



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, January 12, 2026  
10:00 AM

Call to Order  
Pledge of Allegiance

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**CASE DOCKET**

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -
  - A. Case # 20250220**  
**City of St. Pete Beach v. Starkus, Svajunas**  
**Address: 1104 Pass A Grille Way St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - B. Case # 20250507**  
**City of St. Pete Beach v. Bakhtiarian, Kourosch**  
**Address: 2606 Pass A Grille Way St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - C. Case # 20250061**  
**City of St. Pete Beach v. Padgett Christopher J**  
**Address: 544 72nd Ave St Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - D. Case# 20250604**  
**City of St. Pete Beach v. Develop St Pete Beach LLC**  
**Address: 550 59th Ave St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - E. Case# 20230431**  
**City of St. Pete Beach v. Delp, Michael Edward**  
**Address: 3508 Gulf Blvd St. Pete Beach, FL 33706-3912**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - F. 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

**G. 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.

**H. 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.

**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.

#### 4. New Cases

**A. Case # 20250731**

**City of St. Pete Beach v. Dolphin Watch III LLC**

**Address: 1405 Gulf Way St. Pete Beach, FL 33706**

Sec. 20.03. - Permitted principal uses and structures.

**B. Case # 20250710**

**City of St. Pete Beach v. 109 12th Ave. Beach House LLC**

**Address: 109 12th Ave. St. Pete Beach, FL 33706**

Sec. 20.03. - Permitted principal uses and structures.

**C. Case # 20250735**

**City of St. Pete Beach v. Padpro LLC**

**Address: 2740 E Vina Del Mar Blvd St. Pete Beach, FL 33706**

Sec. 8.2. - Permitted principal uses and structures.

**D. Case # 20250725**

**City of St. Pete Beach v. Marra, Martin**

**Address: 6802 Gulf Winds Dr St. Pete Beach, FL 33706**

Sec. 12.2. - Permitted principal uses and structures

**E. Case # 20250747**

**City of St. Pete Beach v. Beyond the Baseline Coaching LLC**

**Address: 151 Punta Vista Drive St. Pete Beach, FL 33707**

Sec. 9.2. - Permitted principal uses and structures.

**F. Case # 20240563**

**City of St. Pete Beach v. Dolphin Watch III LLC**

**Address: 400 71st Ave St. Pete Beach, FL 33706**

Sec. 98-123.1. - Permits required.

**G. Case # 20250574**

**City of St. Pete Beach v. Wall, James L III**

**Address: 6635 Bay St St. Pete Beach, FL 33706**

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

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

#### 5. Repeat Violations -

**A. Case # 20250712**

**City of St. Pete Beach v. Team B Equities LLC**  
**Address: 463 85th Ave St. Pete Beach, FL 33707**  
Sec. 9.2. - Permitted principal uses and structures.  
Sec. 9.5. - Prohibited uses and structures.

6. Cases Complied -

7. Stay of Fines

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

8. Lien Reductions

**A. Case# 20240193**  
**City of St Pete Beach v. Brightwater Beach Condo Assn**  
**Address: 55th Ave**  
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](mailto:cityclerk@stpetebeach.org). The Clerk's Office will then scan the agenda packet with the new documents and repost on the website for transparency purposes.**

**All agenda material is available for review at City Hall.**

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

**Agenda Report**

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

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**Prepared By:** Jennifer Daunch

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

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

**Funding:** N/A

**Attachments:** 1. 1. Order to Continue (CE20250220 - Starkus)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20250220**

**ADDRESS: 1104 Pass A Grille Way**

**SVAJUNAS STARKUS,**

**Respondent.**

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**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 **January 12, 2026, at 10:00 a.m.**

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

*Erica Augello*

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Erica F. Augello, Esq., BCS  
Special Magistrate

A copy of this Order was sent via email to Respondent at [starkusdevelopment@gmail.com](mailto:starkusdevelopment@gmail.com) on November 12, 2025.

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

**Agenda Report**

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

**Action Request:** NA

**Strategic Objective:**

**Date:** January 12, 2026

**Prepared By:** Jennifer Daunch

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

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

**Funding:** NA

**Attachments:** 1. 4. 2nd Order to Continue (CE20250507 -  
Bakhtiarian - Repeat)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250507**

**ADDRESS: 2606 Pass A Grille Way**

**KOUROSH BAKHTIARIAN,**

**Respondent.**

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**SECOND ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter having come before the Special Magistrate on November 10, 2025 the parties have agreed that additional time is necessary to determine whether Respondent has a non-conforming use for the violation alleged.

**IT IS ADJUDGED** that this matter is continued until **January 12, 2026, at 10:00 a.m.**

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

*Erica Augello*

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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent via email at [cory\\_bakh@yahoo.com](mailto:cory_bakh@yahoo.com) on November 12, 2025.**

**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. Padgett Christopher J  
Address: 544 72nd Ave St Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**Prepared By:** Jennifer Daunch

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

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

**Funding:** N/A

**Attachments:** 1. 2. Final Administrative Order (CE20250061 - Padgett)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250061  
ADDRESS: 544 72<sup>nd</sup> Ave.**

**CHRISTOPHER J. PADGETTE,**

**Respondent.**

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**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on December 8, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.
2. Respondent appeared and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Section 98-123.1 of the City's Code of Ordinances for failure to obtain a permit prior to erecting a fence.
5. Code Enforcement Officer Ruckdeschel presented photographic evidence demonstrating that there had previously been a picket fence on the property that was damaged by Hurricanes Helene and Milton. Officer Ruckdeschel testified that while the Respondent secured a "hurricane repair" permit, that permit did not include the ability to erect a new fence.
6. Respondent testified that he did install the fence without a permit but needed to do so for the safety of his child. He testified that he can apply for a permit this week.

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

7. Respondent is found to be in violation of Section 98-123.1 of the City's Code of Ordinances for erecting a fence without a permit. Respondent shall have **thirty (30) days**

from the date of this order, or by **Wednesday, January 7, 2026**, to bring the property into compliance.

8. A hearing is set for **January 12, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is the Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on December 8, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent via email at [cpadg17@gmail.com](mailto:cpadg17@gmail.com) on December 8, 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# 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:** January 12, 2026

**Prepared By:** Jennifer Daunch

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

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

**Funding:** N/A

**Attachments:** 1. 3. Final Administrative Order (CE20250604 - Develop St. Pete LLC)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250604**

**ADDRESS: 550 59<sup>th</sup> Ave.**

**DEVELOP ST. PETE BEACH, LLC,**

**Respondent.**

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**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on December 8, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating dead palm fronds in the driveway, fascia board separating from the roof in several areas, soffits falling, and a pond with stagnant water in the front yard. These photos are dated October 9, 2025, and November 10, 2025, showing no change.
6. Code Enforcement Officer Rivera testified that a roof permit was applied for on December 1, 2025, but he has had no contact with the property owner.

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

7. Respondent is found to be in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances. Respondent shall have **thirty (30) days** from the date of this Order,

or by **Wednesday, January 7, 2026**, to bring the property into compliance, to include securing any necessary permits.

8. A hearing is set for **January 12, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on December 8, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent via US Mail at 2380 48<sup>th</sup> St. S, Gulfport, FL 33711 on December 8, 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# 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:** January 12, 2026

**Prepared By:** Jennifer Daunch

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

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

**Funding:** N/A

**Attachments:** 1. 1. Final Administrative Order (CE20230431 - Delp)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20230431  
ADDRESS: 3508 Gulf Blvd.**

**MICHAEL EDWARD DELP,**

**Respondent.**

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**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on December 8, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Mr. Delp appeared and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-123.1 and 98-123.7 of the City's Code of Ordinances for conducting work without an active permit.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating the installation of a paver driveway between July 14, 2025, and July 27, 2025.
6. Joanne Boland, the City's Permitting Administrator, testified that the permit was applied for on May 5, 2023, and was approved on May 31, 2023. It was extended by request of the contractor through March 2024. Ms. Boland testified that there was no tolling or extension of the permit due to an active state of emergency.
7. Respondent testified that he hired a contractor to perform the work on his home, to include the paver installation. He testified he relied on the contractor to request the extensions.

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

8. Respondent is found to be in violation of Sections 98-123.1 and 98-123.7 of the City's Land Development Code. Respondent shall have **thirty (30) days** from the date of this Order, or by **Wednesday, January 7, 2026**, to bring the property into compliance, including securing all necessary permits.
9. A hearing is set for **January 12, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
10. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
11. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
12. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on December 8, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent to Respondent via email at [mdelp365@gmail.com](mailto:mdelp365@gmail.com) December 8, 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# 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:** January 12, 2026

**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
6. 9. Order to Continue (CE20250707 - Gulf Winds Drive Land Trust)

**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*

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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 Winds 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 Winds 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 Winds Dr

# CE20250707 Host


← → ↻ 🏠 [https://www.airbnb.com/rooms/1373893912306816086?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&pr...](https://www.airbnb.com/rooms/1373893912306816086?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&pr...) 🔍 ⭐ ⚙️ 👤 ⋮ 🖼️

📁 SPB Bookmarks 🗉 📄 Import favorites

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

📍 Born in the 70s

🗣️ Speaks English and Spanish

Hello! I am passionate about hosting and I love creating unforgettable stays for my guests. Whether you are visiting for work or for fun, I am committed to ensuring you have a comfortable and enjoyable experience. When I'm not a host, you'll find me traveling or exploring new places.

🔒 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

🔍 Search



8:40 AM  
10/30/2025

# 6795 Gulf Winds Dr

# CE20250707

## Review John (April)

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). A list of reviews is shown, with the first review by John highlighted in green. The review text is "Nice place, lots of walkable places to eat. Short walk to the beach." and is dated April 2025. A green box with the number "1" is next to the review.

URL: [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...](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...)

Price: \$1,265 \$640 for 5 nights

Rating: 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 Cleanlines >

**John**  
5 years on Airbnb

★★★★★ · April 2025 · Stayed a few nights  
Nice place, lots of walkable places to eat. Short walk to the beach.

**Adam**  
Columbus, Ohio

★★★★★ · June 2025 · Stayed one night  
Great place

**Nicole**  
Tampa, Florida

★★★★★ · May 2025 · Stayed one night  
Such a cute and clean Airbnb! Would recommend! 10/10

**Gregory Shawn**  
Boynton Beach, Florida

★★★★★ · May 2025 · Stayed a few nights  
house was perfect for what we needed

**Gregory**  
10 years on Airbnb

65°F Sunny

2:35 PM 11/12/2025

# 6795 Gulf Winds Dr

# CE20250707

## Review Jerry (May)

The screenshot shows an Airbnb listing page with a 5.0 rating and a list of reviews. The review by Jerry 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

**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

Search

2:18 PM 11/12/2025

# 6795 Gulf Winds 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\_P3yuQdmCn6VNUjgl...

SPB Bookmarks Import favorites Code of Ordinances... Pinellas County Pro... Sunbiz

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 · >

**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)

66°F Sunny  
Search  
2:22 PM 11/12/2025

# 6795 Gulf Winds 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...

SPB Bookmarks | Import favorites | Code of Ordinances... | Pinellas County Pro... | Sunbiz

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

How reviews work

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

**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)

66°F Sunny

Search

2:22 PM 11/12/2025

6795 Gulf Winds Dr

# CE20250707

## Review Gregory Shawn (May)

The screenshot shows an Airbnb listing page for a property with a 5.0 rating. The rating is displayed as a gold laurel wreath with the number 5.0 in the center. Below the rating, it says "Guest favorite" and "This home is in the top 10% of eligible listings based on ratings, reviews, and reliability".

The overall rating is shown as a bar chart with 5 stars. Below the bar chart, the following categories and ratings are listed:

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

The reviews section shows 33 reviews, with the most relevant ones listed below. The review by Gregory Shawn is highlighted with a red box and a red '2'.

**33 reviews** (Most relevant)

Search all reviews

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

- John** (5 years on Airbnb)  
★★★★★ · April 2025 · Stayed a few nights  
Nice place, lots of walkable places to eat. Short walk to the beach.
- Adam** (Columbus, Ohio)  
★★★★★ · June 2025 · Stayed one night  
Great place
- Nicole** (Tampa, Florida)  
★★★★★ · May 2025 · Stayed one night  
Such a cute and clean Airbnb! Would recommend! 10/10
- Gregory Shawn** (Boynton Beach, Florida) **2**  
★★★★★ · May 2025 · Stayed a few nights  
house was perfect for what we needed
- Gregory** (10 years on Airbnb)

6795 Gulf Winds Dr

# CE20250707

## Review Nicole (May)

The screenshot shows an Airbnb listing page with a 5.0 rating and 33 reviews. The rating is displayed as '5.0' with two gold laurel wreaths. Below the rating, it says 'Guest favorite' and 'This home is in the top 10% of eligible listings based on ratings, reviews, and reliability'. A table shows the overall rating and category-specific ratings:

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

The reviews section shows a list of reviews. The review by Nicole from May 2025 is highlighted with a red box and a red '3' 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): 5 stars, May 2025. Stayed a few nights.

