reviews work
Most relevant

Search all reviews

Overall rating

Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

Reviews:

- Melissa**
2 years on Airbnb
★★★★★ 1 week ago · Stayed a few nights
Our family stayed 4 nights at Selene's place for a family funeral. As many other reviews have mentioned, the home is very comfortable, clean, with everything needed and convenient to the beach plus lots of dining options. Selene, was helpful without being intrusive to comfort us during our grief and stay. She truly touched our hearts making sure we had everything that made our accommodations peaceful and welcoming so we could focus on our family. Thankful to Selene and would definitely recommend her place.
- Baylee**
Boston, Massachusetts
★★★★★ September 2025 · Stayed a few nights
We had a great time at Selene's place! She was friendly and responsive. House was in a great neighborhood, walking distance to beach bars & stores. House was stocked with everything we could need and we appreciated the beach chairs & beach towels. Would recommend to everyone!
- Ysabel**
6 years on Airbnb
★★★★★ September 2025 · Stayed a few nights
My stay was wonderful! The place was clean, comfortable, and exactly as described. Check-in was smooth, the location was convenient, and the host was friendly and responsive. I'd definitely stay here again.

70°F Mostly cloudy
3:14 PM 10/30/2025

6795 Gulf Wind Dr

CE20250707 Review Bj (October)

https://www.airbnb.com/rooms/1373893912306816086/reviews?search_mode=regular_search&adults=1&check_in=2025-12-01&check_out=2025-12-06&children=0&infants=0&pets=0&source_impression_id=p3_1762964924_P3uK6CqTT_I5aVQI&...

Photos Amenities Reviews Location \$1,265 **\$640** 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	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

33 reviews
How reviews work

Search all reviews

All reviews Beach · 18 Hospitality · 15 Location · 15 Cleanliness · >

Bj
Milan, Illinois
★★★★★ **October 2025** · Stayed about a week
Amazing location with everything you need for a great vacation.

Daniel
6 months on Airbnb
★★★★★ May 2025 · Stayed one night
Great spot for a couple of friends or small family to get away. Close to the beach, grocery, and restaurants.

Aubrey
7 years on Airbnb
★★★★★ April 2025 · Stayed a few nights
The home is beautiful and very well kept. It is a great place to stay in St Pete and I would highly recommend it. We had a wonderful time

Gio
Bethpage, New York
★★★★★ March 2025 · Stayed a few nights
Selene's place was just perfect for my family. We loved the location and being able to walk to the beach is a plus. The place was so clean, organized and well...

61°F Sunny 11:35 AM 11/12/2025

6795 Gulf Wind Dr

CE20250707

Review Erica (November)

The screenshot shows an Airbnb listing page with a modal window displaying the listing's rating and reviews. The overall rating is 5.0, and the listing is marked as a 'Guest favorite'. The modal window shows 33 reviews, with a search bar and filters for 'All reviews', 'Beach: 18', 'Hospitality: 15', 'Location: 15', and 'Cleanliness: >'. The review by Erica is highlighted with a red box.

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

Overall rating

Category	Rating
Cleanliness	5.0
Accuracy	4.9
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.8

33 reviews

Search all reviews

All reviews Beach: 18 Hospitality: 15 Location: 15 Cleanliness: >

Gregory Shawn
Boynton Beach, Florida
★★★★★ - May 2025 - Stayed a few nights
house was perfect for what we needed

Gregory
10 years on Airbnb
★★★★★ - March 2025 - Stayed with kids
Great host very communicative

Erica
Miami, Florida
★★★★★ - 1 week ago - Stayed one night
Everything was excellent!!! From start to finish!!! I would definitely go back!!!
Translated from Spanish Show original

Tania
5 years on Airbnb
★★★★★ - June 2025 - Stayed with kids
Excellent, I loved the hair conditioner, what is it?
Translated from Spanish Show original

6795 Gulf Wind Dr

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 7958 77

AFFORDABLE PROPERTIES REALTY AND MANAGEMENT INC TRE
6795 GULF WINDS DR LAND TRUST
321 28TH ST S
ST PETERSBURG FL 33712-1507

NOH 20250707 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20250604
City of St. Pete Beach v. Develop St Pete Beach
LLC
Address: 550 59th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

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

Sec. 98-65. - Unsightly conditions.

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

(1) Structures that are:

b. Left in a state of disrepair

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

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

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

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

(b) Standards for improved property.

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

(12) Gutters and downspouts. Gutters and downspouts shall be maintained in good repair and shall be neatly located and securely installed.

(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored to remain in sound condition. All exposed surfaces of metal or wood shall be protected from the elements, decay or rust.

(18) Swimming pools. All swimming pools, spas and architectural pools, ponds or bodies of water shall be properly maintained so as not to create a safety hazard or harbor insect infestation. Water shall not be allowed to stagnate or to become polluted. All pools shall be free from unsightly appearance.

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,
vs.
DEVELOP ST PETE BEACH LLC
Respondent(s)

Case Number: 20250604

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 **12/08/2025** 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 **550 59TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 11/12/2025

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: 550 59TH AVE

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

Name of Property Owner(s): DEVELOP ST PETE BEACH LLC

Case No.: 20250604 Code Enforcement Officer: Steven Rivera

Hearing Date: 12/08/2025 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 11/12/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

NOTICE OF VIOLATION

10/22/2025

DEVELOP ST PETE BEACH LLC
2380 48TH ST S
GULFPORT, FL 33711

RE: Case Number 20250604
Violation Address: 550 59TH AVE
Parcel ID#: 313116023580000290

Dear Property Owner:

There is a pile of palm fronds in the driveway near the garage. Please have these cleaned up and disposed of. The broken pieces of roof tile in the driveway needs to be cleaned up and disposed of. The soffits are hanging off of the overhangs in several locations and needs to be repaired. The fascia boards are rotted and causing the gutters to hang off of the structure. The roof tiles are broken in several locations on the house exposing the rotted plywood underneath. The pond near the front door is green and stagnant. Stagnant water creates breeding grounds for mosquitos and other insects and vermin. Please treat the pond or have the water removed.

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

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- (2) Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature.
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Sec. 98-65 - Unsightly Conditions.

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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(18) Swimming pools. All swimming pools, spas and architectural pools, ponds or bodies of water shall be properly maintained so as not to create a safety hazard or harbor insect infestation. Water shall not be allowed to stagnate or to become polluted. All pools shall be free from unsightly appearance.

These violation(s) must be corrected **no later than 11/6/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,



Steven Rivera
Code Enforcement Officer



COURTESY NOTICE

10/09/2025

DEVELOP ST PETE BEACH LLC
2380 48TH ST S
GULFPORT FL 33711

RE: Case Number 20250604
Violation Address: 550 59TH AVE
Parcel ID#: 313116023580000290

Dear Property Owner and/or Occupant,

There is a pile of palm fronds in the driveway near the garage. Please have these cleaned up and disposed of. The broken pieces of roof tile in the driveway need to be cleaned up and disposed of. The soffits are hanging off of the overhangs in several locations and need to be repaired. The fascia boards are rotted and causing the gutters to hang off of the structure. The roof tiles are broken in several locations on the house exposing the rotted plywood underneath. We kindly ask you begin to address the violations outlined in this notice.

Your property at 550 59TH AVE 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:

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CITY OF ST. PETE BEACH



OFFICER Steven Rivera

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

Compliance must be met by the revisit date of .

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

CE20250604

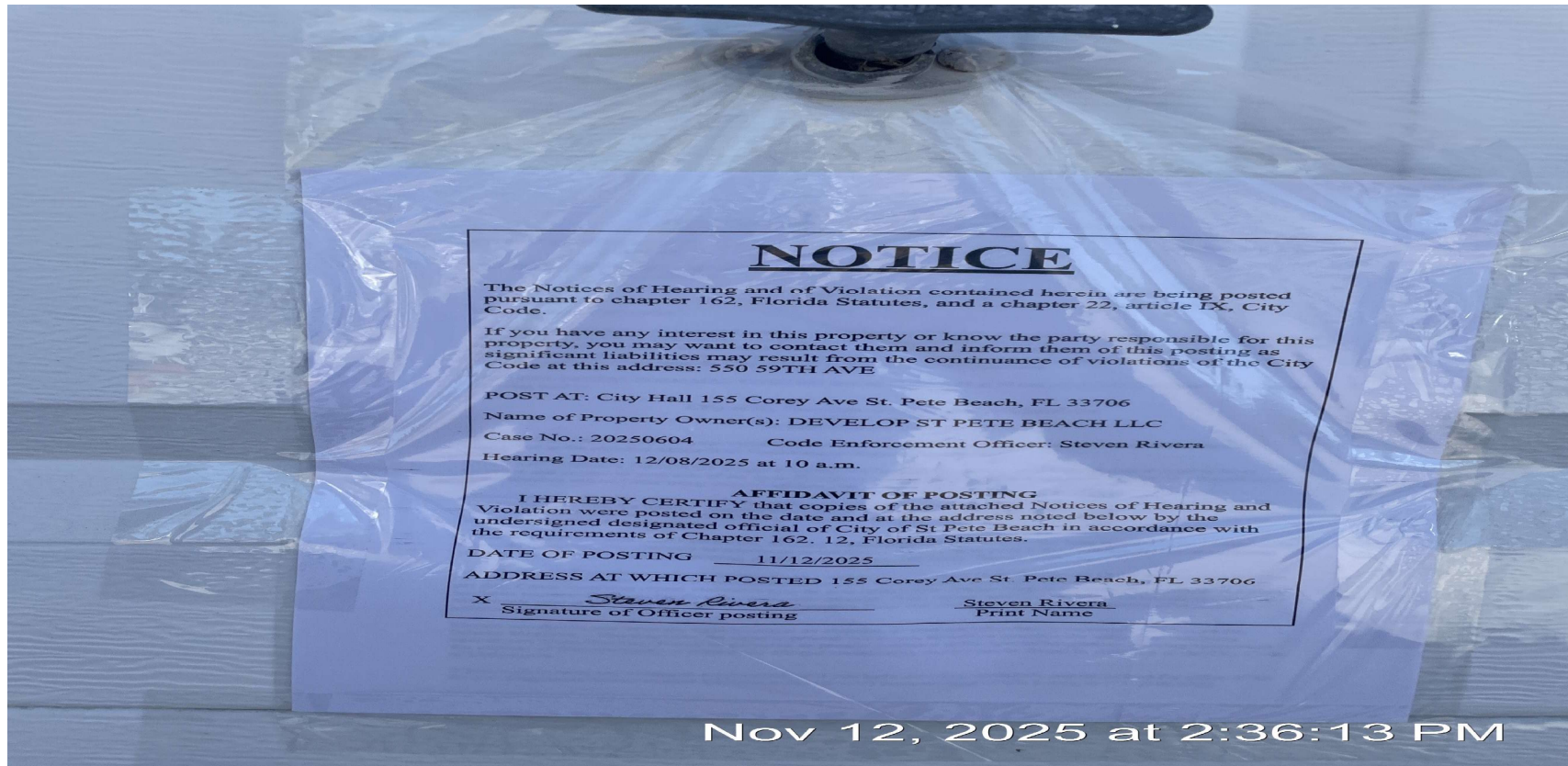
- Respondent(s): DEVELOP ST PETE BEACH LLC**
- Violation address: 550 59TH Ave**
- Violation(s) description: The property is in violation of section 46-33 (2) & (3) Enumeration, 98-65 (1)b. & (4) Unsightly conditions & 98-66 (a) & (b), (11), (12), (14) & (18) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

CE20250604

Case Summary

- Initial inspection: 10/9/2025**
- Notice of Violation dated and mailed certified: 10/22/2025**
- Notice of violation compliance date: 11/6/2025**
- Notices of Hearing dated and posted on the property: 11/12/2025**

CE20250604 Affidavit of Posting



550 59th Ave.