6795 Gulf Winds Dr

# CE20250707

## Review Susan (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

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 >

**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

66°F Sunny

Search

2:19 PM 11/12/2025

# 6795 Gulf Winds Dr

# CE20250707

## Review Adam (June)

The screenshot shows an Airbnb listing page with a modal window open. The modal displays a 5.0 rating with two gold laurel wreaths and the text "Guest favorite". Below this, it states "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. A table lists category ratings: Cleanliness (5.0), Accuracy (4.9), Check-in (5.0), Communication (5.0), Location (5.0), and Value (4.8). The modal also shows 33 reviews, with a search bar and filters for "All reviews", "Beach · 18", "Hospitality · 15", "Location · 15", and "Cleanliness". The review by Adam is highlighted with a red box and a red "5" next to it. The review text is: "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." The system tray at the bottom shows the date as 11/12/2025.

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\_J5aVQI&...

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 >

Marie  
Palm Harbor, Florida  
★★★★★ · 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.

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

61°F Sunny

Search

11:34 AM 11/12/2025

# 6795 Gulf Winds 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\_I5aVQI&...

SPB Bookmarks | Import favorites | Code of Ordinances... | Pinellas County Pro... | Sunbiz

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

5	_____
4	_____
3	_____
2	_____
1	_____

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

**33 reviews** Most relevant

How reviews work

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.

**6**

**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**

61°F Sunny | Search | 11:30 AM 11/12/2025

6795 Gulf Winds 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\_P3yuQdmCn6VNUJg...

SPB Bookmarks | Import favorites | Code of Ordinances... | Pinellas County Pro... | Sunbiz

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

33 reviews  
How reviews work

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

Overall rating

5	██████████
4	██████████
3	██████████
2	██████████
1	██████████

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

66°F Sunny

Search

2:16 PM 11/12/2025

# 6795 Gulf Winds 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&...

SPB Bookmarks Import favorites

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

Overall rating

5	_____
4	_____
3	_____
2	_____
1	_____

Cleanliness 5.0

Accuracy 4.9

Check-in 5.0

Communication 5.0

Location 5.0

Value 4.8

32 reviews  
Learn how reviews work  
Most relevant

Search all reviews

\*\*\*\*\* 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

Search

3:18 PM  
10/30/2025

# 6795 Gulf Winds Dr

# CE20250707

## Review Eric (August)

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

**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.

Category	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 Winds Dr

# CE20250707

## Review Gabriela (August)

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&...

SPB Bookmarks Import favorites Code of Ordinances... Pinellas County Pro... Sunbiz

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 Most relevant

How reviews work

Search all reviews

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

friendly and responsive. I'd definitely stay here again

**10**

**Gabriela**  
2 years on Airbnb  
August 2025 · Stayed one night  
★★★★★  
Selene was amazing! very kind, informative, and quick with replys. The location was in walking distance from the beach and in a peaceful area. We will definitely be coming back 😊

**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

61°F Sunny Search 11:33 AM 11/12/2025

# 6795 Gulf Winds Dr

# CE20250707

## Review Marie (August)

The screenshot shows an Airbnb listing for a property with a 5.0 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). The listing has 33 reviews, with 18 in the Beach category, 15 in Hospitality, and 15 in Location. A search bar for reviews is visible, and filters for "All reviews", "Beach · 18", "Hospitality · 15", "Location · 15", and "Cleanliness" are shown. The review by Marie from August 2025 is highlighted with a red box, and a red box with the number "11" is also present. The review text is: "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." The background shows the listing details, including photos, amenities, and location. The browser address bar shows the URL: 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... The Windows taskbar at the bottom shows the date 11/12/2025 and the time 2:13 PM.

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

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  
Palm Harbor, Florida  
★★★★★ · 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.

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.

66°F Sunny

Search

11

2:13 PM 11/12/2025

6795 Gulf Winds Dr

# CE20250707

## Review Nathan ( 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

**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!

Overall rating  
5  
4  
3  
2  
1

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

70°F  
Mostly cloudy

3:21 PM  
10/30/2025

# 6795 Gulf Winds 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  
Most relevant

Search all reviews

**Matthew**  
2 months on Airbnb  
13  
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 & white sand beaches, warm turquoise waters and more. Enjoy the beach located 6 minutes away on foot during the day, and the nightlife of St. Pete, or relax at home

Overall rating  
5  
4  
3  
2  
1

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 Winds Dr

# CE20250707

## Review Zachary (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&...  
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**

5	_____
4	_____
3	_____
2	_____
1	_____

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

**Zachary**  
Orlando, Florida  
14  
★★★★ - 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!

**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

**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!

70°F  
Monthly cloudy

3:21 PM  
10/30/2025

6795 Gulf Winds Dr

# CE20250707

## Review Baylee (September)

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  
How reviews work

Search all reviews

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

★★★★★ · 3 weeks 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

Gabriela

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

66°F Sunny

2:06 PM 11/12/2025

6795 Gulf Winds Dr

# CE20250707

## Review Ysabel (September)

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

Most relevant

Search all reviews

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

stocked with everything we could need and we appreciated the beach chairs & beach towels. Would recommend to everyone!

**Ysabel**  
6 years on Airbnb

16

★★★★★ 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**  
2 years on Airbnb

★★★★★ 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 😊

**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.

6795 Gulf Winds 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\_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

**17**

**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

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  
3:14 PM 10/30/2025

# 6795 Gulf Winds Dr

# CE20250707 Review Bj (October)

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 >

**Bj**  
Milan, Illinois  
18  
★★★★★ · 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

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

61°F Sunny

Search

11:35 AM 11/12/2025

6795 Gulf Winds Dr

# CE20250707

## Review Erica (November)

The screenshot shows an Airbnb review modal for a property with an overall rating of 5.0. The property is a 'Guest favorite' in the top 10% of listings. The review section shows 33 reviews, with a search bar and filters for 'All reviews', 'Beach - 18', 'Hospitality - 15', 'Location - 15', and 'Cleanliness'. The review for Erica is highlighted with a red box and a red '19' in the background. The review text is: '1 week ago · Stayed one night. Everything was excellent!!! From start to finish!!! I would definitely go back!!! Translated from Spanish Show original'. Other reviews are visible for Gregory Shawn and Gregory.

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

Overall rating: 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 >

**Erica**  
Miami, Florida  
19  
★★★★★ 1 week ago · Stayed one night  
Everything was excellent!!! From start to finish!!! I would definitely go back!!!  
Translated from Spanish [Show original](#)

**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

**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 Winds Dr

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

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USPS CERTIFIED MAIL



9214 8901 9403 8339 7958 77

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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

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20250707**

**ADDRESS: 6795 Gulf Winds Drive**

**AFFORDABLE PROPERTIES REALTY  
& MANAGEMENT, INC. as Trustee of  
6795 GULF WINDS LAND TRUST,**

**Respondent.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter having come before the Special Magistrate on December 8, 2025, and by agreement of the parties, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **January 12, 2026, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 8th day of December 2025.

*Erica Augello*

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

**A copy of this Order was sent via US Mail to Respondent at 321 28<sup>th</sup> Street S, St. Petersburg, FL 33712-1507 on December 8, 2025.**

**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:** January 12, 2026

**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
6. 11. Order to Continue (CE20250718 - Hill)

**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**

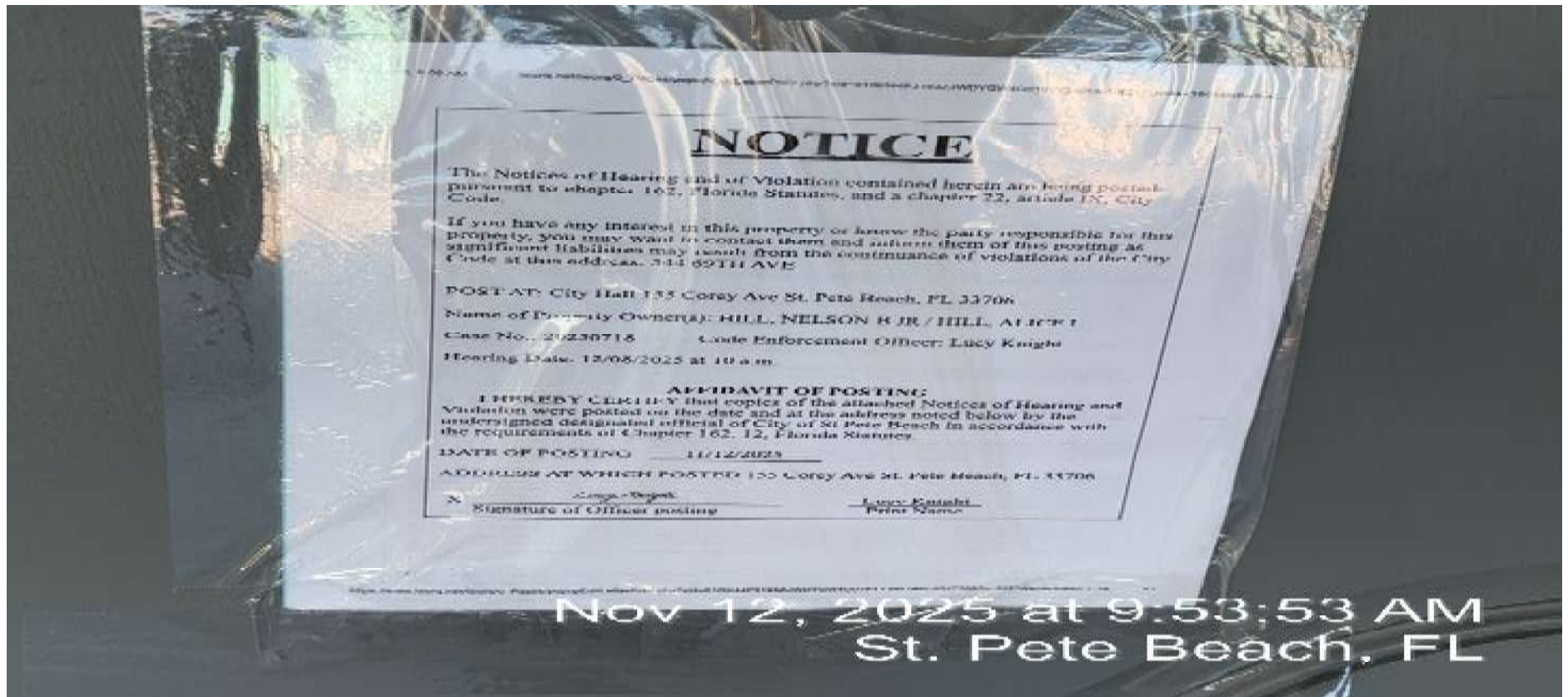
- **Respondent(s): Hill, Nelson B Jr and Hill, Alice L**
- **Violation address: 544 69<sup>th</sup> Ave**
- **Violation(s) description: The property is in violation of section 36.4 Prohibited uses and structures of the Land Development Code of the City of St. Pete Beach**

# **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 69<sup>th</sup> Ave**

# CE20250718 Advertisement on Airbnb

Single Family Home - Beach Please

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

Hosted by Resort Rentals  
10 years hosting

CHECK-IN  
11/5/2025

CHECKOUT  
11/12/2025

GUESTS  
4 guests

Something went wrong. Try your dates again

Change dates

## 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\\_P3kM7SmFluWw87W...](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_P3kM7SmFluWw87W...). The page features a navigation bar with "Photos", "Amenities", "Reviews", and "Location". A price tag of "\$1,617 for 7 nights" is displayed next to a pink "Reserve" button. Below the navigation bar, a message states "Exact location will be provided after booking." The "Meet your host" section includes a profile card for "Resort Rentals" with 4710 reviews, a 4.58-star rating, and 10 years of hosting. To the right, "Host details" show a 100% response rate and a "Message host" button. A warning icon and text state: "To help protect your payment, always use Airbnb to send money and communicate with hosts." The bottom of the screenshot shows a Windows taskbar with the date 11/13/2025 and time 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](https://www.airbnb.com/users/profile/1466794336299036919?previous_page_name=PdpHomeMarketplace)

52°F Sunny Search 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. The listing has 1 review. A modal window displays the review details:

- No rating yet**: Average rating will appear after 3 reviews.
- 1 review**: Most relevant
- Ty** (Newell, Georgia) - **1** (highlighted in a red box)
- September 2025** - Stayed over a week (highlighted in a red box)
- Review text**: "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."
- Response from Resort Rentals** (October 2025): "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."

544 69th Ave

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

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USPS CERTIFIED MAIL



9214 8901 9403 8342 6182 55

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

II NOH 20250718 LK  
Jennifer Daunch

\$8.8600

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250718**

**ADDRESS: 544 69<sup>th</sup> Ave.**

**NELSON B. HILL and ALICE L.  
HILL,**

**Respondents.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter having come before the Special Magistrate on December 8, 2025, and by agreement of the parties, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **January 12, 2026, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 8th day of December 2025.

*Erica Augello*

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

**A copy of this Order was sent via US Mail to Respondents at 2 White Dove Ct., Pueblo, CO 81001-1871 on December 8, 2025.**

**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:** January 12, 2026

**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
  9. 8. Order to Continue (CE20230606 - Broderick

**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.

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 **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

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Steven Rivera  
Code Enforcement Officer  
CITY OF ST. PETE BEACH

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

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

# NOTICE

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

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

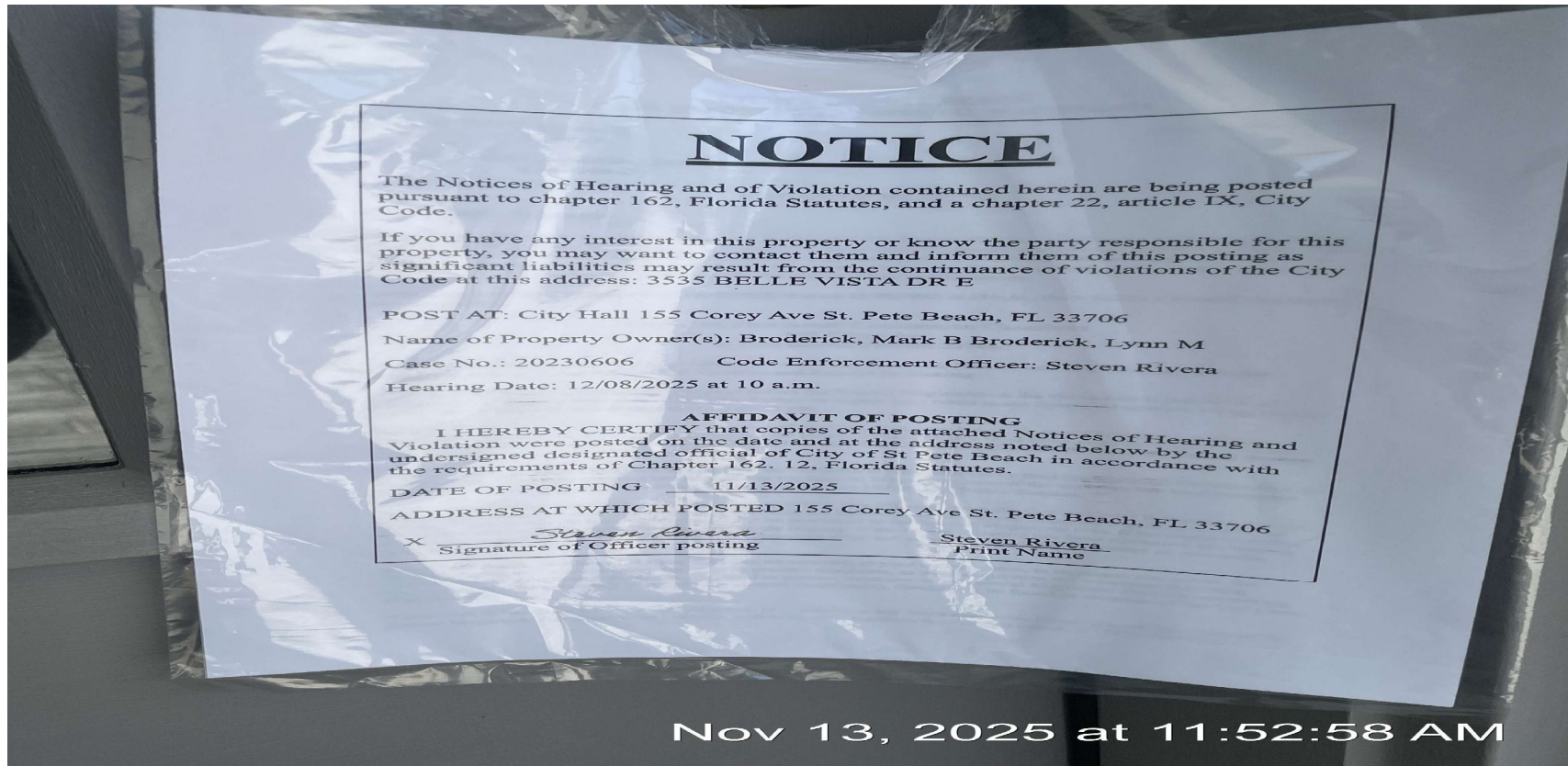
# **CE20230606**

## **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**

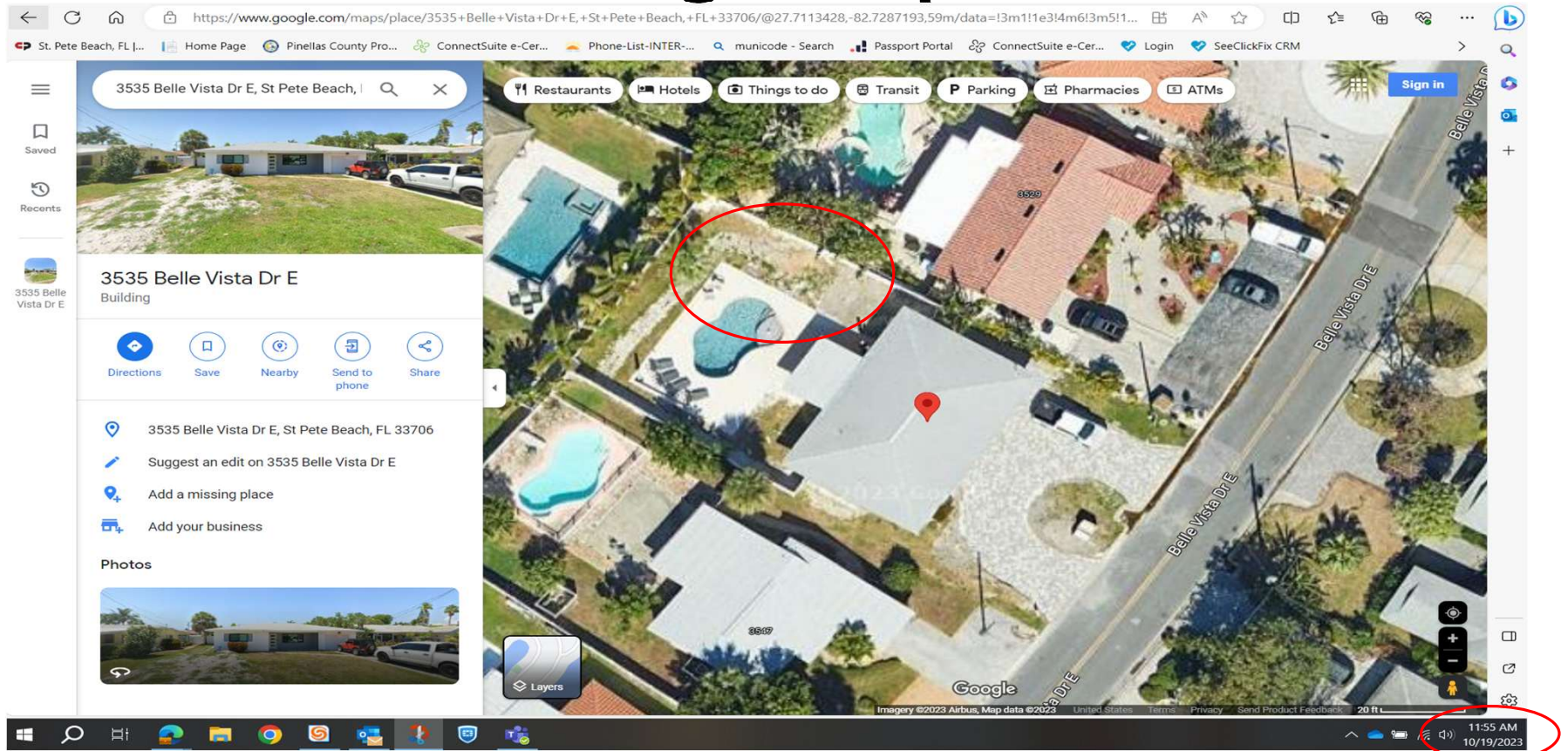
# CE20230606

## 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**



**3535 Belle Vista Dr E**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8328 7904 49

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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

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USPS CERTIFIED MAIL



9214 8901 9403 8334 5730 74

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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

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USPS CERTIFIED MAIL



9214 8901 9403 8342 8150 36

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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

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20230606  
ADDRESS: 3535 Belle Vista Dr. E**

**MARK B. BRODERICK and LYNN  
M. BRODERICK,**

**Respondents.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter having come before the Special Magistrate on December 8, 2025, and by agreement of the parties, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **January 12, 2026, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 8th day of December 2025.

*Erica Augello*

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

**A copy of this Order was sent via US Mail to Respondents at 3535 Belle Vista Drive E, St. Pete Beach, FL 33706-2622 on December 8, 2025.**

**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:** January 12, 2026

**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
7. 12. Order to Continue (CE202250079 - Bosela)

**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](http://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**

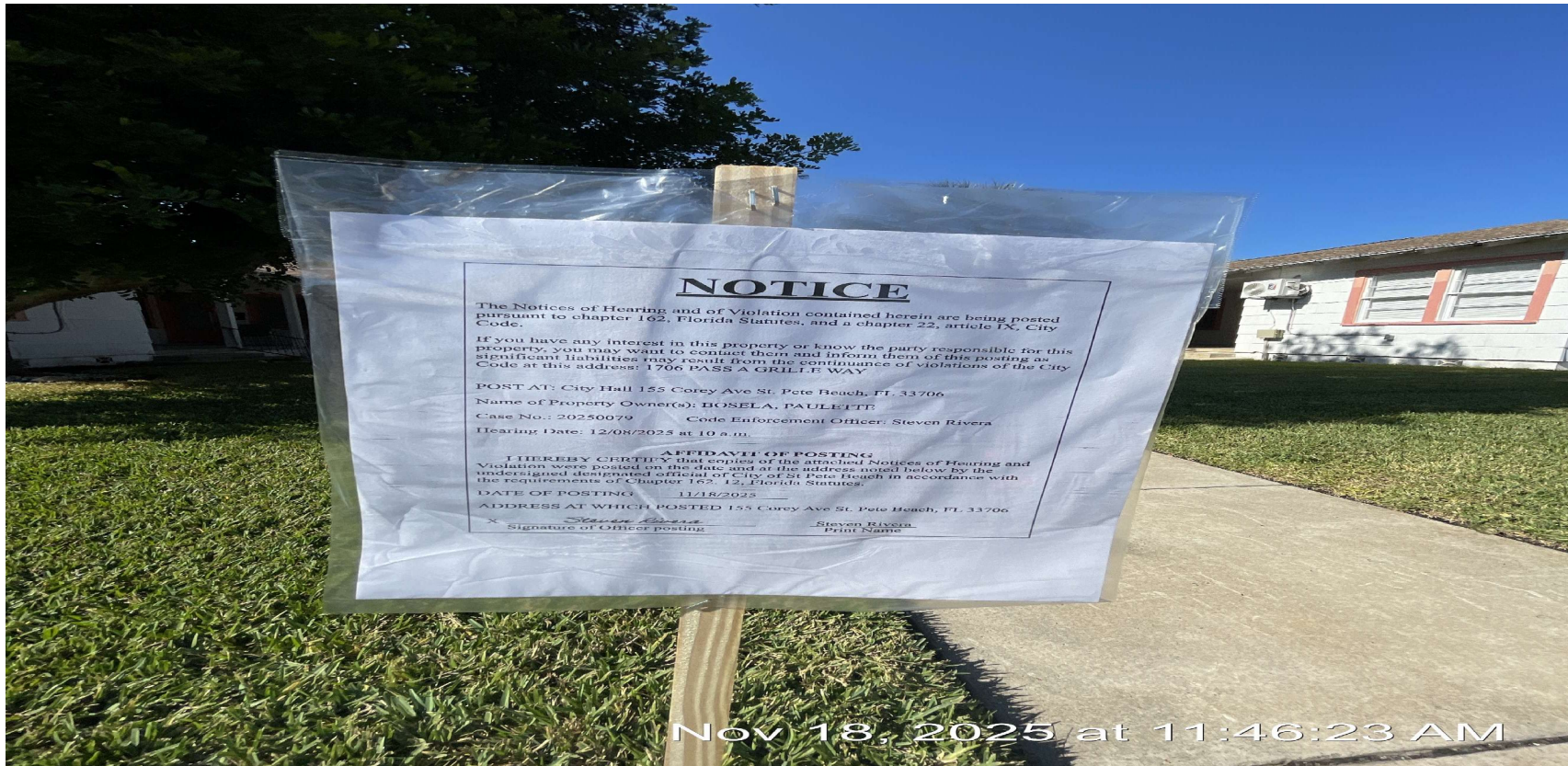
- Respondent(s): Paulette Bosela**
- Violation address: 1706 Pass A Grille Way**
- Violation(s) description: The property is in violation of section 98-123.1 Permits required of the Code of Ordinances of the City of St. Pete Beach**

# **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

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USPS CERTIFIED MAIL



9214 8901 9403 8343 3587 16

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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

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

NOV 20250079 SR  
Jennifer Daunch

\$8.1600

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20250079**

**ADDRESS: 1706 Pass A Grille Way**

**PAULETTE BOSELA,**

**Respondent.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter having come before the Special Magistrate on December 8, 2025, and by agreement of the parties, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **January 12, 2026, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 8th day of December 2025.