CE20250604
Palm fronds piled in driveway



550 59th Ave.

CE20250604
Damaged roof, fascia, & soffit



550 59th Ave.

CE20250604
damaged soffit



550 59th Ave.

CE20250604
Roof, soffit, and gutter damage



550 59th Ave.

CE20250604 Stagnant pond



550 59th Ave.

CE20250604

Roof and soffit damage follow-up



550 59th Ave.

CE20250604

Roof and soffit damage follow-up



550 59th Ave.

CE20250604

Stagnant pong follow-up



550 59th Ave.

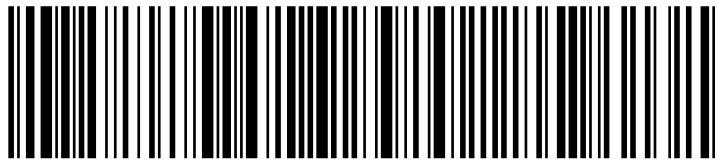
CE20250604
Stagnant pong follow-up



550 59th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8300 0037 4865 31

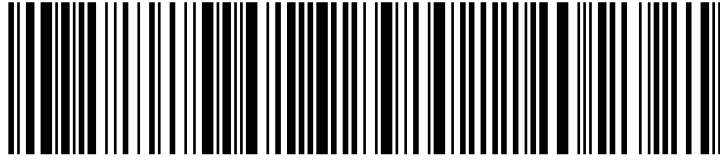
DEVELOP ST PETE BEACH LLC
2380 48TH ST S
GULFPORT FL 33711

CN 20250604 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8300 0042 6216 75

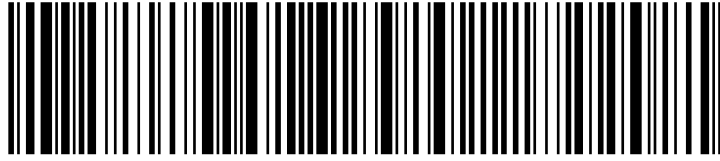
DEVELOP ST PETE BEACH LLC
2380 48TH ST S
GULFPORT FL 33711

NOH 20250604 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8300 0039 1313 85

DEVELOP ST PETE BEACH LLC
2380 48TH ST S
GULFPORT FL 33711

NOV 20250604 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 4866 85

SELBY ALEXIS
2830 48TH ST S
GULFPORT FL 33711-3620

RA CN 20250604 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 6219 27

SELBY ALEXIS
2830 48TH ST S
GULFPORT FL 33711-3620

RA NOH 20250604 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 1315 21

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2830 48TH ST S
GULFPORT FL 33711-3620

RA NOV 20250604 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20230606
City of St. Pete Beach v. Broderick, Mark B
Broderick, Lynn M
Address: 3535 Belle Vista Dr E St. Pete Beach,
FL 33706-2622

Action Request: N/A

Strategic Objective:

Date: December 8, 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. 98-123.7. - Expiration.
A permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing

and justifiable cause shall be demonstrated.

Funding: N/A

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20230606

vs.

Broderick, Mark B Broderick, Lynn M
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

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St Pete Beach, Florida 33706**

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **3535 BELLE VISTA DR E** 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 11/13/2025

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: 3535 BELLE VISTA DR E

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

Name of Property Owner(s): Broderick, Mark B Broderick, Lynn M

Case No.: 20230606 Code Enforcement Officer: Steven Rivera

Hearing Date: 12/08/2025 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 11/13/2025

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

X *Steven Rivera*
Signature of Officer posting

Steven Rivera
Print Name



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

NOTICE OF VIOLATION

10/19/23

BRODERICK, MARK B TRE BRODERICK, LYNN M TRE
3535 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622,

RE: Case Number 20230606
Violation Address: 3535 BELLE VISTA DR E
Parcel ID#: 073216075420040250

Dear Property Owner:

The erection of the auxiliary structure in rear yard requires a permit(s). There are no permits on record for the structure. Please obtain the necessary permit(s) needed for the structure. If you have any questions, please feel free to contact our office.

Sec. 98-123.1. - Permits required.

Sec. 98-123.1. - Permits required.

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

These violation(s) must be corrected **no later than 11/2/23**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer



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

AMENDED NOTICE OF VIOLATION

8/21/2025

Broderick, Mark B Broderick, Lynn M
3535 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622

RE: Case Number 20230606
Violation Address: 3535 BELLE VISTA DR E
Parcel ID#: 073216075420040250

Dear Property Owner:

A permit was required for the Aux building that was constructed in the rear yard. The permit application (2302130) made for the Aux building in the rear yard is has been abandoned and needs to be re-instated. Please contact the permit department and make new application or re-instate the permit required for the work that was completed.

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. 98-123.7. - Expiration.

Sec. 98-123.7. - Expiration.

A permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

These violation(s) must be corrected **no later than 9/15/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20230606

- Respondent(s): Mark Broderick & Lynn Broderick**
- Violation address: 3535 Belle Vista Dr E**
- Violation(s) description: The property is in violation of section 98-123.1 Permits required and 98-123.7 Expiration of the Code of Ordinances of the City of St. Pete Beach**

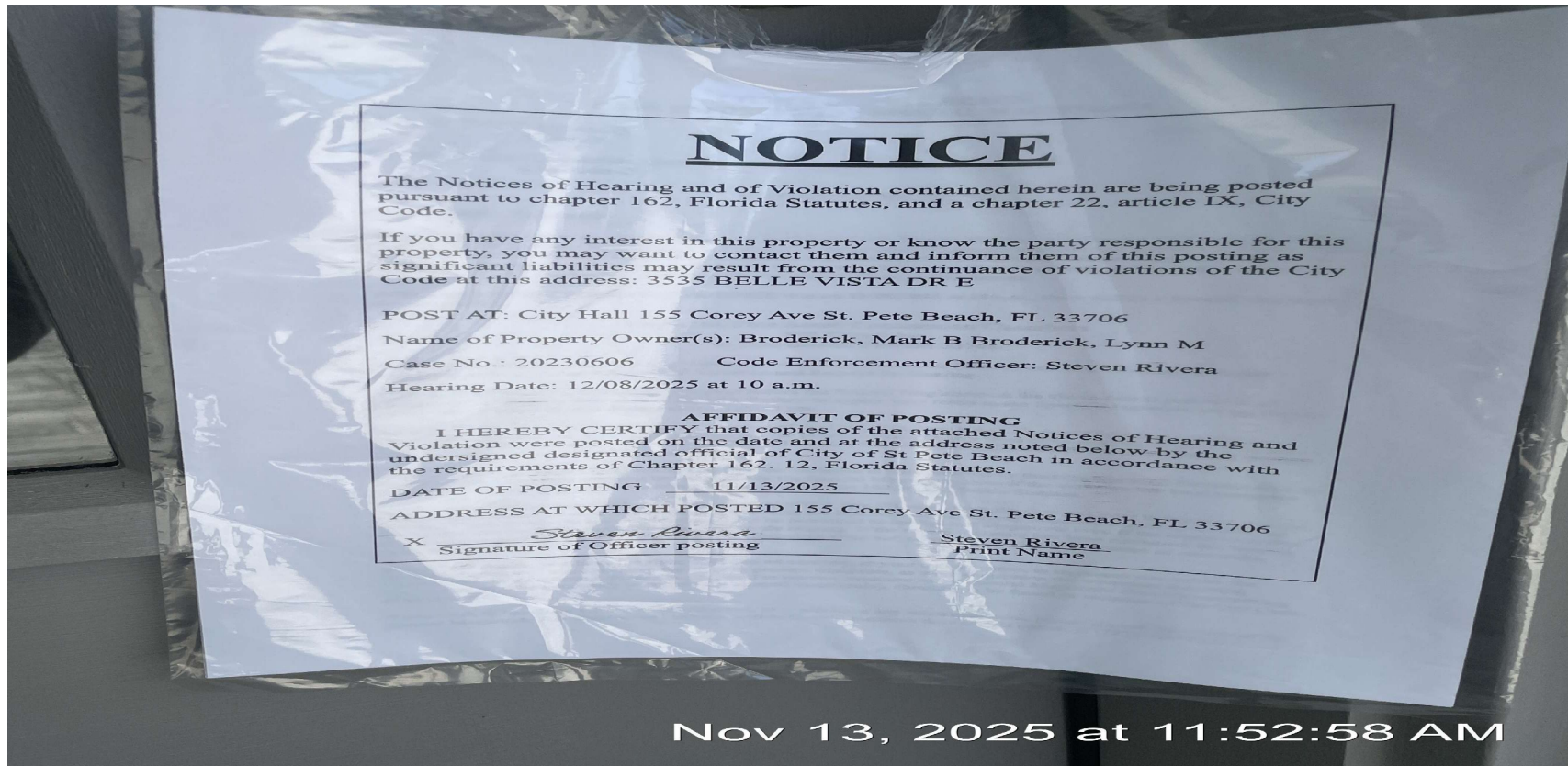
CE20230606

Case Summary

- Initial inspection: 10/19/2023**
- Amended Notice of Violation dated and mailed certified: 8/21/2025**
- Amended Notice of Violation compliance date: 9/15/2025**
- Notices of Hearing dated and posted on the property: 11/13/2025**