*Erica Augello*

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

**A copy of this Order was sent via US Mail to Respondents at 1430 Skyline Rd., Eagan, MN 55121-1127 on December 8, 2025.**

**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:** January 12, 2026

**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
6. 10. Order to Continue (CE20250711 - Doyle)

**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*

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Steven Rivera  
Code Enforcement Officer  
CITY OF ST. PETE BEACH

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

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

# NOTICE

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

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

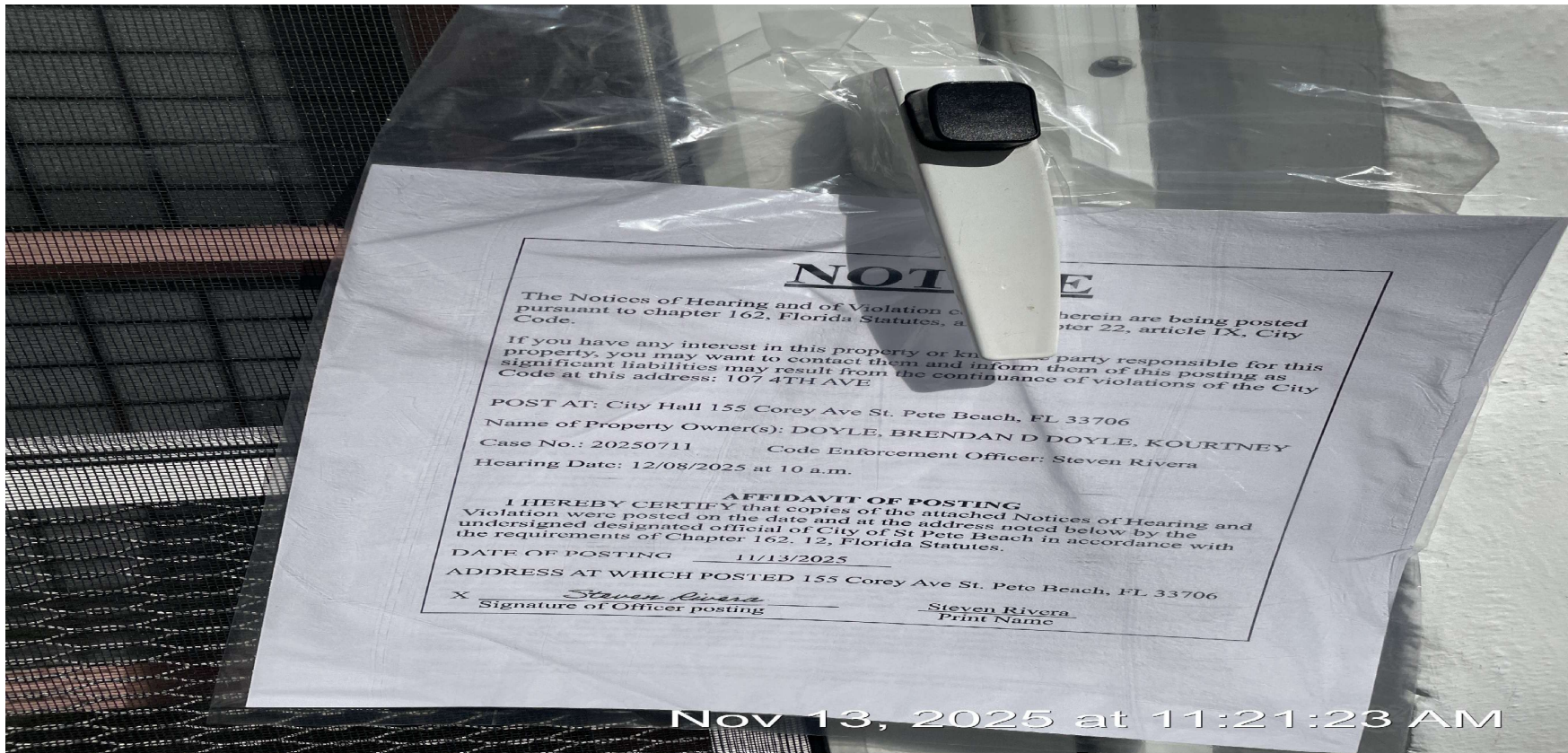
- **Respondent(s): Brandon & Kourtney Doyle**
- **Violation address: 107 4<sup>th</sup> Ave**
- **Violation(s) description: The property is in violation of section 20.03 Permitted uses and structures of the Land Development Code of the City of St. Pete Beach**

**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



**107 4<sup>th</sup> 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 Airbnb interface with a price of \$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 Airbnb interface with a search bar, navigation tabs (Photos, Amenities, Reviews, Location), and a 'Change dates' button. The bottom of the screen shows a Windows taskbar with the date 11/13/2025 and time 3:26 PM.

## 107 4th Ave.

# CE20250711

## Review summery



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

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USPS CERTIFIED MAIL



9214 8901 9403 8342 8302 13

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

II NOH 20250711 SR  
Jennifer Daunch

\$8.8600

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250711**

**ADDRESS: 107 4<sup>th</sup> Ave.**

**BRENDAN DOYLE and KOURTNEY  
D. DOYLE,**

**Respondents.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING TO DATE CERTAIN**

This matter having come before the Special Magistrate on December 8, 2025, and by agreement of the parties, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **January 12, 2026, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 8th day of December 2025.

*Erica Augello*

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

**A copy of this Order was sent via US Mail to Respondents at 107 4<sup>th</sup> Ave., St. Pete Beach. FL 33706-4361 on December 8, 2025.**

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

**Agenda Report**

**Agenda Title Name:** Case # 20250731  
City of St. Pete Beach v. Dolphin Watch III LLC  
Address: 1405 Gulf Way St. Pete Beach, FL  
33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**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:

(a) All uses permitted in the underlying zoning district; and

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

**Funding:** N/A

**Attachments:**

1. Notice of Hearing
2. Affidavit of Posting
3. I&I Notice of Violation
4. Evidence
5. II Notice of Violation Banner
6. Registered Agent I & I Notice of Violation Banner

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250731

vs.  
DOLPHIN WATCH II LLC  
Respondent(s)

**NOTICE OF HEARING**

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **01/12/2026** 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 **1405 GULF WAY** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 12/01/2025

*Steven Rivera*

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Steven Rivera  
Code Enforcement Officer  
CITY OF ST. PETE BEACH

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

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

# NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 1405 GULF WAY

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

Name of Property Owner(s): DOLPHIN WATCH II LLC

Case No.: 20250731          Code Enforcement Officer: Steven Rivera

Hearing Date: 01/12/2026 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      12/01/2025

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

12/01/2025

DOLPHIN WATCH II LLC  
3618 EL CENTRO ST  
ST PETE BEACH FL 33706-3908

Re: **Case Number 20250731**  
**Violation Address: 1405 GULF WAY, ST PETE BEACH FL 33706**  
**Parcel ID#: 183216954540051300**

Dear Property Owner:

Transient occupancy is only permitted 3-times within a 12-month period. All rentals after must be monthly as stated in the outlined code section. These violations are considered to be irreparable or irreversible in nature and this case is being referred to the Special Magistrate for a hearing.

### **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:

- (a) All uses permitted in the underlying zoning district; and
- (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **01/12/2026, 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

# CE20250731

- **Respondent(s): DOLPHIN WATCH II LLC**
- **Violation address: 1405 Gulf Way**
- **Violation(s) description: The property is in violation of section 20.03 Permitted principal uses and structures of the Land Development code of the City of St. Pete Beach**

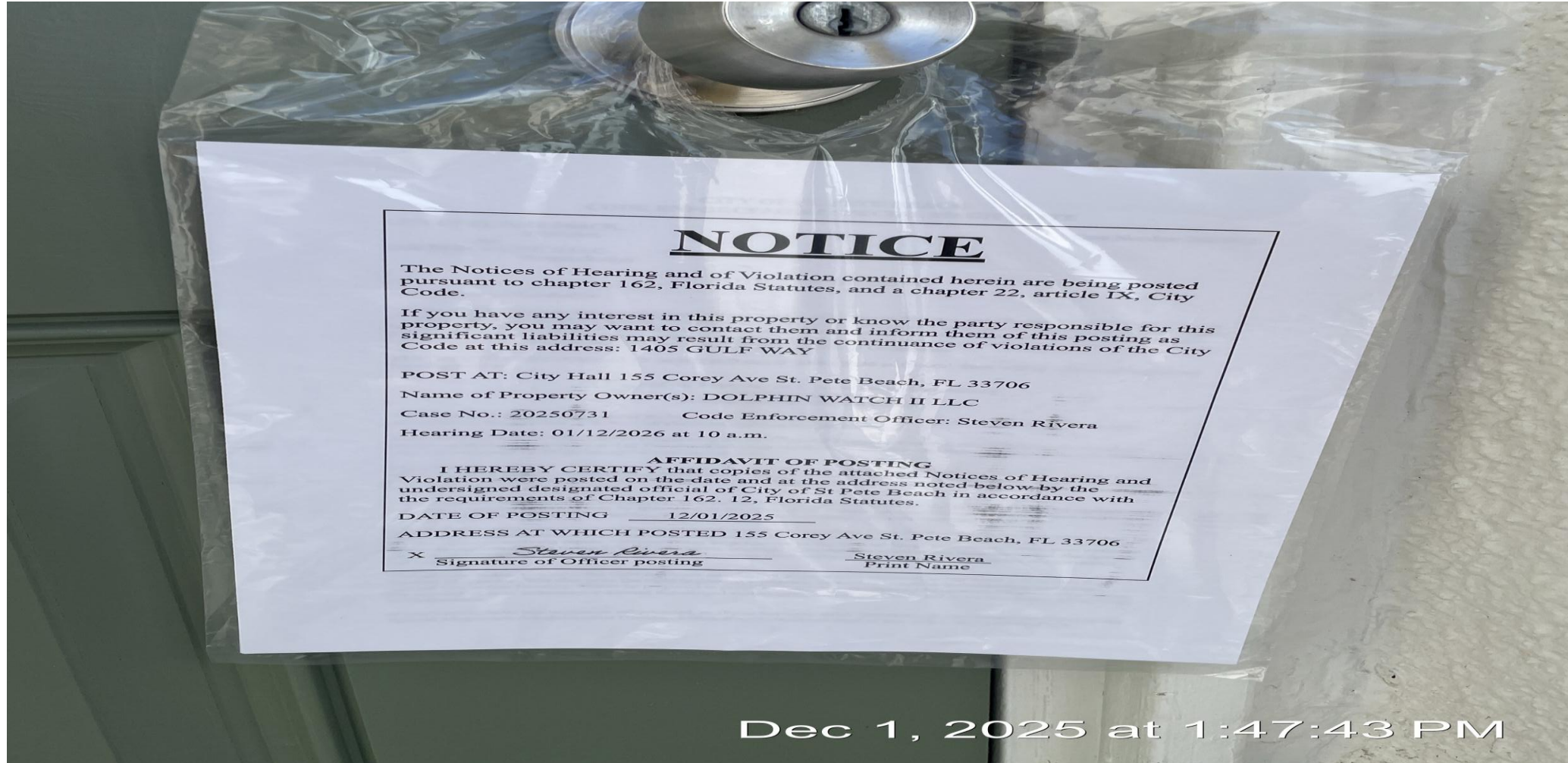
# **CE202500731**

## **Case Summary**

- Initial inspection: 12/1/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 12/1/2025**
- Notices of Hearing dated and posted on the property: 12/1/2025**

# CE20250731

## Affidavit of Posting



# 1405 Gulf Way

# CE20250731 Airbnb advertisement

airbnb.com/rooms/1398772375740864490?adults=2&search\_mode=regular\_search&check\_in=2026-04-17&check\_out=2026-04-19&children=0&infants=0&pets=0&source\_impression\_id=p3\_1764087633\_P3LN2-W2nq9WFIsK&...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

airbnb

Anywhere | Any week | Add guests

Become a host

### Winter Escape Sale Beachfront Home – Con La Marea

Share | Save

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

Guest favorite | One of the most loved homes on Airbnb, according to guests | 5.0 (5 reviews)

Hosted by Jennifer  
7 years on Airbnb

CHECK-IN	CHECKOUT
4/17/2026	4/19/2026

GUESTS: 2 guests

Those dates are not available

Free cancellation before March 18

67°F Mostly cloudy | 9:30 AM 12/1/2025

# 1405 Gulf Way



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

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USPS CERTIFIED MAIL



9214 8901 9403 8344 6904 40

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DOLPHIN WATCH II LLC  
3618 EL CENTRO ST  
ST PETE BEACH FL 33706-3908

II NOV 20257031 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8344 6906 93

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

RA II NOV 20250731 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250710  
City of St. Pete Beach v. 109 12th Ave. Beach House LLC  
Address: 109 12th Ave. St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**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:

(a) All uses permitted in the underlying zoning district; and

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

**Funding:** N/A

**Attachments:**

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

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

CITY OF ST. PETE BEACH,  
Petitioner,  
vs.  
109 12TH BEACH HOUSE LLC  
Respondent(s)

Case Number: 20250710

**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 **01/12/2026** 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 **109 12TH AVE - HOUSE** 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 12/01/2025

*Steven Rivera*

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Steven Rivera  
Code Enforcement Officer  
CITY OF ST. PETE BEACH

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

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

# NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 109 12TH AVE - HOUSE

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

Name of Property Owner(s): 109 12TH BEACH HOUSE LLC

Case No.: 20250710          Code Enforcement Officer: Steven Rivera

Hearing Date: 01/12/2026 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      12/01/2025

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

12/01/2025

109 12TH BEACH HOUSE LLC  
4509 W LAMB AVE  
TAMPA, FL 33629-6541

Re: **Case Number 20250710**  
**Violation Address: 109 12TH AVE - HOUSE, ST PETE BEACH FL 33706**  
**Parcel ID#: 183216954540020170**

Dear Property Owner:

Transient occupancy is only permitted 3-times within a 12-month time period. All other rentals must monthly as stated in the outlined code section. These violations are considered to be irreparable or irreversible in nature and this case is being referred to the Special Magistrate for a hearing.

### **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:

- (a) All uses permitted in the underlying zoning district; and
- (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than thirty (30) days does not occur more than three times in any 12-month period on any parcel.

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **01/12/2026, 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

# CE20250710

- **Respondent(s): 109 12<sup>TH</sup> BEACH HOUSE LLC**
- **Violation address: 109 12<sup>th</sup> Ave.**
- **Violation(s) description: The property is in violation of section 20.03 Permitted principal uses and structures of the Land Development code of the City of St. Pete Beach**

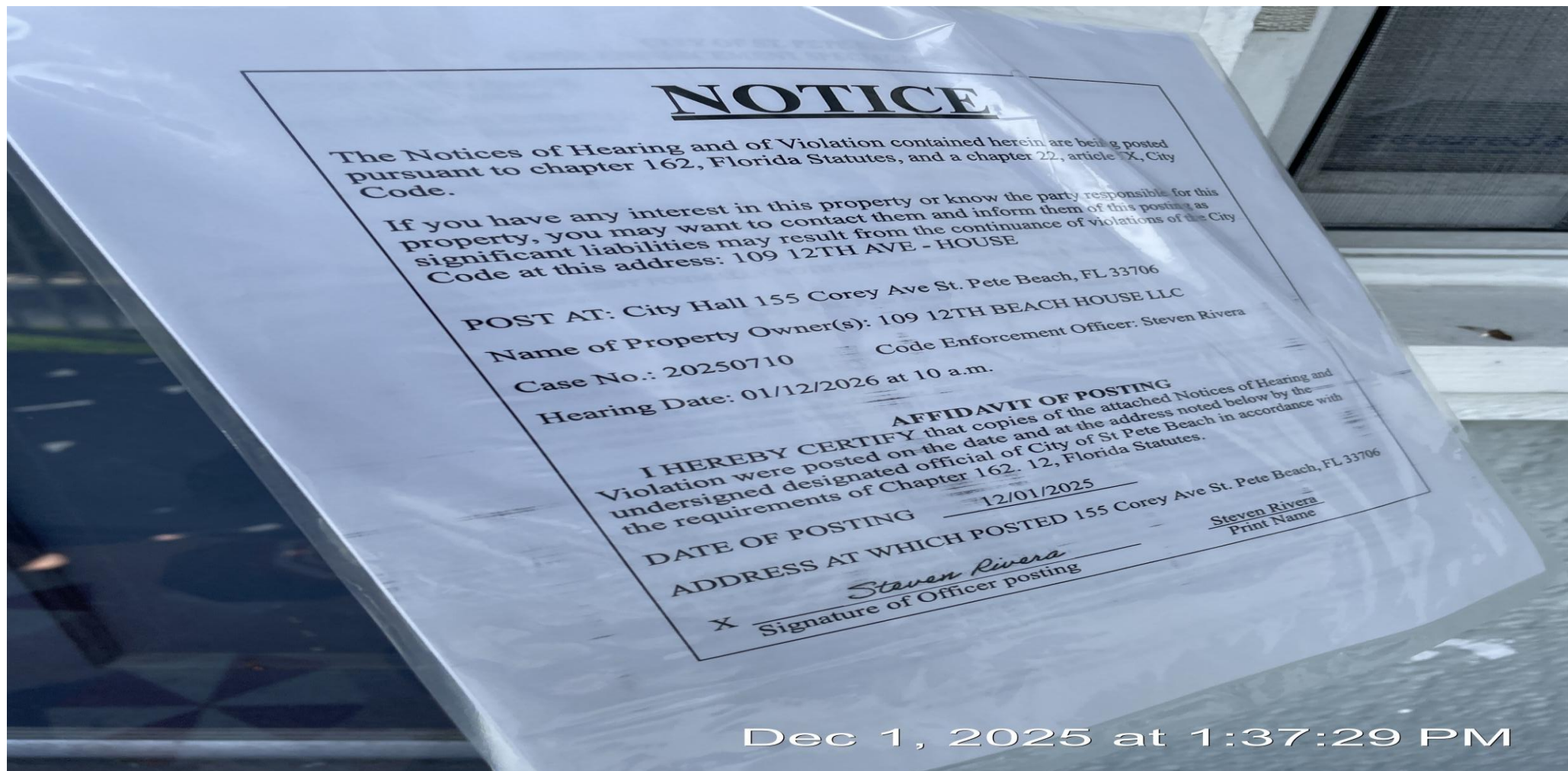
# **CE20250710**

## **Case Summary**

- Initial inspection: 11/4/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 12/1/2025**
- Notices of Hearing dated and posted on the property: 12/1/2025**

# CE20250710

## Affidavit of Posting



**109 12<sup>th</sup> Ave**

# CE20250710 Airbnb advertisement

airbnb.com/rooms/1295616470289328914?adults=2&children=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2025-11-05&check\_out=2025-11-10&infants=0&pets=0&source\_impression\_id=p...  
SPB Bookmarks | SeeClickFix | Adobe Acrobat  
Google Chrome isn't your default browser | Set as default

airbnb

Anywhere | Any week | Add guests

Become a host

## Beach home in St.Pete's, Pass-a-Grill

Share | Save

Show all photos

Entire home in St. Pete Beach, Florida  
6 guests · 3 bedrooms · 3 beds · 1 bath  
★ 5.0 · [4 reviews](#)

**\$3,424** for 5 nights

CHECK-IN 11/5/2025	CHECKOUT 11/10/2025
-----------------------	------------------------

62°F Sunny | 9:00 AM 11/4/2025

109 12th Ave.

# CE20240710 Reviews

airbnb.com/rooms/1295616470289328914?adults=2&children=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2025-11-05&check\_out=2025-11-10&infants=0&pets=0&source\_impression=...

Photos Amenities Reviews Location Change dates

★ 5.0 · 4 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5.0	4.8	5.0	5.0	5.0	5.0	4.5

**Josh**  
Aurora, Georgia  
★★★★★ · October 2025 · Stayed with kids  
We had a great stay at Shaun's house. It was clean, bright, and comfortable. Very easy walk to the beach and restaurants. The house was stocked with everything we could have ...  
[Show more](#)

**George**  
3 months on Airbnb  
★★★★★ · October 2025 · Stayed with kids  
This house was perfect for our family. Everything was clean and accessible, and it was almost right on the beach. The hosts provided us with all of the amenities that we needed. ...  
[Show more](#)

**Kelley**  
Indianapolis, Indiana  
★★★★★ · March 2025 · Stayed a few nights  
I'd put some furniture covers on the white sofa and stairs as well as change out the white carpet but otherwise a beautiful, spacious place with everything you need for a great beach ...  
[Show more](#)

**Diane**  
3 years on Airbnb  
★★★★★ · February 2025 · Stayed with a pet  
My adult daughter and I spent five nights here and it was wonderful! The house wasn't as clean as we expected when we arrived. However, Shawn sent someone in the next day to...  
[Show more](#)

[How reviews work](#)

Where you'll be

75°F Partly sunny 11:26 AM 12/19/2025

# 1405 Gulf Way

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

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USPS CERTIFIED MAIL



9214 8901 9403 8344 7045 98

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109 12TH BEACH HOUSE LLC  
4509 W LAMB AVE  
TAMPA FL 33629-6541

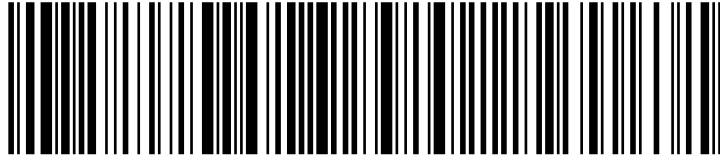
II NOV 20250710 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8300 0044 7055 71

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POKHAREL AUSHMA  
109 12TH AVE  
TAMPA FL 33706

RA II NOV 20250710 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250735  
City of St. Pete Beach v. Padpro LLC  
Address: 2740 E Vina Del Mar Blvd St. Pete  
Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**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. I & I 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: 20250735

vs.  
PADPRO 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 **01/12/2026** 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 **2740 E VINA DEL MAR BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 12/05/2025

*Steven Rivera*

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Steven Rivera  
Code Enforcement Officer  
CITY OF ST. PETE BEACH

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

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

# NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 2740 E VINA DEL MAR BLVD

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

Name of Property Owner(s): PADPRO LLC

Case No.: 20250735          Code Enforcement Officer: Steven Rivera

Hearing Date: 01/12/2026 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      12/05/2025

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

12/05/2025

PADPRO LLC  
13014 N DALE MABRY HWY UNIT 108  
TAMPA FL 33618-2808

Re: **Case Number 20250735**  
**Violation Address: 2740 E VINA DEL MAR BLVD, ST PETE BEACH FL 33706**  
**Parcel ID#: 183216941760070280**

Dear Property Owner:

The property can only be rented monthly. Transient occupancy is not permitted as outlined in the code. This violation is considered irreparable or irreversible in nature and is being referred to the Special Magistrate for a hearing.

**Sec. 8.2. - Permitted principal uses and structures.**

Sec. 8.2. - Permitted principal uses and structures.

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **01/12/2026, 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

# CE20250735

- **Respondent(s): PADPRO LLC**
- **Violation address: 2740 E Vina Del Mar Blvd.**
- **Violation(s) description: The property is in violation of section 8.2 (a) Permitted principal uses and structures of the Land Development code of the City of St. Pete Beach**

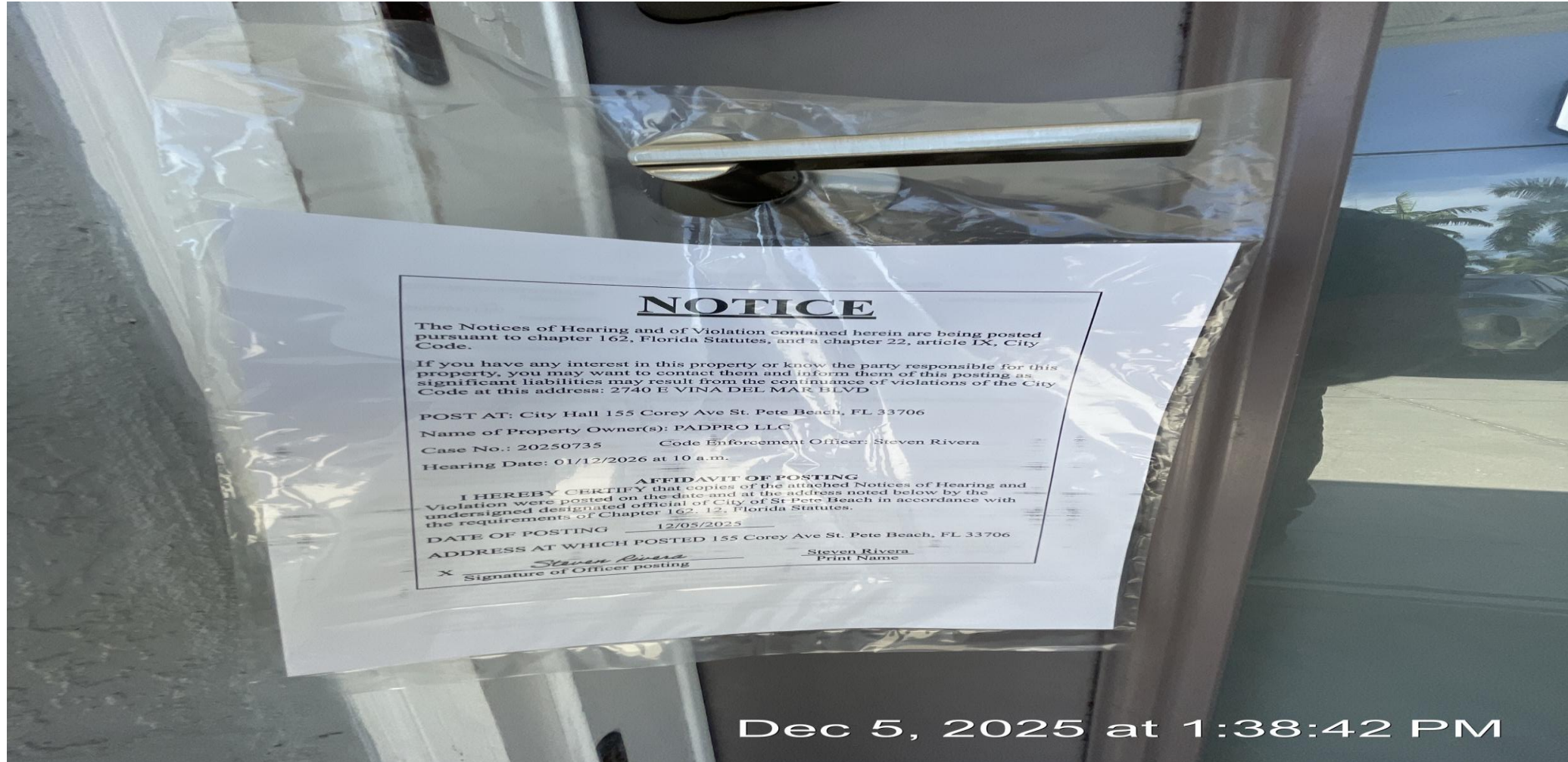
# **CE20250735**

## **Case Summary**

- Initial inspection: 12/2/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 12/5/2025**
- Notices of Hearing dated and posted on the property: 12/5/2025**