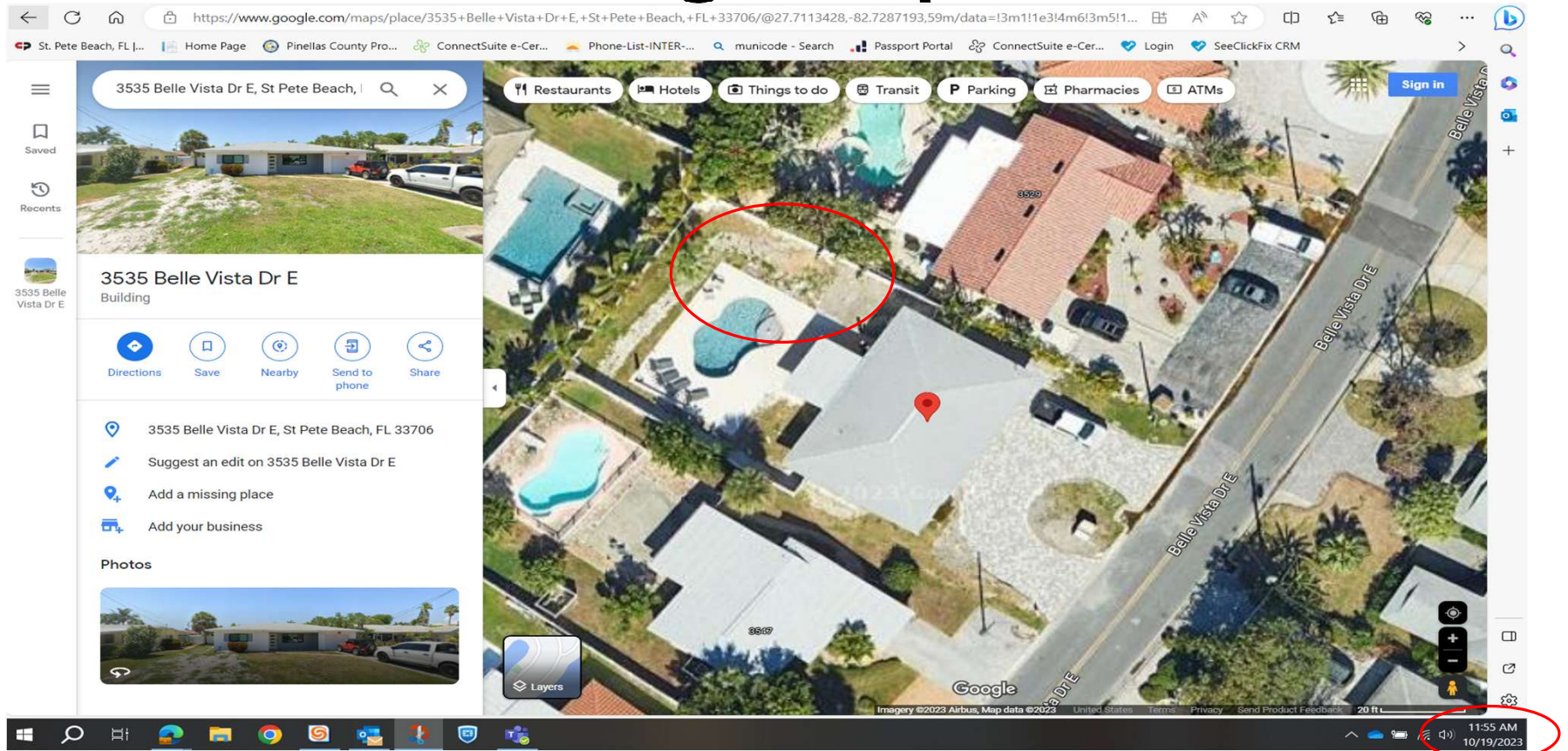
CE20230606

Affidavit of Posting



3535 Belle Vista Dr E

CE20230606 Google Maps



3535 Belle Vista Dr E

CE20230606
Aux. building in rear of property



3535 Belle Vista Dr E

CE20230606
Aux. building in rear of property



Oct 19, 2023 at 11:51:28 AM

3535 Belle Vista Dr E

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

USPS CERTIFIED MAIL



9214 8901 9403 8328 7904 49

BRODERICK MARK B BRODERICK LYNN M
3535 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622

ANOV 20230606 SR
Jennifer Daunch

\$8.8600

St. Pete Beach - Code Enforcement
155 Corey Avenue
St. Pete Beach Florida 33706

USPS CERTIFIED MAIL



9214 8901 9403 8334 5730 74

MARK B BRODERICK TRE
LYNN M BRODERICK TRE
3535 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622

CE20230606 NOV 10.19.23 SR
Deb Johnson

\$7.1800

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 8150 36

BRODERICK MARK B TRE
BRODERICK LYNN M TRE
3535 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622

NOH 20230606 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20230431
City of St. Pete Beach v. Delp, Michael Edward
Address: 3508 Gulf Blvd St. Pete Beach, FL
33706-3912

Action Request: N/A

Strategic Objective:

Date: December 8, 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. 98-123.7. - Expiration.
A permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

Funding: N/A

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20230431

vs.

DELP, MICHAEL EDWARD
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 **12/08/2025** 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 **3508 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 11/13/2025

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: 3508 GULF BLVD

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

Name of Property Owner(s): DELP, MICHAEL EDWARD

Case No.: 20230431 Code Enforcement Officer: Steven Rivera

Hearing Date: 12/08/2025 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 11/13/2025

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

X *Steven Rivera*
Signature of Officer posting

Steven Rivera
Print Name



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

NOTICE OF VIOLATION

9/17/2024

DELP, MICHAEL EDWARD
3508 GULF BLVD
ST PETE BEACH, FL 33706-3912

RE: Case Number 20230431
Violation Address: 3508 GULF BLVD
Parcel ID#: 073216218520050050

Dear Property Owner:

The paver work that was done in the driveway/rear parking area was never permitted. The permit that was open for the pool work has expired and needs to be reinstated inspected and finalized. The driveway/parking area on the El Centro side of property needs to have a permit obtained, inspected and finalized as well. Please obtain and reinstate all necessary permits.

Sec. 98-123.1. - Permits required.

Sec. 98-123.1. - Permits required.

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

These violation(s) must be corrected **no later than 10/1/2024**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Steven Rivera 727-235-5398

Steven Rivera
Code Enforcement Officer



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

AMENDED NOTICE OF VIOLATION

8/21/2025

DELP, MICHAEL EDWARD
3508 GULF BLVD
ST PETE BEACH, FL 33706-3912

RE: Case Number 20230431
Violation Address: 3508 GULF BLVD
Parcel ID#: 073216218520050050

Dear Property Owner:

The permit #2300921 for the pool and pavers has expired. This permit needs to be re-instated and completed to include final inspection(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. 98-123.7. - Expiration.

Sec. 98-123.7. - Expiration.

A permit shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

These violation(s) must be corrected **no later than 9/15/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20230431

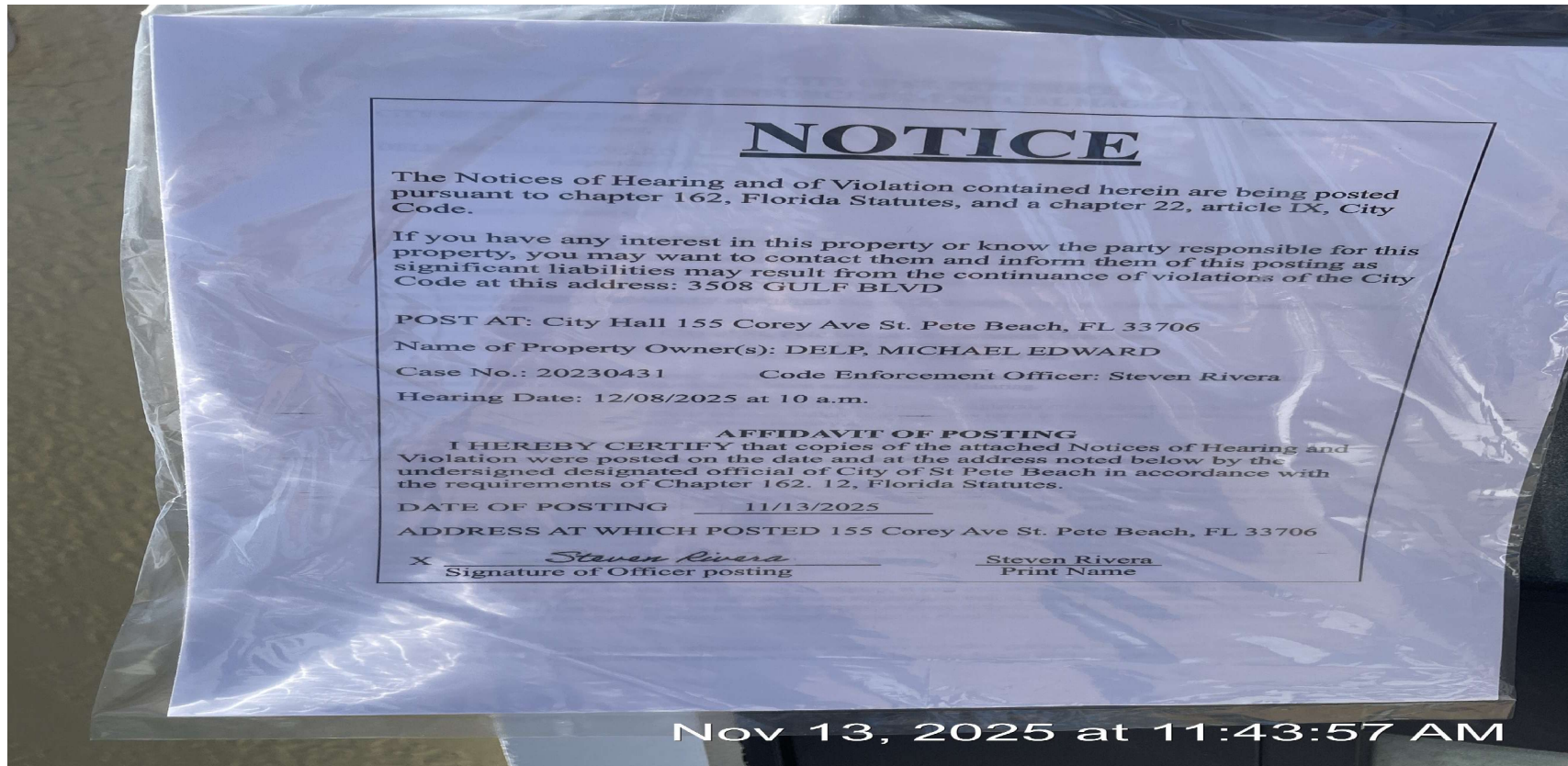
- Respondent(s): Michael Edward Delp**
- Violation address: 3508 Gulf Blvd**
- Violation(s) description: The property is in violation of section 98-123.1 Permits required and 98-123.7 Expiration of the Code of Ordinances of the City of St. Pete Beach**