# CE20250735

## Affidavit of Posting



**2740 E. Vina Del Mar Blvd.**

# CE20250735

## Airbnb advertisement

airbnb.com/rooms/1504539631715564968?adults=3&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2026-01-14&check\_out=2026-01-19&children=0&infants=0&pets=0&source\_impression\_id=p...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

airbnb

Anywhere | Any week | Add guests

Become a host

### 4BR Family Oasis | Heated Pool | Walk to Beach

Share | Save

Entire home in St. Pete Beach, Florida  
10 guests · 4 bedrooms · 7 beds · 2 baths

Rare find! This place is usually booked

Guest favorite | One of the most loved homes on Airbnb, according to guests | 5.0 (5 reviews)

Hosted by Brandon  
Superhost · 2 years hosting

**\$3,141** for 5 nights

CHECK-IN 1/14/2026	CHECKOUT 1/19/2026
GUESTS	

71°F Mostly cloudy | 8:59 AM 12/2/2025

2740 E. Vina Del Mar Blvd.

# CE20240735 Reviews

airbnb.com/rooms/1504539631715564968?adults=3&search\_mode=regular\_search&check\_in=2026-01-14&check\_out=2026-01-19&children=0&infants=0&pets=0&source\_impression\_id=p3\_1764943519\_P3\_xZww4BpP4yuW&p...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

Photos Amenities Reviews Location Change dates

**Justin**  
East Gwillimbury, Canada  
★★★★★ · 3 weeks ago · Group trip  
Nice place lots of room.  
[Show more](#)

**Michael**  
New York, New York  
★★★★★ · November 2025 · Group trip  
Brandon was friendly, proactive and responsive. The house was in a great location and very clean with fun areas for the group to hang out (by the pool, in the game room, etc.).  
[Show more](#)

**Banu**  
Raleigh, North Carolina  
★★★★★ · October 2025 · Group trip  
This is a lovely, elegantly decorated home in a quiet neighborhood, close to one of the best beaches in the area. Brandon's home not only slept 10 people comfortably but ...  
[Show more](#)

**Fernando**  
Greensboro, North Carolina  
★★★★★ · October 2025 · Stayed with kids  
Amazing place!

**Candice**  
Brookhaven, New York  
★★★★★ · September 2025 · Group trip  
Terrific stay! Would definitely book this place again. Thanks so much!  
[How reviews work](#)

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

75°F Mostly sunny | 1:40 PM 12/19/2025

2740 E. Vina Del Mar Blvd.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8345 7313 33

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PADPRO LLC  
13014 N DALE MABRY HWY  
UNIT 108  
TAMPA FL 33618-2808

NOH 20250735 SR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8345 7347 09

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GREGORY ALLAN RICHARDS  
202 S ROME AVE  
STE 100  
TAMPA FL 33606-1854

RA NOH 20250735 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250725  
City of St. Pete Beach v. Marra, Martin  
Address: 6802 Gulf Winds Dr St. Pete Beach,  
FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**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. I & I 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: 20250725

vs.  
MARRA, MARTIN  
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 at , 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 **6802 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

---

Lucy Knight

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: 6802 GULF WINDS DR

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

Name of Property Owner(s): MARRA, MARTIN

Case No.: 20250725          Code Enforcement Officer: Lucy Knight

Hearing Date: 01/12/2026 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      11/20/2025

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

11/20/2025

MARRA, MARTIN  
6802 GULF WINDS DR  
ST PETE BEACH FL 33706

Re: **Case Number 20250725**  
**Violation Address: 6802 GULF WINDS DR, ST PETE BEACH FL 33706**  
**Parcel ID#: 363115347760020050**

Dear Property Owner:

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

### **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 **01/12/2026, 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

# CE20250725

- **Respondent(s): Martin Marra**
- **Violation address: 6802 Gulf Winds 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**

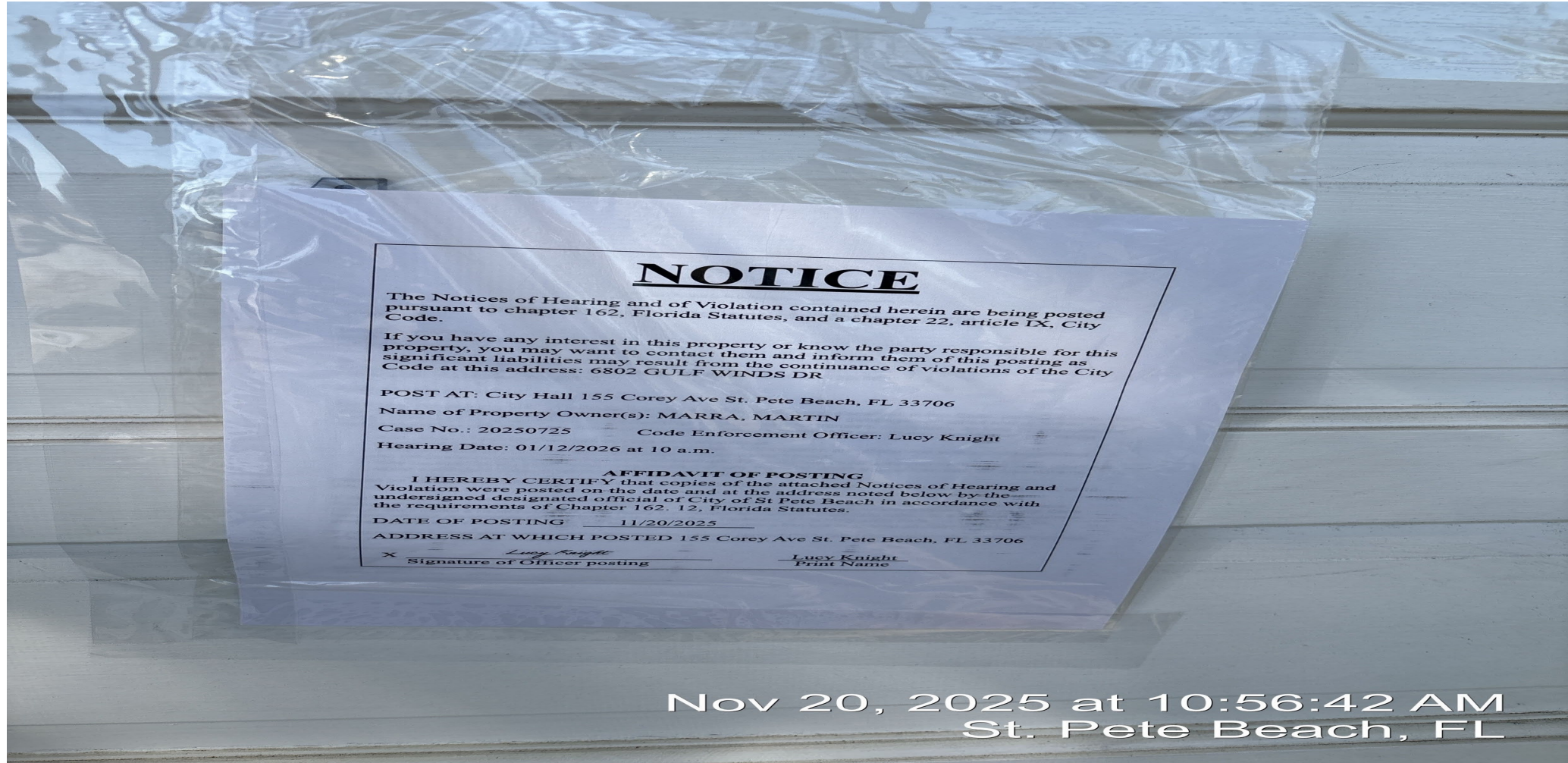
# **CE20250725**

## **Case Summary**

- Initial inspection: 11/20/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 11/20/2025**
- Notices of Hearing dated and posted on the property: 11/20/2025**

# CE20250725

## Affidavit of Posting



**6802 Gulf Winds Dr**

# CE20250725

## Advertisement on Airbnb Unit 1

The screenshot shows an Airbnb listing for a property titled "(Issue w/ photos) Sunny St. Pete Beach Hideaway". The listing is for an "Entire home in St. Pete Beach, Florida" with a capacity for 3 guests, a studio, 1 bed, and 0 baths. It has a 5.0 rating from 4 reviews. The listing is hosted by Jessy Leigh, a Superhost with 5 months of hosting experience. The price is \$995 for 5 nights, with a discount from the original price of \$1,148. The listing includes a photo of a dining table with a red floral tablecloth and two wooden chairs. The listing also includes a "Share" button, a "Save" button, and a "Show all photos" button. The browser address bar shows the URL: https://www.airbnb.com/rooms/1439984082780061812?adults=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2025-11-20&check\_out=2025-11-25&children=0&infants=0&pets=0&source\_impression\_id=p3... The browser tabs include "SPB Bookmarks", "Import favorites", "Code of Ordinances...", "Pinellas County Pro...", and "Sunbiz". The Windows taskbar at the bottom shows the date as 11/20/2025 and the time as 10:37 AM.

airbnb

Anywhere Any week Add guests

Become a host

(Issue w/ photos) Sunny St. Pete Beach Hideaway

Share Save

Show all photos

Entire home in St. Pete Beach, Florida

3 guests · Studio · 1 bed · 0 baths

★ 5.0 · 4 reviews

Hosted by Jessy Leigh

Superhost · 5 months hosting

This host is offering a discount

~~\$1,148~~ \$995 for 5 nights

CHECK-IN	CHECKOUT
11/20/2025	11/25/2025
GUESTS	

75°F Sunny

Search

10:37 AM 11/20/2025

6802 Gulf Winds Dr

# CE20250725

## Advertisement on Airbnb Unit 2

SPB Bookmarks Import favorites Code of Ordinances... Pinellas County Pro... Sunbiz

airbnb

Anywhere Any week Add guests

Become a host

(Issue w/ photos) Sunny 1BR Steps to St Pete Beach

Share Save

Show all photos

Entire home in St. Pete Beach, Florida  
3 guests · Studio · 1 bed · 0 baths

Guest favorite One of the most loved homes on Airbnb, according to guests 5.0 8 Reviews

Hosted by Jessy Leigh

\$1,324 for 5 nights

CHECK-IN 12/1/2025	CHECKOUT 12/6/2025
GUESTS 2 guests	

73°F Sunny

Search

10:21 AM 11/20/2025

# 6802 Gulf Winds Dr


# CE20250725

## Host Information

The screenshot shows an Airbnb browser window with the URL [https://www.airbnb.com/rooms/1438238811832901648?adults=2&search\\_mode=regular\\_search&check\\_in=2025-12-01&check\\_out=2025-12-06&children=0&infants=0&pets=0&source\\_impression\\_id=p3\\_1763648800\\_P3ftr0eYYEF7BAXb&pre...](https://www.airbnb.com/rooms/1438238811832901648?adults=2&search_mode=regular_search&check_in=2025-12-01&check_out=2025-12-06&children=0&infants=0&pets=0&source_impression_id=p3_1763648800_P3ftr0eYYEF7BAXb&pre...). The page title is "Meet your host" and the host's name is "Jessy Leigh", a Superhost. The host's profile card shows 12 reviews, a 5.0 star rating, and 5 months of hosting. To the right, it states "Jessy Leigh is a Superhost" and provides a "Message host" button. Below this, it lists a response rate of 100% and a response time of within an hour. A note at the bottom of the host information section says, "To help protect your payment, always use Airbnb to send money and communicate with hosts." The "Things to know" section is divided into three columns: "Cancellation policy" (Free cancellation before November 26, partial refund after), "House rules" (Check-in after 2:00 PM, checkout before 11:00 AM, 3 guests maximum), and "Safety & property" (Carbon monoxide and smoke alarms not reported). The breadcrumb trail at the bottom of the page reads "Airbnb > United States > Florida > Pinellas County > St. Petersburg". The Windows taskbar at the bottom shows the date as 11/20/2025 and the time as 10:34 AM.

Photos Amenities Reviews Location

### Meet your host



**Jessy Leigh**  
Superhost

12  
Reviews

5.0★  
Rating


5  
Months hosting

**Jessy Leigh is a Superhost**


Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.


[Message host](#)


Response rate: 100%  
Responds within an hour

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

### Things to know

 **Cancellation policy**  
Free cancellation before November 26. Cancel before check-in on December 1 for a partial refund.  
Review this host's full policy for details.  
[Learn more](#)

 **House rules**  
Check-in after 2:00 PM  
Checkout before 11:00 AM  
3 guests maximum  
[Learn more](#)

 **Safety & property**  
Carbon monoxide alarm not reported  
Smoke alarm not reported  
[Learn more](#)

Airbnb > United States > Florida > Pinellas County > St. Petersburg

75°F Sunny 10:34 AM 11/20/2025

# 6802 Gulf Winds Dr

# CE20250725

## Review Andrius

https://www.airbnb.com/rooms/1438238811832901648/reviews?adults=2&search\_mode=regular\_search&check\_in=2025-12-01&check\_out=2025-12-06&children=0&infants=0&pets=0&source\_impression\_id=p3\_1763648800\_P3fr0eYYEF7BAXb&...