CE20230431

Case Summary

- Initial inspection: 7/14/2023**
- Amended Notice of Violation dated and mailed certified: 8/21/2025**
- Amended Notice of Violation compliance date: 9/15/2025**
- Notices of Hearing dated and posted on the property: 11/13/2025**

CE20230431 Affidavit of Posting



3508 Gulf Blvd

CE20230431
Rear of home



3508 Gulf Blvd

CE20230431
Rear of home



3508 Gulf Blvd

CE20230431
Unpermitted pavers



3508 Gulf Blvd

CE20230431
Unpermitted pavers



3508 Gulf Blvd

CE20230431
Unpermitted pavers



3508 Gulf Blvd

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 8152 41

DELP MICHAEL EDWARD
3508 GULF BLVD
ST PETE BEACH FL 33706-3912

NOH 20230431 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8328 7967 17

DELP MICHAEL EDWARD
3508 GULF BLVD
ST PETE BEACH FL 33706-3912

ANOV 20230431 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8378 2802 42

DELP MICHAEL EDWARD
3508 GULF BLVD
ST PETE BEACH FL 33706-3912

NOV20230431SR
pdewar@stpetebeach.org

\$8.1600

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

Agenda Report

Agenda Title Name: Case# 20250079
City of St. Pete Beach v. Bosela, Paulette
Address: 1706 Pass A Grille Way St. Pete Beach,
FL 33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

1. 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: 20250079

vs.
BOSELA, PAULETTE
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 **12/08/2025** 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 **1706 PASS A GRILLE WAY** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 11/18/2025

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 1706 PASS A GRILLE WAY

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

Name of Property Owner(s): BOSELA, PAULETTE

Case No.: 20250079 Code Enforcement Officer: Steven Rivera

Hearing Date: 12/08/2025 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 11/18/2025

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

X *Steven Rivera*
Signature of Officer posting

Steven Rivera
Print Name



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

NOTICE OF VIOLATION

1/27/2025

BOSELA, PAULETTE
1430 SKYLINE RD
EAGAN MN 55121-1127

RE: Case Number 20250079
Violation Address: 1706 PASS A GRILLE WAY
Parcel ID#: 183216686340060170

Dear Property Owner:

The AC split units that were installed require a permit. Please obtain all necessary permits required for installation. Your property is in violation of the following code(s).

Sec. 98-123.1. - Permits required.

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

These violation(s) must be corrected **no later than 2/17/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Steven Rivera 727-235-5398

Steven Rivera
Code Enforcement Officer

CE20250079

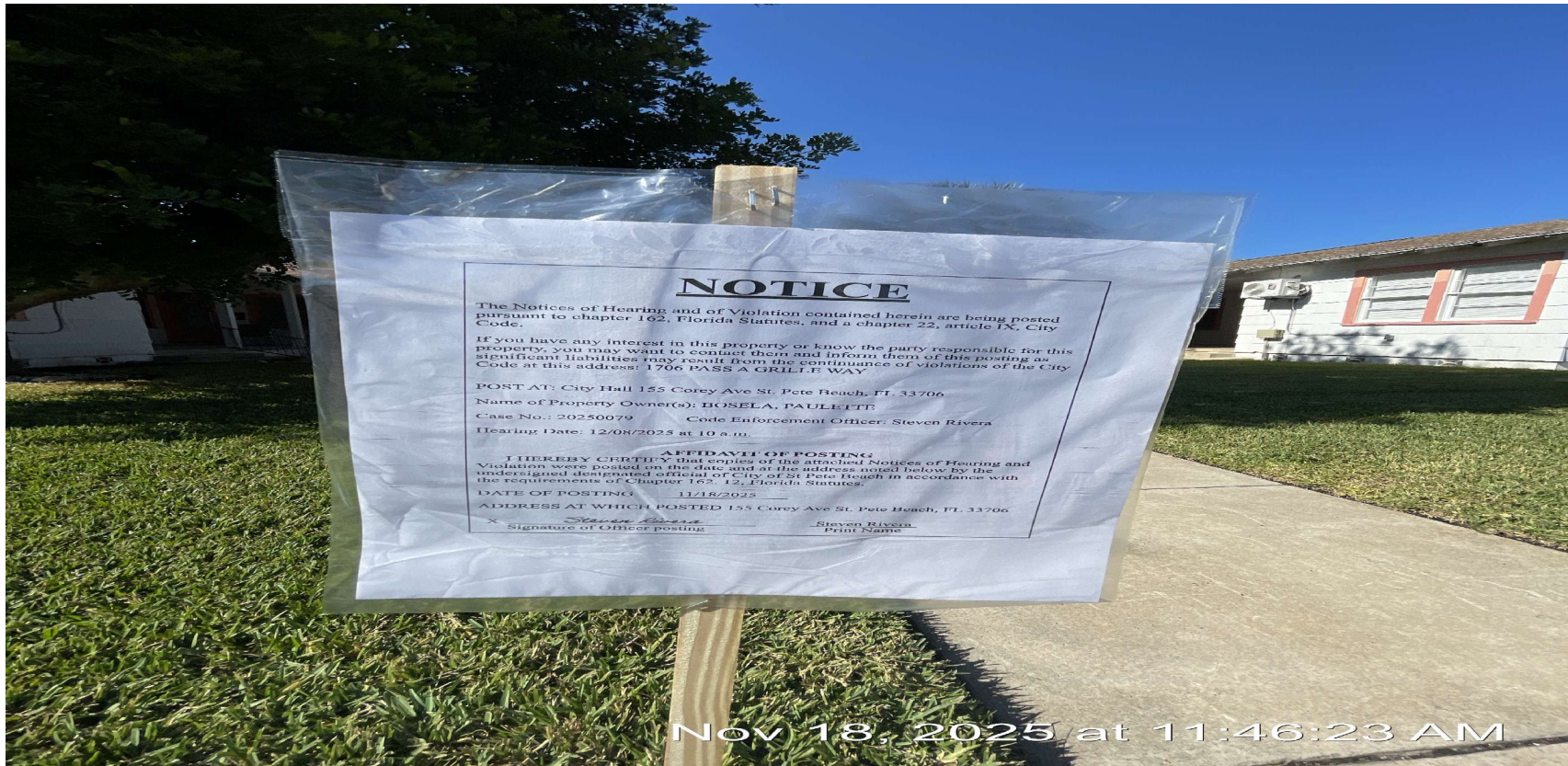
- Respondent(s): Paulette Bosela**
- Violation address: 1706 Pass A Grille Way**
- Violation(s) description: The property is in violation of section 98-123.1 Permits required of the Code of Ordinances of the City of St. Pete Beach**

CE20250079

Case Summary

- Initial inspection: 1/25/2025**
- Notice of Violation dated and mailed certified: 1/27/2025**
- Notice of Violation compliance date: 2/17/2025**
- Notices of Hearing dated and posted on the property: 11/18/2025**

CE20250079 Affidavit of Posting



1706 Pass A Grille Way

CE20250079
Unpermitted AC split unit



1706 Pass A Grille Way

CE20250079
Unpermitted AC split unit



1706 Pass A Grille Way

CE20250079
Unpermitted AC split unit



1706 Pass A Grille Way

CE20250079
Unpermitted AC split unit



1706 Pass A Grille Way

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

USPS CERTIFIED MAIL



9214 8901 9403 8343 3587 16

BOSELA PAULETTE
1430 SKYLINE RD
EAGAN MN 55121-1127

NOH 20250079 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8398 1334 50

BOSELA, PAULETTE
1430 SKYLINE RD
EAGAN, MN 55121-1127

NOV 20250079 SR
Jennifer Daunch

\$8.1600

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

Agenda Report

Agenda Title Name: Case# 20250711
City of St. Pete Beach v. Doyle Brendan D Doyle,
Kourtney
Address: 107 4th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

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

Funding: 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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250711

vs.

DOYLE, BRENDAN D DOYLE, KOURTNEY
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 **12/08/2025** 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 **107 4TH 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 11/13/2025

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: 107 4TH AVE

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

Name of Property Owner(s): DOYLE, BRENDAN D DOYLE, KOURTNEY

Case No.: 20250711 Code Enforcement Officer: Steven Rivera

Hearing Date: 12/08/2025 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 11/13/2025

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

X *Steven Rivera*
Signature of Officer posting

Steven Rivera
Print Name



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

Irreparable or Irreversible Notice of Violation

11/13/2025

DOYLE, BRENDAN D DOYLE, KOURTNEY
107 4TH AVE
ST PETE BEACH, FL 33706-4361

Re: **Case Number 20250711**
Violation Address: 107 4TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 193216589320080180

Dear Property Owner:

Transient occupancy is only permitted 3-times within a 12-month period. All rentals after must be monthly.

Sec. 20.03 Permitted principal uses and structures

Sec. 20.03. - Permitted principal uses and structures.