SPB Bookmarks Import favorites Code of Ordinances... Pinellas County Pro... Sunbiz

**5.0**  
Guest favorite  
This home is a guest favorite based on ratings, reviews, and reliability

8 reviews Most relevant

Search all reviews

**Andrius**  
Arlington Heights, Illinois  
June 2025 · Stayed a few nights  
★★★★★  
Great place! Few minute walk to the beach. Many restaurants and cafes a couple streets away. The downtown is only 20min away so that was great as well. There were beach chairs and an umbrella at the airbnb so we def enjoyed bringing those to the beach with us!

**Kimberly**  
5 years on Airbnb  
★★★★★ · October 2025 · Stayed one night  
Super host! So very nice and responds quickly. Great location walking distance to beach. The bed is very comfortable!

**Tori**  
Marietta, Georgia  
★★★★★ · July 2025 · Stayed about a week  
My husband and I stayed here for our anniversary. Jessy was FANTASTIC. She responded quickly and kindly whenever we had questions. The place was very clean and tidy, and included a lot of beach conveniences like chairs and umbrella that we got great use out of. Jessy really went above and beyond what we expected.  
The place itself is just a few minutes' walk from the beach, all flat terrain, and the beach there is really nice. There are tons of good restaurants around, and Jessy gave us great recommendations for local shelling locations, and info on the local

Overall rating

5	██████████
4	██████████
3	██████████
2	██████████
1	██████████

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

75°F Sunny 10:32 AM 11/20/2025

# 6802 Gulf Winds Dr

# CE20250725 Review Alexis (June)

https://www.airbnb.com/rooms/1439984082780061812/reviews?adults=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2025-11-20&check\_out=2025-11-25&children=0&infants=0&pets=0&source\_impressio...

SPB Bookmarks Import favorites Code of Ordinances... Pinellas County Pro... Sunbiz

★ 5.0

4 reviews Most relevant

Overall rating

Cleanliness	4.8
Accuracy	4.5
Check-in	5.0
Communication	5.0
Location	4.8
Value	4.5

Search all reviews

**2**

**Alexis**  
5 months on Airbnb  
★★★★★ June 2025 · Stayed a few nights

We really enjoyed our stay at this cozy Airbnb in St. Pete Beach. The space was clean and private—perfect for a relaxing getaway. One of the best parts was the location: just a short walk to the beach and within easy walking distance to several great restaurants and shops.

The host was incredibly responsive and accommodating, always quick to reply and genuinely helpful with any questions or requests we had during our stay. It made the whole experience feel seamless and welcoming.

Overall, we had a great time and would definitely consider staying here again. Highly recommended for anyone looking for a clean, quiet spot close to everything in St. Pete Beach!

**Hennadii**  
Orlando, Florida  
★★★★★ July 2025 · Stayed one night  
Cozy place not far from the beach. Host is friendly and nice

**Brian**  
East Greenville, Pennsylvania  
★★★★★ July 2025 · Stayed a few nights  
Quaint 1 bedroom cottage walkable to the beach.

75°F Sunny 10:39 AM 11/20/2025

# 6802 Gulf Winds Dr

# CE20250725

## Review Ashley (June)

5.0

Guest favorite  
This home is a guest favorite based on ratings, reviews, and reliability

8 reviews

Most relevant

Search all reviews

Overall rating

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

Ashley  
7 years on Airbnb

3

★★★★★ June 2025 · Stayed a few nights

Jessy was a great host! She provided local recommendations, clear instructions, and was always responsive. She was helpful in accommodating a slightly earlier check-in on shorter notice.

Andrius  
Arlington Heights, Illinois

★★★★★ June 2025 · Stayed a few nights

Great place! Few minute walk to the beach. Many restaurants and cafes a couple streets away. The downtown is only 20min away so that was great as well. There were beach chairs and an umbrella at the airbnb so we def enjoyed bringing those to the beach with us!

Kimberly  
5 years on Airbnb

★★★★★ October 2025 · Stayed one night

Super host! So very nice and responds quickly. Great location walking distance to beach. The bed is very comfortable!

Tori  
Marietta, Georgia

# 6802 Gulf Winds Dr

# CE20250725 Review Hennadii

https://www.airbnb.com/rooms/1439984082780061812/reviews?adults=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2025-11-20&check\_out=2025-11-25&children=0&infants=0&pets=0&source\_impressio...

SPB Bookmarks | Import favorites | Code of Ordinances... | Pinellas County Pro... | Sunbiz

★ 5.0

4 reviews Most relevant

How reviews work

Search all reviews

Overall rating

Cleanliness	4.8
Accuracy	4.5
Check-in	5.0
Communication	5.0
Location	4.8
Value	4.5

**Alexis**  
5 months on Airbnb

★★★★★ · June 2025 · Stayed a few nights

We really enjoyed our stay at this cozy Airbnb in St. Pete Beach. The space was clean and private—perfect for a relaxing getaway. One of the best parts was the location: just a short walk to the beach and within easy walking distance to several great restaurants and shops. The host was incredibly responsive and accommodating, always quick to reply and genuinely helpful with any questions or requests we had during our stay. It made the whole experience feel seamless and welcoming. Overall, we had a great time and would definitely consider staying here again. Highly recommended for anyone looking for a clean, quiet spot close to everything in St. Pete Beach!

**Hennadii**  
Orlando, Florida

★★★★★ · July 2025 · Stayed one night

Cozy place not far from the beach. Host is friendly and nice

**Brian**  
East Greenville, Pennsylvania

★★★★★ · July 2025 · Stayed a few nights

Quaint 1 bedroom cottage walkable to the beach.

75°F Sunny | Search | 10:40 AM 11/20/2025

6802 Gulf Winds Dr

# CE20250725

## Review Tori (July)

5.0

Guest favorite  
This home is a guest favorite based on ratings, reviews, and reliability

8 reviews

How reviews work

Search all reviews

**Tori**  
Marietta, Georgia

July 2025 · Stayed about a week

My husband and I stayed here for our anniversary. Jessy was FANTASTIC. She responded quickly and kindly whenever we had questions. The place was very clean and tidy, and included a lot of beach conveniences like chairs and umbrella that we got great use out of. Jessy really went above and beyond what we expected.

The place itself is just a few minutes' walk from the beach, all flat terrain, and the beach there is really nice. There are tons of good restaurants around, and Jessy gave us great recommendations for local shelling locations, and info on the local manatee tours.

The furniture is pleasant and comfy, and the shower is nice. The only slight issue we had was that the non-central AC had a little trouble keeping up with the Florida summer heat, but Jesse said she had plans to improve it, and she helped us troubleshoot the AC units when they weren't working.

All in all, a fantastic location. We loved our stay and highly recommend it.

Response from Jessy Leigh  
August 2025

Thank you for the nice words, Tori. It was a pleasure hosting you guys. Btw, just an update, the ACs are able to keep up with Florida heat now! You're most welcome to come back.

**Elena**  
3 years on Airbnb

July 2025 · Stayed a few nights

Stayed with my daughter for 6 nights at Jessy's place and feel very fortunate to

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

75°F Sunny

Search

10:33 AM 11/20/2025

# 6802 Gulf Winds Dr

# CE20250725

## Review Veronica (July)

https://www.airbnb.com/rooms/1439984082780061812/reviews?adults=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2025-11-20&check\_out=2025-11-25&children=0&infants=0&pets=0&source\_impressio...

SPB Bookmarks Import favorites Code of Ordinances... Pinellas County Pro... Sunbiz

★ 5.0

4 reviews Most relevant

Overall rating

Cleanliness	4.8
Accuracy	4.5
Check-in	5.0
Communication	5.0
Location	4.8
Value	4.5

Veronica  
Oviedo, Florida

July 2025 · Stayed with kids

★★★★★ We loved our stay! We are definitely coming back sometime in August or September. We enjoyed our time and I love how everything was so close to us. Thanks again Jessy Leigh!

Alexis  
5 months on Airbnb

★★★★★ June 2025 · Stayed a few nights

We really enjoyed our stay at this cozy Airbnb in St. Pete Beach. The space was clean and private—perfect for a relaxing getaway. One of the best parts was the location: just a short walk to the beach and within easy walking distance to several great restaurants and shops.

The host was incredibly responsive and accommodating, always quick to reply and genuinely helpful with any questions or requests we had during our stay. It made the whole experience feel seamless and welcoming.

Overall, we had a great time and would definitely consider staying here again. Highly recommended for anyone looking for a clean, quiet spot close to everything in St. Pete Beach!

Hennadii  
Orlando, Florida

★★★★★ July 2025 · Stayed one night

Cozy place not far from the beach. Host is friendly and nice

75°F Sunny 10:38 AM 11/20/2025

# 6802 Gulf Winds Dr

# CE20250725 Review Brian (July)

https://www.airbnb.com/rooms/1439984082780061812/reviews?adults=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2025-11-20&check\_out=2025-11-25&children=0&infants=0&pets=0&source\_impressio...

SPB Bookmarks | Import favorites | Code of Ordinances... | Pinellas County Pro... | Sunbiz

★ 5.0

4 reviews Most relevant

[How reviews work](#)

Search all reviews

Overall rating

Cleanliness	4.8
Accuracy	4.5
Check-in	5.0
Communication	5.0
Location	4.8
Value	4.5

**Alexis**  
5 months on Airbnb  
★★★★★ · June 2025 · Stayed a few nights  
We really enjoyed our stay at this cozy Airbnb in St. Pete Beach. The space was clean and private—perfect for a relaxing getaway. One of the best parts was the location: just a short walk to the beach and within easy walking distance to several great restaurants and shops. The host was incredibly responsive and accommodating, always quick to reply and genuinely helpful with any questions or requests we had during our stay. It made the whole experience feel seamless and welcoming. Overall, we had a great time and would definitely consider staying here again. Highly recommended for anyone looking for a clean, quiet spot close to everything in St. Pete Beach!

**Hennadii**  
Orlando, Florida  
★★★★★ · July 2025 · Stayed one night  
Cozy place not far from the beach. Host is friendly and nice

**Brian**  
East Greenville, Pennsylvania  
★★★★★ · July 2025 · Stayed a few nights  
Quaint 1 bedroom cottage walkable to the beach.

Show more

75°F Sunny | Search | 10:40 AM 11/20/2025

# 6802 Gulf Winds Dr

# CE20250725

## Review Elena (July)

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 5.0 ratings, and a detailed review from Elena. The review is dated July 2025 and is highlighted with a red box and a red '5'.

**5.0**  
Guest favorite  
This home is a guest favorite based on ratings, reviews, and reliability

8 reviews  
How reviews work

Search all reviews

we had was that the non-central AC had a little trouble keeping up with the Florida summer heat, but Jesse said she had plans to improve it, and she helped us troubleshoot the AC units when they weren't working. All in all, a fantastic location. We loved our stay and highly recommend it.

Response from **Jessy Leigh**  
August 2025  
Thank you for the nice words, Tori. It was a pleasure hosting you guys. Btw, just an update, the ACs are able to keep up with Florida heat now! You're most welcome to come back.

**Elena**  
3 years on Airbnb

★★★★★ - July 2025 - Stayed a few nights

I stayed with my daughter for 6 nights at Jessy's place and feel very fortunate to have found it. The location is incredibly convenient—just a 5–6 minute walk to Upham Beach, 7–8 minutes to the Sunday Farmers' Market, and about 8 minutes to the SunRunner bus stop (Boca Ciega) for easy access to downtown St. Pete. This was the main reason I chose this Airbnb, as we didn't plan to rent a car. We took several trips to downtown St. Pete to combine a beach vacation with museums and guided tours, so having public transportation within walking distance was a huge plus. The neighborhood is extremely safe, quiet, and peaceful. The unit itself is perfect for two people and has everything you might need. The bed is very spacious—personally, I found it a bit soft, but that's just a matter of preference. Jessy is also very friendly and welcoming. When our flight was delayed by three hours, she kindly extended our check-out time, which we greatly appreciated.

Overall rating: 5.0

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

# 6802 Gulf Winds Dr

# CE20250725

## Review Tahra (August)

5.0

Guest favorite  
This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

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

8 reviews

Search all reviews

**Connor**  
5 years on Airbnb  
★★★★★ · 1 week ago · Stayed a few nights  
We stayed for a relaxing weekend at the beach. House was clean and a great size for a couple on a short trip. The highlight was how walkable the area is. Upham beach is maybe a 5 minute walk, with stores and restaurants on the way. Would love to stay here again in the future.

**Adrianna**  
St Petersburg, Florida  
★★★★★ · 3 weeks ago · Stayed one night  
Wonderful place right by the beach, exactly as described. Private location but also walking distance to great food and activities. I recommend this place to anyone looking for their beach get away! Host is super sweet as well.

**Tahra**  
Dandridge, Tennessee  
★★★★★ · August 2025 · Stayed a few nights  
The place was just as described! it was perfect for our weekend stay. We were able to easily walk wherever we needed/wanted to go in the area. We had an issue with the air conditioning and Jessy was quick to respond and the issue was fixed the next day. I would definitely recommend this boat and would absolutely stay again!

**Ashley**  
7 years on Airbnb

6

75°F Sunny

Search

10:30 AM 11/20/2025

# 6802 Gulf Winds Dr

# CE20250725

## Review Kimberly (October)

5.0

Guest favorite  
This home is a guest favorite based on ratings, reviews, and reliability

8 reviews Most relevant

Search all reviews

**Kimberly**  
5 years on Airbnb

★★★★★ **October 2025** · Stayed one night **7**

Super host! So very nice and responds quickly. Great location walking distance to beach. The bed is very comfortable!