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **12/08/2025, at 10 am.**

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

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

Sincerely,

Steven Rivera
Code Enforcement Officer

CE20250711

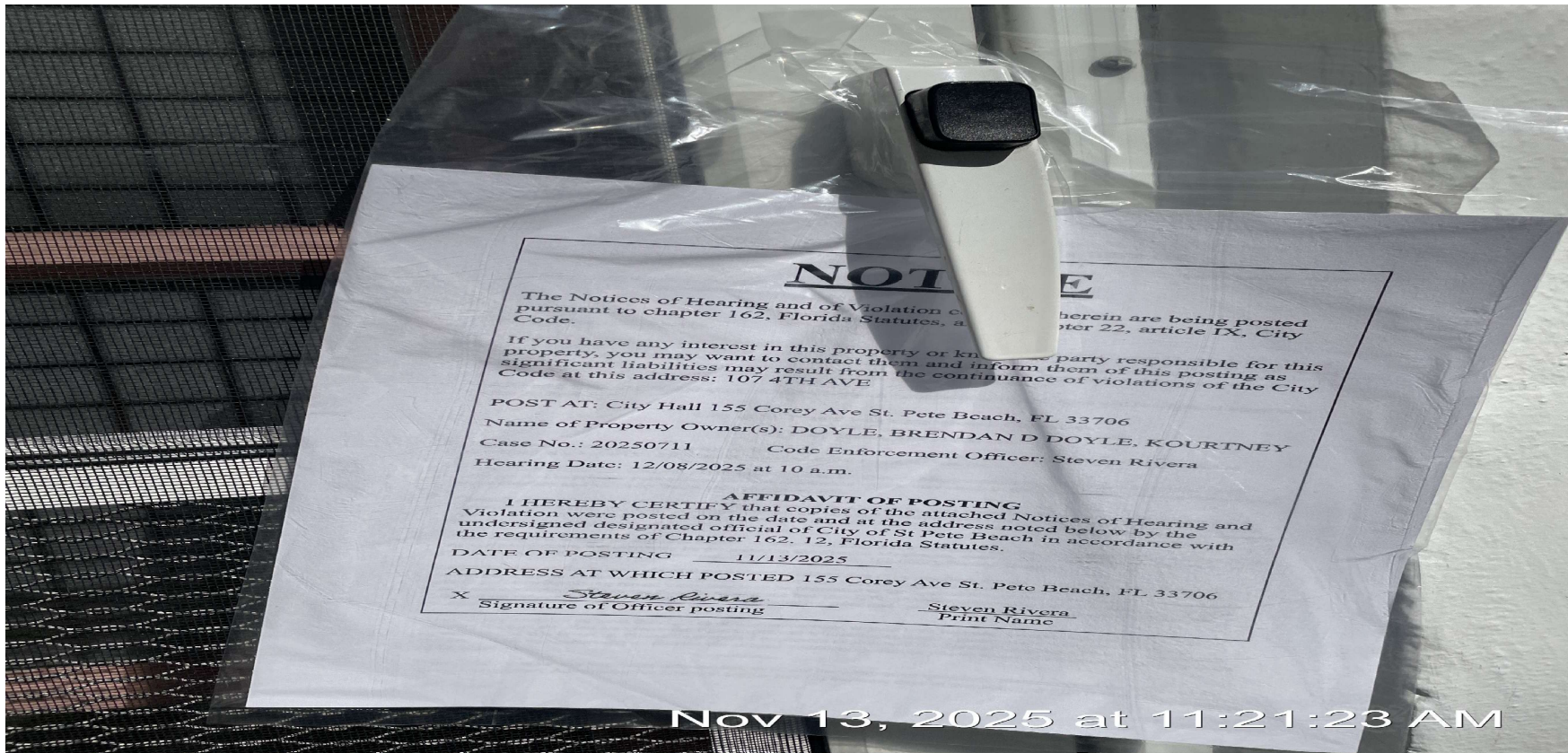
- **Respondent(s): Brandon & Kourtney Doyle**
- **Violation address: 107 4th Ave**
- **Violation(s) description: The property is in violation of section 20.03 Permitted uses and structures of the Land Development Code of the City of St. Pete Beach**

CE20250711

Case Summary

- Initial inspection: 11/4/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 11/13/2025**
- Notices of Hearing dated and posted on the property: 11/13/2025**

CE20250711 Affidavit of Posting



NOTICE

The Notices of Hearing and of Violation pursuant to chapter 162, Florida Statutes, and Chapter 22, article IX, City Code, herein are being posted on this property.

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: 107 4TH AVE

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706
Name of Property Owner(s): DOYLE, BRENDAN D DOYLE, KOURTNEY
Case No.: 20250711 Code Enforcement Officer: Steven Rivera
Hearing Date: 12/08/2025 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 11/13/2025
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name

Nov 13, 2025 at 11:21:23 AM

107 4th Ave.

CE20250711 Advertisement on Airbnb

airbnb

Anywhere Any week Add guests

Become a host

Wanderlust Bungalow (A)

Share Save

Entire home in St. Pete Beach, Florida
6 guests · 2 bedrooms · 3 beds · 1 bath

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

5.0 ★★★★★ 7 Reviews

\$2,178 for 7 nights

CHECK-IN 11/21/2025	CHECKOUT 11/28/2025
GUESTS 4 guests	

70°F Sunny 10:48 AM 11/4/2025

107 4th Ave.

CE20250711

Host information

airbnb.com/rooms/1387007978468113276?adults=2&children=2&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2025-11-21&check_out=2025-11-28&infants=0&pets=0&source_impression_id=p3_17...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

Photos Amenities Reviews Location

favorite Airbnb, according to guests ★★★★★ Reviews

Hosted by Jenn
Superhost · 3 years hosting

Top 10% of homes
This home is highly ranked based on ratings, reviews, and reliability.

Self check-in
Check yourself in with the keypad.

Free cancellation for 24 hours
Get a full refund if you change your mind.

\$2,178 for 7 nights

CHECK-IN 11/21/2025	CHECKOUT 11/28/2025
GUESTS 4 guests	

[Reserve](#)

You won't be charged yet

[Report this listing](#)

Welcome to Wanderlust Bungalow!

This Pass-a-Grille beachside beauty had a complete renovation makeover and is now the most chic slice of paradise on St.Pete Beach. Hues of pinks, greens, golds and cream give the bungalow a warm and cozy yet tropical jungle vibe. A total Insta-Worthy space!

Wanderlust Bungalow is 1 block to the beach and a variety of restaurant options. Your gulf-view sunsets are waiting for you!...

[Show more](#)

What this place offers

70°F Sunny 10:49 AM 11/4/2025

107 4th Ave.

CE20250711 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 across all categories.
- Reviews:** Three reviews are listed, each circled in green:
 - Chris:** Powder Springs, Georgia. 5 stars. June 2025 - Group trip. Review: "Great location in one of the best beaches! Jenn was awesome!"
 - Dali:** Tampa, Florida. 5 stars. May 2025 - Stayed a few nights. Review: "Jenn's place is gorgeous and perfectly located! The beach is a few steps away on a quiet street. Nightlife and restaurants are only 4 blocks away."
 - Bridget:** 5 years on Airbnb. 5 stars. April 2025 - Stayed a few nights. Review: "We had a wonderful stay and only have positive things to say. The location was perfect, and the space was beautiful and clean."

The background of the screenshot shows the listing price at \$2,178 for 7 nights and a 'Reserve' button. The bottom of the screenshot shows a Windows taskbar with the date 11/4/2025 and time 10:43 AM.

107 4th Ave.

CE20250711 Reviews

The screenshot shows an Airbnb listing page with a 5.0 rating and 7 reviews. The reviews are circled in red. The overall rating is 5.0, and the listing is a 'Guest favorite'. The reviews are as follows:

- Mark** (10 years on Airbnb): 5 stars, April 2025. Stayed a few nights. This location is great. You can walk on direction about 80 yards to the beach on the gulf, and about 100 yards the other way is a dog-friendly beach on the bay. Quiet area, great sunsets.
- Chris** (Powder Springs, Georgia): 5 stars, June 2025. Group trip. Great location in one of the best beaches! Jenn was awesome!
- Dali** (Tampa, Florida): 5 stars, May 2025. Stayed a few nights. Jenn's place is gorgeous and perfectly located! The beach is a few steps away on a quiet street. Nightlife and restaurants are only 4 blocks away.
- Bridget** (7 years on Airbnb): 5 stars, April 2025. Stayed a few nights. We had a wonderful stay and only have positive things to say. The location was perfect, and the space was beautiful and clean.

The background shows the listing page with a 5.0 rating, 'Guest favorite' badge, and a list of categories: Overall rating, Cleanliness, Accuracy, Check-in, Communication, Location, and Value, all with 5.0 ratings. The browser address bar shows the URL: airbnb.com/rooms/1387007978468113276/reviews?adults=2&children=2&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2025-11-21&check_out=2025-11-28&infants=0&pets=0&source_im...

107 4th Ave.

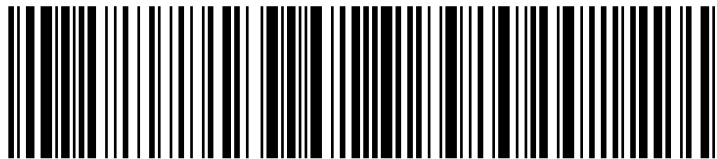
CE20250711

Review summery



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

USPS CERTIFIED MAIL



9214 8901 9403 8342 8302 13

DOYLE BRENDAN D
DOYLE KOURTNEY
107 4TH AVE
ST PETE BEACH FL 33706-4361

II NOH 20250711 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20250715
City of St. Pete Beach v. Ballast Pointe Holdings
LLC
Address: 336 S Tessier Dr St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 8.2. - Permitted principal uses and structures.**

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

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

Funding: 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
6. Registered Agent irreparable or Irreversible Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250715

vs.

Ballast Pointe Holdings 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.

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

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **336 S TESSIER 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 11/13/2025

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: 336 S TESSIER DR

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

Name of Property Owner(s): Ballast Pointe Holdings Llc

Case No.: 20250715 Code Enforcement Officer: Steven Rivera

Hearing Date: 12/08/2025 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 11/13/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

Irreparable or Irreversible Notice of Violation

11/13/2025

Ballast Pointe Holdings Llc
PO BOX 21051
TAMPA FL 33622-1051

Re: **Case Number 20250715**
Violation Address: 336 S TESSIER DR, ST PETE BEACH FL 33706
Parcel ID#: 183216941580010430

Dear Property Owner:

Transient occupancy is not permitted in the RU-1 zoning district. Monthly rentals only are permitted in the RU-1 zoning district. This violation is considered to Irreparable & Irreversible in nature.

Sec. 8.2. - Permitted principal uses and structures.

Sec. 8.2. - Permitted principal uses and structures.

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **12/08/2025, at 10 am.**

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

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

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20250715

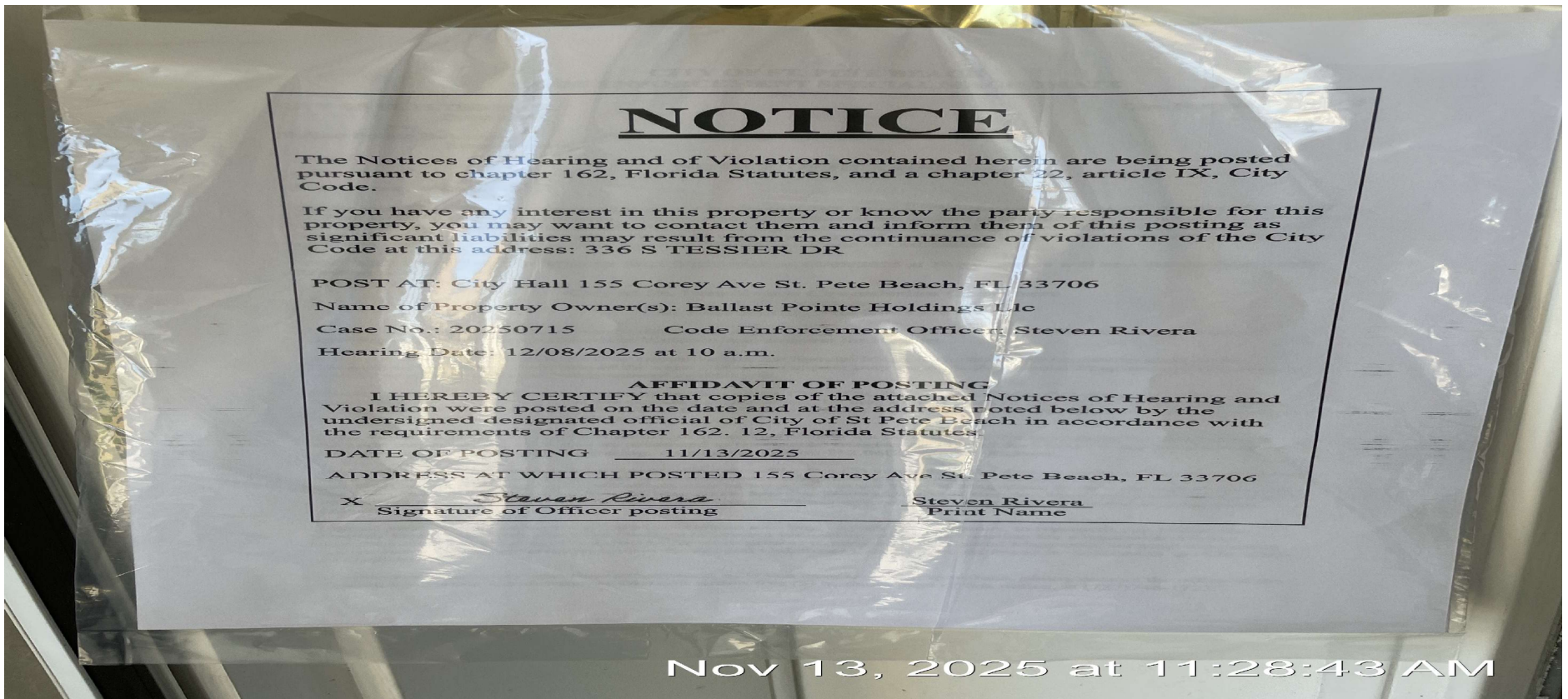
- **Respondent(s): Ballast Pointe Holdings LLC**
- **Violation address: 336 S. Tessier Dr.**
- **Violation(s) description: The property is in violation of section 8.2 Permitted uses and structures of the Code of Ordinances of the City of St. Pete Beach**

CE20250715

Case Summary

- Initial inspection: 11/5/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 11/13/2025**
- Notices of Hearing dated and posted on the property: 11/13/2025**

CE20250715 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: 336 S TESSIER DR

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

Name of Property Owner(s): Ballast Pointe Holdings LLC

Case No.: 20250715 Code Enforcement Officer: Steven Rivera

Hearing Date: 12/08/2025 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 11/13/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name

Nov 13, 2025 at 11:28:43 AM

336 S. Tessier Dr

CE20250715 Advertisement on Vrbo

The screenshot shows a Vrbo listing for a waterfront home. The main title is "Beautiful Waterfront Home on Vina Del Mar - Walk to Pass-a-Grille Beach". The property features 2 bedrooms, 2 beds, 2 bathrooms, and sleeps 4 in 1400 sq ft. It has an "Exceptional" rating with 5 reviews. Amenities include a pool, washer, free WiFi, kitchen, dryer, and air conditioning. The price is \$295 per night. The listing includes several photos of the property, including the pool and waterfront views. There are also promotional banners for Amazon and Expedia.

vrbo.com/3242109?dateless=true&x_pwa=1&rfrr=HSR&pwa_ts=1762348643035&referrerUrl=aHR0cHM6Ly93d3cudnJib5jb20vSG90ZWrtU2VhcmNo&useRewards=false&adults=2&children=1_12%2C1_15®ionId=55324863597647817...
SPB Bookmarks | SeeClickFix | Adobe Acrobat
Google Chrome isn't your default browser | Set as default

Vrbo | Open app | USD | Trip Boards | List your property | Help | My trips | Sign in

See all properties | Share | Save

Overview | Amenities | Policies | Location

Entire home

Beautiful Waterfront Home on Vina Del Mar - Walk to Pass-a-Grille Beach

2 bedrooms · 2 beds · 2 bathrooms · Sleeps 4 · 1400 sq ft

10 Exceptional 5 reviews

About this property

- Pool
- Washer
- Free WiFi
- Kitchen
- Dryer
- Air conditioning

69°F Sunny

8:52 AM 11/5/2025

336 S. Tessier Dr

CE20250715 Reviews

vrbo.com/3242109?dateless=true&x_pwa=1&rfrr=HSR&pwa_ts=1762348643035&referrerUrl=aHR0cHM6Ly93d3cudnJibj5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=2&children=1_12%2C1_15®ionId=55324863597647817...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

Google Chrome isn't your default browser | Set as default

Overview Amenities Policies

Entire home

Beautiful Water Mar - Walk to

2 bedrooms - 2 beds - 2 bathrooms - Sleeps 6

10 Exceptional 5 reviews

About this property

- Pool
- Washer
- Free WiFi

See all about this property >

St. Pete Beach, FL

Manage your booking faster when signed in | Sign in | Learn more

69°F Sunny | 8:53 AM 11/5/2025

Guest reviews

Sort by: Most Relevant | Traveler type: All

10/10 Excellent

Perfect Vacation!

We couldn't have been happier with our stay at this amazing home. Very clean, bright and spacious. The pool area was quiet and private. It was beyond our expectations and the location was just beautiful. Walking to the beach was very quick and easy, the area offered shopping and many options for eating out. Owners Dave, Ally and adorable son Jack were wonderful and immediately took care of a couple of minor issues we had. Overall, my sister and I hope to come back for another wonderful and relaxing vacation! Gloria & Donna

Show less

Liked: cleanliness, check-in, communication, location, listing accuracy

Gloria T.
Stayed 15 nights in Mar 2025 | Verified review

10/10 Excellent

A Perfect Stay - Highly Recommend

Beautiful, clean and comfortable home inside and out. Very welcoming and accommodating hosts. Definitely want to stay there again.

Liked: cleanliness, check-in, communication, location, listing accuracy

TERRI S.
Stayed 14 nights in Feb 2025
Traveled with partner | Verified review

10/10 Excellent

336 S. Tessier Dr

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 7985 75

BALLAST POINTE HOLDINGS LLC
PO BOX 21051
TAMPA FL 33622-1051

II NOH 20250715 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 7988 03

REED JERILYN H
HILL WARD HENDERSON
101 E KENNEDY BLVD
STE 3700
TAMPA FL 33602-5195

RA II NOH 20250715 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20250602
City of St. Pete Beach v. Donovan, Kenneth
Frederick Donovan, Wilma Ann
Address: 820 59th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

(b) Standards for improved property.

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

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. 46-33. - Enumeration.

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private

property of any of the following items, conditions or actions is declared to be and constitutes a nuisance, provided this enumeration shall not be construed as a designation of all nuisances:

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

Funding: N/A

Attachments:

1. 20250064 Donovan Final Admin Order 6-10-25
2. 20250064 Donovan Cost Order 7-16-25
3. Notice of Hearing
4. Affidavit of Posting
5. Repeat Notice of Violation
6. Evidence
7. Repeat Violation Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

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

**KENNETH FREDERICK DONOVAN
and WILMA ANN DONOVANS,**

Respondents.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on June 9, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. Kenneth Donovan appeared on behalf of Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 23.11, 23.2, 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failure to properly maintain the property.
5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating wood debris, a tarped motorcycle, broken fence, a dolly, chemical receptacles, a lawnmower, auto jack, tools, tires, and other automotive equipment. Code Officer Cruz also submitted photographs of an RV that he testified that was parking in violation of the City's Code.
6. Respondent testified that the motorcycle and RV are registered and are otherwise operable and provided the registration records of same. Respondent also testified that the RV is parked on a shell and concrete pad that was properly permitted by the City, and was inspected by Larry Snyder, who was a building inspector at the time the pad was permitted. Respondent testified that the remainder of the items are being worked on daily and he cannot move them into the garage, and he gets to the fence as he can.

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

7. Respondents are found to be in violation of Sections 46-33 (2), 98-65 (1) & (4), 98-66 (b)(24) & (e) of the City's Code of Ordinances for failing to maintain the property.
8. Respondents shall have **thirty (30) days** from the date of this Order, or by **July 10, 2025**, to bring the property into compliance.
9. A hearing is set for **July 14, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
10. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
11. It is Respondents' responsibility to notify the City once the property is in compliance.
12. Should Respondents be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on June 10, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

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

APPEALS

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

I hereby certify this to be a true and exact copy of the Magistrate
Order for Case# 20250064 on file in the office of the City Clerk of
St. Pete Beach, Pinellas County, Florida.

Ginny Keeter- Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk

Page 2 of 2

Date: 6/11/2025

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250064

ADDRESS: 820 59th Ave.

**KENNETH FREDERICK DONOVAN
and WILMA ANN DONOVAN,**

Respondents.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. Kenneth Donovan appeared on behalf of Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 23.11, 23.2, 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failure to properly maintain the property.
5. In a Final Administrative Order dated June 10, 2025, Respondent was found to be in violation of Sections 46-33 (2), 98-65 (1) & (4), 98-66 (b)(24) & (e) of the City's Code of Ordinances and given thirty (30) days from the date of the order, or by July 10, 2025, to bring the property into compliance.
6. Code Enforcement Officer Cruze testified and submitted photographic evidence demonstrating the property had been cleaned up and the fence repaired, but there was still some outdoor storage on the property.
7. Mr. Donovan testified that the equipment in the photographs is transient and, while it was there in the photographs taken this morning, it is not there now.

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

8. Based on credible testimony received, Respondent is found to be in compliance with the Final Administrative Order dated June 10, 2025.
9. No fines are being assessed, but Respondents shall be responsible for the payment of \$329 in reasonable administrative costs of the City.
10. Should Respondents be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.
11. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order is any are assessed.

Order entered on July 16, 2025.

I hereby certify this to be a true and exact copy of the Special Magistrate Order for Case# 20250064 on file in the office of the City Clerk of St. Pete Beach, Pinellas County, Florida.



Ginny Keeter- Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk
Date: 7/17/2025

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email at papaken13@verizon.net and via US Mail to 820 59th Ave., St. Pete Beach, FL 33706 on July 16, 2025.

APPEALS

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250602

vs.

DONOVAN, KENNETH FREDERICK DONOVAN, WILMA ANN
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **12/08/2025** 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 **820 59TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 11/13/2025

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: 820 59TH AVE

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

Name of Property Owner(s): DONOVAN, KENNETH FREDERICK
DONOVAN, WILMA ANN

Case No.: 20250602 Code Enforcement Officer: Steven Rivera

Hearing Date: 12/08/2025 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 11/13/2025

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

NOTICE OF REPEAT VIOLATION

11/13/2025

DONOVAN, KENNETH FREDERICK DONOVAN, WILMA ANN
820 59TH AVE
ST PETE BEACH, FL 33706-2222

RE: Case Number 20250602
Violation: 46-33 (2), 98-65 (4), & 98-66 (a), (b), &(e)
Violation Address: 820 59TH AVE
Parcel ID#: 313116023790000130

Dear Property Owner:

The outdoor storage of the materials in the driveway is a violation of the code. These items must be moved out of public view.

Your property was found in violation by the Special Magistrate on 6/9/2025, for the same violation (46-33 (2), 98-65 (4), & 98-66 (a), (b), &(e)). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on 12/8/2025 at 10AM.

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

Sincerely,

Steven Rivera
Code Enforcement Officer

CE20250602

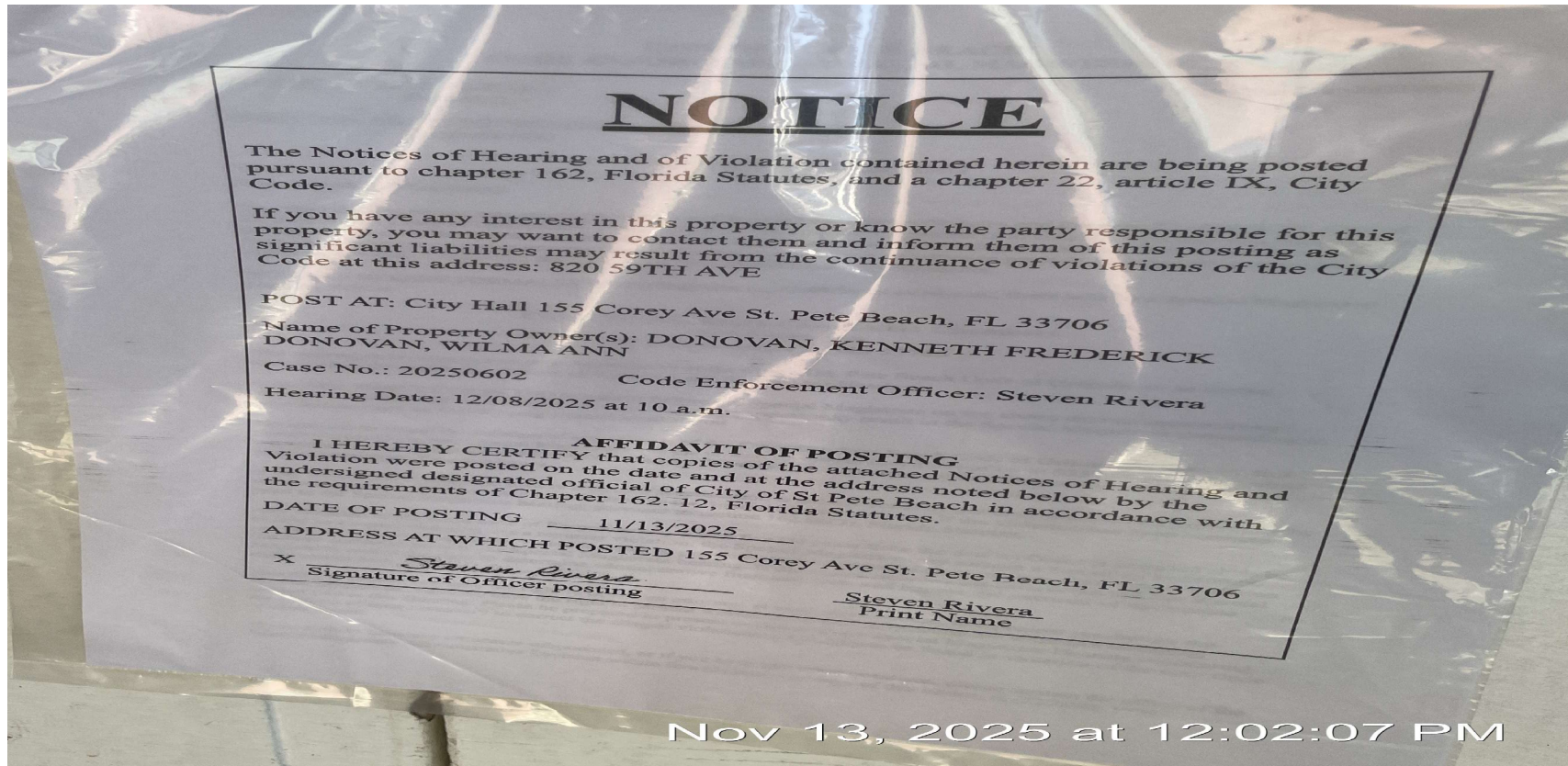
- Respondent(s): Kenneth & Wilma Donovan**
- Violation address: 820 59th Ave.**
- Violation(s) description: The property is in violation of section 98-66 (a), (b), & (e) Residential and commercial property maintenance, 98-65 (4) Unsightly Conditions, 46-33 (2) Enumeration of the Code of Ordinances of the City of St. Pete Beach**

CE20250602

Case Summary

- Initial inspection: 9/3/2025**
- Notice of Repeat Violation dated and mailed certified: 11/13/2025**
- Notices of Hearing dated and posted on the property: 11/13/2025**

CE20250602 Affidavit of Posting



820 59th Ave.

CE20250602 Driveway storage 9/3



820 59th Ave.

CE20250602

Driveway storage 9/3



820 59th Ave.

CE20250602

Driveway storage 9/3



820 59th Ave.

CE20250602

Driveway storage 9/3



820 59th Ave.

CE20250602
Driveway storage 9/3



820 59th Ave.

CE20250602

Driveway storage 9/29



820 59th Ave.

CE20250602
Driveway storage 9/29



820 59th Ave.

CE20250602
Driveway storage 9/29



820 59th Ave.

CE20250602
Driveway storage 10/7



820 59th Ave.

CE20250602
Driveway storage 10/7



820 59th Ave.

CE20250602
Driveway storage 10/7



820 59th Ave.

CE20250602
Driveway storage 10/7



820 59th Ave.

CE20250602
Driveway storage10/7



820 59th Ave.

CE20250602
Driveway storage 10/7



820 59th Ave.

CE20250602

Driveway storage 11/10



820 59th Ave.

CE20250602
Driveway storage 11/13



820 59th Ave.

CE20250602

Driveway storage 11/13



820 59th Ave.

CE20250602

Driveway storage 11/13



820 59th Ave.

CE20250602

Driveway storage 11/13



Nov 13, 2025 at 12:02:51 PM

820 59th Ave.

CE20250602

Driveway storage 11/13



Nov 13, 2025 at 12:02:56 PM

820 59th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 8689 26

DONOVAN KENNETH FREDERICK
DONOVAN WILMA ANN
820 59TH AVE
ST PETE BEACH FL 33706-2222

RV NOH 20250602 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20250410
City of St. Pete Beach v. 3511 Gulf Blvd LLC
Address: 3511 Gulf Blvd St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Lien Reduction Application

Funding: N/A

Attachments:

1. Lien Reduction Application 20250410
2. 20250410 3511 Gulf Fine Order 7-16-25



Lien Reduction Request Application

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

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

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

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

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

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

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

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

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

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



Lien Reduction Request Application

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

1. Code Enforcement Case Number: 20250410

2. Date: NOV 10, 2025

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

Company (if applicable): 3511 GULF BLVD LLC.

Name: JIMMY JERGE

Mailing Address: 2103 BAYSHORE BLVD

City: TAMPA State: FL Zip Code: 33606

Phone #: 716-445-9473 Fax #: _____

Mobile #: _____ E-mail: JIMMY.JERGE@GMAIL.COM

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

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

Company (if applicable): SAME AS ABOVE

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

5. Information for property on which lien occurs:

Street Address: 3511 GOLF BLVD

Parcel ID: GL 001.322.700

Tax Account Number: GL 001.322.700

Existing Use(s) on Property: VACANT BUILDING LOT

Date Fine or Lien Imposed: 6/26/25

Fine/Lien Amount: \$16,500 Administrative Fees: 330.00 Total Fine/Lien Amount: 16,830.00

Amount you are requesting that the lien be reduced to: \$ 1,000.00

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

Date upon which the subject property was brought into compliance: 8/27/25

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

DID NOT RECEIVE NOTICES OF VIOLATIONS
VIA USPS. ONCE I RECEIVED THE MAIL AFTER
RETURNING TO TAMPA I IMMEDIATELY ADDRESSED
THE VIOLATIONS.

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

UNAWARE OF CONDITIONS, NEIGHBORS WERE
UTILIZING MY PROPERTY AS DUMP AFTER STORM.

Provide proof that the taxes are paid in full:

PROOF OF TAXES PAID.

6. Signatures and Notarization.

STATE OF Florida COUNTY OF Hillsboro. 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.

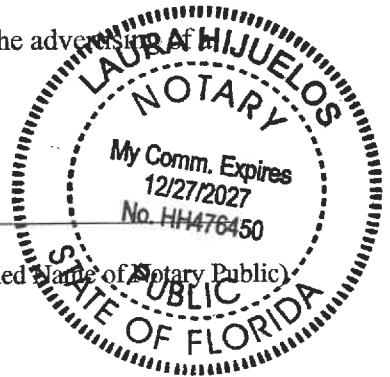
I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

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 advertisement of public hearing.

[Signature]
(APPLICANT SIGNATURE)

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



Personally Known OR Produced Identification

Type of I.D. Produced 785-152-400

(NOTARY PUBLIC SIGNATURE) [Signature]

STATE OF FLORIDA, COUNTY OF PINELLAS

Sworn and subscribed to before me this 10 day November of, 20 25

CITY MANAGER/DESIGNEE RECOMMENDATION

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

Recommended amount to the Special Magistrate: _____

Print Name _____

Date _____

Signature _____

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #R82080

Owner:

3511 GULF BLVD LLC

Situs:

3511 GULF BLVD
ST PETE BEACH

[Parcel details](#)

[Property Appraiser](#) 



[Get bills by email](#)

2024 Annual Bill

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL

AMOUNT DUE

2024 Annual Bill

\$0.00

PAID



[Print \(PDF\)](#)

If paid by:

Nov 30, 2024

Please pay:

\$10,882.40

Combined taxes and assessments: \$11,335.83

 [Apply for the 2026 installment payment plan](#)

Ad Valorem Taxes

MILLAGE

15.4202

\$11,271.51

TAX

Non-Ad Valorem Assessments

AMOUNT

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250410
ADDRESS: 3511 Gulf Blvd.**

3511 GULF BLVD LLC.,

Respondent.

_____ /

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

This case came before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Respondent failed to appear.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33, 98-65, and 98-66 of The City's Code of Ordinance for maintaining overgrown vegetation including palm fronds and other debris on the property.
5. Respondent has previously been found in violation of the same code sections within five (5) years as reflected in a Final Administrative Order dated August 12, 2024, in St. Pete Beach Code Enforcement Case Number 20240368.
6. Code Enforcement Officer Rivera submitted photographic evidence demonstrating debris on the property as well as overgrown grass and vegetation in violation of the code. He further testified that not only does the property remain non-compliant but it is worse upon his last inspection.

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

7. Respondent and the subject property were in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances, constituting a repeat violation. Respondent is assessed a **\$250 per day** fine beginning on the date of the violation, **June 26, 2025**, until the property comes into compliance. Respondent will also be assessed **\$330** for the reasonable administrative costs of the City as well as any costs associated with recording any necessary liens.
8. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation, and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.
9. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 2103 Bayshore Blvd., Unit 906, Tampa, FL 33606-3257 on July 16, 2025.

APPEALS

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

I hereby certify this to be a true and exact copy of the
Special Magistrate Order for Case# 20250410 on file in the
office of the City Clerk of St. Pete Beach, Pinellas County, Florida.

Ginny Keeter-Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk
Date: 7/22/2025

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Funding: N/A

Attachments:

1. Lien Reduction Application 20240193
2. 19. Final Order Imposing Fines and Costs
(CE20240193 - Brightwater Beach Condo Assoc)



Lien Reduction Request Application

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

1. Code Enforcement Case Number: CE 20240193

2. Date: _____

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

Company (if applicable): Ameri-Tech Mgmt

Name: Scott Vignery

Mailing Address: 6415 1st Ave S.

City: St. Petersburg State: FL Zip Code: 33707

Phone #: 727-726-8000 X 222 Fax #: _____

Mobile #: 727-221-4672 E-mail: svignery@ameritechmail.com

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

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

Company (if applicable): _____

Name: Larry Larussa

Mailing Address: 175 55th Ave

City: St. Pete Beach State: FL Zip Code: 33706

Phone #: 585-704-3603 Fax #: _____

Mobile #: _____ E-mail: _____

5. Information for property on which lien occurs:

Street Address: 175 55th Ave

Parcel ID: 06-32-16-11405-006-0001

Tax Account Number: 59-2117007

Existing Use(s) on Property: dumpster enclosure

Date Fine or Lien Imposed: September 16th 2025

Fine/Lien Amount: \$250 Administrative Fees: \$330 Total Fine/Lien Amount: \$9,000.00

Amount you are requesting that the lien be reduced to: \$ 10%

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

Date upon which the subject property was brought into compliance: October 22nd 2025

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

Delays in getting survey AND getting NOC signed.

Helene storm hit at worst time. See letter attached

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

Provide proof that the taxes are paid in full:

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.

Scott Vigney
(APPLICANT SIGNATURE)



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

Personally Known OR Produced Identification

Type of I.D. Produced _____

(NOTARY PUBLIC SIGNATURE) Corey Palmer

STATE OF FLORIDA, COUNTY OF PINELLAS

Sworn and subscribed to before me this 28 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 #R68373

Owner:

BRIGHTWATER BEACH CONDO ASSN

Situs:

55TH AVE
ST PETE BEACH

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account has **no balance due** at this time.

Account History

BILL	AMOUNT DUE
2025 Annual Bill ⓘ	\$0.00 Print (PDF)
2024 Annual Bill ⓘ	\$0.00 Print (PDF)
2023 Annual Bill ⓘ	\$0.00 Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Print (PDF)
2020 Annual Bill ⓘ	\$0.00

Experience the Difference

BRIGHTWATER BEACH CONDO ASSOCIATION
C/O
AMERI-TECH COMMUNITY MGMT



11-7-2025

Re: Request for Hearing before Special Magistrate
Case No CE20240193
Brightwater Beach as Respondent

Dear Special Magistrate:

As the manager representing the Brightwater Beach Condo Association, please accept this letter as a request for a hearing in front of the Special Magistrate, Erica Augello. The purpose of this hearing is to request a reduction or waiver of fines.

First and foremost, we sincerely apologize for missing the hearing that was scheduled for Monday, October 6th, 2025. There were several conflicts with scheduling everyone's availability, however we understand this is no excuse. We truly believe if we didn't miss this hearing, we would not be in this fining situation. Thank you for the opportunity to allow us to talk in person at your earliest scheduled hearing available.

Last year before Helene hit the St. Pete Beach area, the association was applying for the permit to build a new enclosure around the dumpster. During the permit application process, the 100-year Helene storm in September of the year 2024 hit the St. Pete beach area and completely washed away the fence around the dumpster. With all the damage that occurred from the storm, the association had to pass a special assessment to rebuild the community. Part of the assessment would cover building a new dumpster enclosure. When the new dumpster enclosure was re-built, the city of St. Pete beach wrote a letter informing the association there was a hearing before the Special Magistrate on July 16th, 2025, because a permit was not applied for. Prior to the storm, we thought the permit process was still in processing and soon to finalized.

Nevertheless, Management, the contractor and a board member attended the Special Magistrate hearing, and more time was granted to finish the permitting application process. During the time granted there were delays in getting surveys corrected and having a board member sign off on the NOC.

In summary, a permit number has now been issued, and the fines have stopped. We truly hope you understand this perfect storm and appreciate your time in reviewing this further.

Sincerely,

Scott Vignery- Property Manager-727-726-8000 ext 222.

Ameri-Tech Realty, Inc. • Ameri-Tech Community Management, Inc.
CORPORATE HEADQUARTERS
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
(727) 726-8000 (727) 723-1101 Fax
Toll Free 1-877-726-0000
www.ameri-tech.com

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240193

ADDRESS: 55th Ave.

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

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

Respondent.

_____ /

FINAL ORDER IMPOSING FINES AND COSTS

This case came before the Special Magistrate on October 6, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Chloe Berryman and Code Enforcement Officer Ayako Ruckdeschel.
2. No appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 6.12 & 98-123.1 of the City's Code of Ordinances for replacing a fence and a dumpster enclosure without a permit.
5. In a Final Administrative Order dated July 16, 2025, Respondent was allotted sixty (60) days to bring the property into compliance with the stated code sections.
6. Code Enforcement Officer Ruckdeschel testified that as of the date of the hearing no permit application has been submitted.

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

7. Respondent has failed to comply with the Final Administrative Order dated July 16, 2025, and the property remains non-compliant. Respondent shall be assessed a fine of **\$250 per**

day from September 16, 2025, until the property comes into compliance. Respondent will also be assessed **\$330.00** for the reasonable administrative costs of the City, as well as all costs associated with the recording of any necessary liens.

8. Respondent is responsible for notifying the City when the property comes into compliance.
9. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.
10. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on October 10, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at svignery@ameritechmail.com and sent via US Mail to Respondent at 24701 US Hwy 19 N, Ste. 102, Clearwater, FL 33763 on October 10, 2025.

APPEALS

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

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

Agenda Report

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

Action Request: NA

Strategic Objective:

Date: December 8, 2025

Prepared By: Jennifer Daunch

Through:

Summary of Issue: Lien Reduction Application

Funding: NA

Attachments:

1. Order to Continue (CE20250504 - Murphy Rev Trust - Lien Reduction)
2. Final Administrative Order (CE20250504 - Murphy Trust)
3. lien reduction application

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250504

ADDRESS: 253 41st Ave.

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

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on October 6, 2025, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **December 8, 2025, at 10:00 a.m.**

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via their Property Manager via email at angie@spbvacations.com on October 10, 2025.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250504

ADDRESS: 253 41st Ave.

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

Respondents.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on August 18, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

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

Section 8.2 – permitted principal uses and structures.

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

- (a) ***Residential dwellings- Detached single-family only. Such dwellings shall not be used for transient occupancy.***
5. Code Enforcement Officer Rivera presented evidence of two (2) reviews from the AirBnB website for the property and submitted the AirBnB review policy, which requires renters

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

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

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

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

Order entered on August 19, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent’s Property Manager via email at angie@spbvacations.com on August 19, 2025.

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250504
ADDRESS: 253 41st Ave.**

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

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Order entered on August 19, 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent's Property Manager via email at angie@sphvacations.com on August 19, 2025.

APPEALS

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



Lien Reduction Request Application

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

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

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

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

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

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

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

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

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

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



Lien Reduction Request Application

Please TYPE or PRINT this application neatly.

1. Code Enforcement Case Number: CE 20250504

2. Date: 8/21/2025

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

Company (if applicable):

Name: Angie Ross

Mailing Address: 3315 58th Ave S #1012

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

Phone #: 727-492-3162 Fax #: _____

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

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

Company (if applicable):

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

Mailing Address: 6760 N. JEAN AVE

City: CHICAGO State: IL Zip Code: 60646

Phone #: _____ Fax #: _____

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

5. Information for property on which lien occurs:

Street Address: 253 41ST AVE. ST PETER BEACH 33706

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

Tax Account Number: R81602

Existing Use(s) on Property: PERSONAL & RENTAL

Date Fine or Lien Imposed: 7/22/2025

Fine/Lien Amount: 1,000⁰⁰ Administrative Fees: 330⁰⁰ Total Fine/Lien Amount: 1,330⁰⁰

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

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

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

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

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

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

Provide proof that the taxes are paid in full:

SEE ATTACHED DOCUMENTATION

6. Signatures and Notarization.

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

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

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

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

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

[Handwritten Signature]

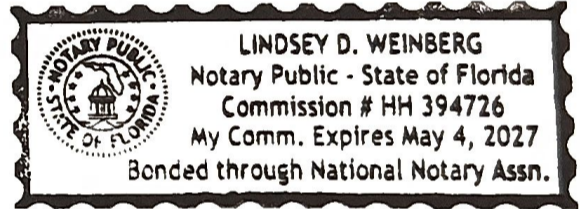
(APPLICANT SIGNATURE)

Lindsey D. Weinberg

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

Personally Known OR Produced Identification

Type of I.D. Produced _____



(NOTARY PUBLIC SIGNATURE) Lindsey D. Weinberg

STATE OF FLORIDA, COUNTY OF PINELLAS

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

CITY MANAGER/DESIGNEE RECOMMENDATION

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

Recommended amount to the Special Magistrate: _____

Print Name _____

Date _____

Signature _____

Real Estate Account #R81602

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

Situs:
253 41ST AVE
ST PETE BEACH

Parcel details
[Property Appraiser](#)
 Catastrophic Event Allowance



[Get bills by email](#)

2024 Annual Bill

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

PINELLAS COUNTY TAX COLLECTOR

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

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

Combined taxes and assessments: \$8,168.26

Ad Valorem Taxes

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

Non-Ad Valorem Assessments

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