**Tori**  
Marietta, Georgia

★★★★★ · July 2025 · Stayed about a week

My husband and I stayed here for our anniversary. Jessy was FANTASTIC. She responded quickly and kindly whenever we had questions. The place was very clean and tidy, and included a lot of beach conveniences like chairs and umbrella that we got great use out of. Jessy really went above and beyond what we expected.

The place itself is just a few minutes' walk from the beach, all flat terrain, and the beach there is really nice. There are tons of good restaurants around, and Jessy gave us great recommendations for local shelling locations, and info on the local manatee tours.

The furniture is pleasant and comfy, and the shower is nice. The only slight issue we had was that the non-central AC had a little trouble keeping up with the Florida summer heat, but Jesse said she had plans to improve it, and she helped us troubleshoot the AC units when they weren't working.

All in all, a fantastic location. We loved our stay and highly recommend it.

**Response from Jessy Leigh**  
August 2025

Thank you for the nice words, Tori. It was a pleasure hosting you guys. Btw, just

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

75°F Sunny

Search

10:32 AM 11/20/2025

# 6802 Gulf Winds Dr

# CE20250725

## Review Adriana (October)

5.0

Guest favorite  
This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5	_____
4	_____
3	_____
2	_____
1	_____

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

8 reviews

Search all reviews

Connor  
5 years on Airbnb  
★★★★★ · 1 week ago · Stayed a few nights  
We stayed for a relaxing weekend at the beach. House was clean and a great size for a couple on a short trip. The highlight was how walkable the area is. Upham beach is maybe a 5 minute walk, with stores and restaurants on the way. Would love to stay here again in the future.

Adrianna  
St Petersburg, Florida  
★★★★★ · 3 weeks ago · Stayed one night  
Wonderful place right by the beach, exactly as described. Private location but also walking distance to great food and activities. I recommend this place to anyone looking for their beach get away! Host is super sweet as well.

Tahra  
Dandridge, Tennessee  
★★★★★ · August 2025 · Stayed a few nights  
The place was just as described! it was perfect for our weekend stay. We were able to easily walk wherever we needed/wanted to go in the area. We had an issue with the air conditioning and Jessy was quick to respond and the issue was fixed the next day. I would definitely recommend this boat and would absolutely stay again!

Ashley  
7 years on Airbnb

8

75°F Sunny

Search

10:29 AM 11/20/2025

# 6802 Gulf Winds Dr

# CE20250725

## Review Connor (November)

https://www.airbnb.com/rooms/1438238811832901648/reviews?adults=2&search\_mode=regular\_search&check\_in=2025-12-01&check\_out=2025-12-06&children=0&infants=0&pets=0&source\_impression\_id=p3\_1763648800\_P3fr0eYYEF7BAXb&...

5.0

Guest favorite  
This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

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

8 reviews

Search all reviews

**Connor**  
5 years on Airbnb  
★★★★★ · 1 week ago · Stayed a few nights  
9

We stayed for a relaxing weekend at the beach. House was clean and a great size for a couple on a short trip. The highlight was how walkable the area is. Upham beach is maybe a 5 minute walk, with stores and restaurants on the way. Would love to stay here again in the future.

**Adrianna**  
St Petersburg, Florida  
★★★★★ · 3 weeks ago · Stayed one night  
Wonderful place right by the beach, exactly as described. Private location but also walking distance to great food and activities. I recommend this place to anyone looking for their beach get away! Host is super sweet as well.

**Tahra**  
Dandridge, Tennessee  
★★★★★ · August 2025 · Stayed a few nights  
The place was just as described! it was perfect for our weekend stay. We were able to easily walk wherever we needed/wanted to go in the area. We had an issue with the air conditioning and Jessy was quick to respond and the issue was fixed the next day. I would definitely recommend this boat and would absolutely stay again!

**Ashley**  
7 years on Airbnb

75°F Sunny  
10:28 AM 11/20/2025

# 6802 Gulf Winds Dr

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

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USPS CERTIFIED MAIL



9214 8901 9403 8343 7223 64

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MARRA MARTIN  
6802 GULF WINDS DR  
ST PETE BEACH FL 33706-2034

NOH 20250725 LK  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250747  
City of St. Pete Beach v. Beyond the Baseline  
Coaching LLC  
Address: 151 Punta Vista Drive St. Pete Beach,  
FL 33707

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**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.

**Funding:** N/A

**Attachments:**

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

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250747

vs.

BEYOND THE BASELINE COACHING 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 **01/12/2026** 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 **151 PUNTA VISTA 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 12/22/2025



---

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: 151 PUNTA VISTA DR

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

Name of Property Owner(s): BEYOND THE BASELINE COACHING LLC

Case No.: 20250747          Code Enforcement Officer: Lucy Knight

Hearing Date: 01/12/2026 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      12/22/2025

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

12/22/2025

BEYOND THE BASELINE COACHING LLC  
30351 TRISTANIA CT  
WESLEY CHAPEL, FL 33543-4063

Re: **Case Number 20250747**  
**Violation Address: 151 PUNTA VISTA DR, ST PETE BEACH FL 33706**  
**Parcel ID#: 063216732610000020**

Dear Property Owner:

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. 9.2. - Permitted principal uses and structures.**

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **01/12/2026, 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

**CE20250747**

## **Case Summary**

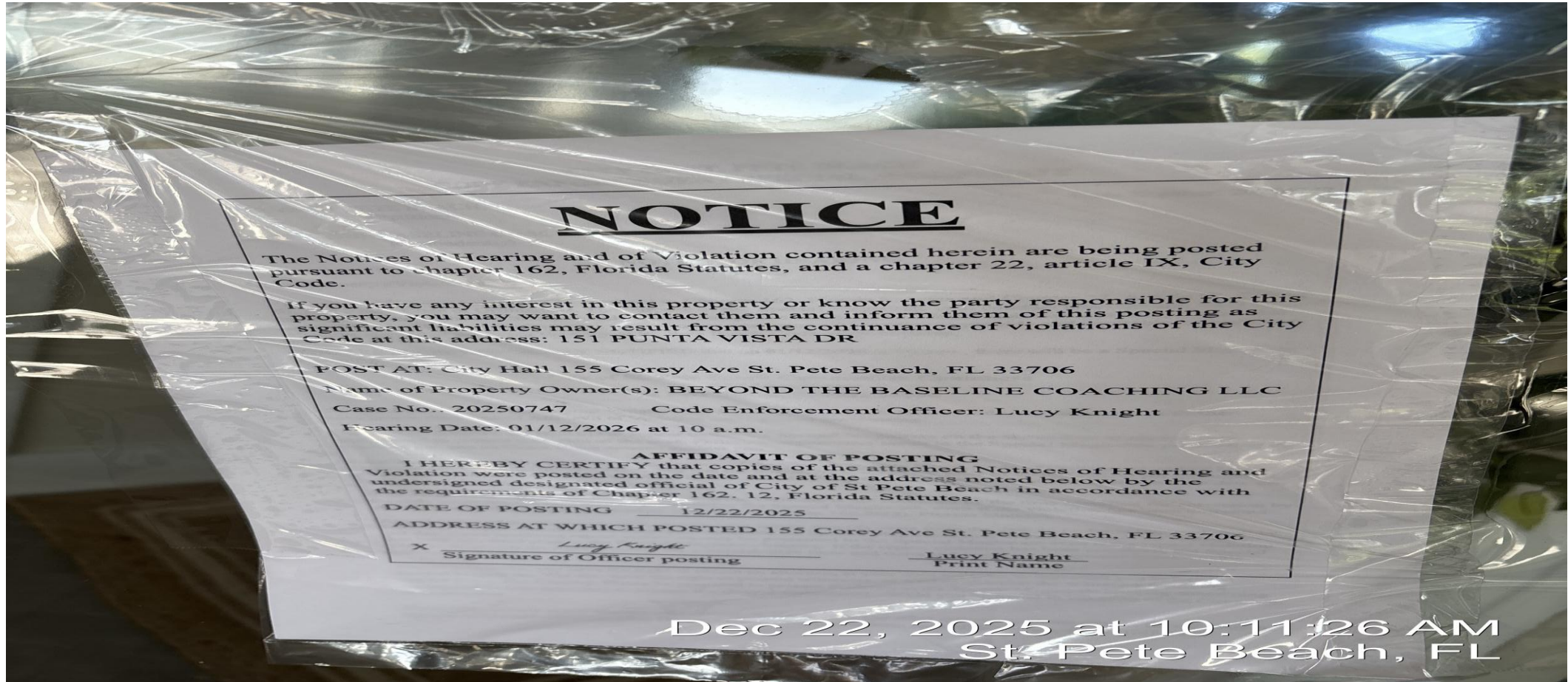
- Initial inspection: 12/22/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 12/22/2025**
- Notices of Hearing dated and posted on the property: 12/22/2025**

# CE20250747

- **Respondent(s): BEYOND THE BASELINE COACHING LLC**
- **Violation address: 151 Punta Vista Dr**
- **Violation(s) description: The property is in violation of section 9.2 Permitted uses and structures in the RU-2 Residential District are as follows: (a) Residential dwellings—Detached single-family only.**

# CE20250747

## Affidavit of Posting



# 151 Punta Vista Dr

# CE20250747

## Advertisement on Airbnb

https://www.airbnb.com/rooms/1410842876267669059?search\_mode=regular\_search&adults=1&check\_in=2026-01-03&check\_out=2026-01-...

airbnb

Anywhere Any week Add guests

Become a host

### Treehouse Oasis

Share Save

Entire home in St. Pete Beach, Florida  
9 guests · 4 bedrooms · 4 beds · 2.5 baths  
★ [2 reviews](#)

Prices include all fees

**\$4,965** for 5 nights


Show all photos

# 151 Punta Vista Dr

# CE20250747 Host

Browser address bar: [https://www.airbnb.com/rooms/1410842876267669059?search\\_mode=regular\\_search&adults=1&check\\_in=2026-01-03&check\\_out=2026-01-...](https://www.airbnb.com/rooms/1410842876267669059?search_mode=regular_search&adults=1&check_in=2026-01-03&check_out=2026-01-...)

Bookmarks: SPB Bookmarks, Import favorites, Code of Ordinances..., Pinellas County Pro..., Sunbiz, SeeClickFix 311 CRM



**Entire home in St. Pete Beach, Florida**  
9 guests · 4 bedrooms · 4 beds · 2.5 baths  
★ [2 reviews](#)

**Hosted by Nadia**  
9 years hosting

**Self check-in**  
Check yourself in with the keypad.

Prices include all fees

**\$4,965** for 5 nights

CHECK-IN 1/3/2026	CHECKOUT 1/8/2026
GUESTS 1 guest	

System tray: 69°F Sunny, Search, 10:34 AM 12/22/2025

# 151 Punta Vista Dr

# CE20250747

## Review Brooke

https://www.airbnb.com/rooms/1410842876267669059/reviews?search\_mode=regular\_search&adults=1&check\_in=2026-01-03&check\_out=2026-01-08...

SPB Bookmarks Import favorites Code of Ordinances... Pinellas County Pro... Sunbiz SeeClickFix 311 CRM

Photos Amenities Reviews Location \$4,965 for 5 nights Reserve

★ No rating yet  
Average rating will appear after 3 reviews

2 reviews  
How reviews work Most relevant

Search all reviews

Brooke  
St. Louis, Missouri

★★★★★ · 3 weeks ago · Group trip

We had a wonderful Thanksgiving holiday here!! Nadia was very responsive and helpful. The house was in pristine condition and in an awesome location. 5 minute walk to the beach and many awesome restaurants! Highly recommend!

Maggie  
Sag Harbor, New York

★★★★★ · 3 weeks ago · Stayed a few nights

Wow. What an incredible stay we had. Nadia met us upon arrival and gave us a tour of the "treehouse". It's impeccably decorated, clean and luxurious. Every detail was thought about. It felt like we were at a spa with every amenity available from the coffee bar to the red light room. You never have to leave this property although there is so much to do around Saint Pete and Tampa. We used the hot tub, fished off the dock and SUP-ed. It was a great stay and we hope to come

St. Pete Beach, Florida, United States

69°F Sunny 10:35 AM 12/22/2025

# 151 Punta Vista Dr

# CE20250747

## Review By Maggie

https://www.airbnb.com/rooms/1410842876267669059/reviews?search\_mode=regular\_search&adults=1&check\_in=2026-01-03&check\_out=2026-01-08...

SPB Bookmarks Import favorites Code of Ordinances... Pinellas County Pro... Sunbiz SeeClickFix 311 CRM

Photos Amenities Reviews Location \$4,965 for 5 nights Reserve

★ No rating yet  
Average rating will appear after 3 reviews

2 reviews  
How reviews work  
Most relevant

Search all reviews

**Maggie**  
Sag Harbor, New York

★★★★★ · 3 weeks ago · Stayed a few nights

Wow. What an incredible stay we had. Nadia met us upon arrival and gave us a tour of the "treehouse". It's impeccably decorated, clean and luxurious. Every detail was thought about. It felt like we were at a spa with every amenity available from the coffee bar to the red light room. You never have to leave this property although there is so much to do around Saint Pete and Tampa. We used the hot tub, fished off the dock and SUP-ed. It was a great stay and we hope to come back next year. Amazing!!!

**Response from Nadia**  
3 weeks ago

Thank you so much Maggie. We are glad to hear you had a great time and will be happy to have you back anytime!

St. Pete Beach, Florida, United States

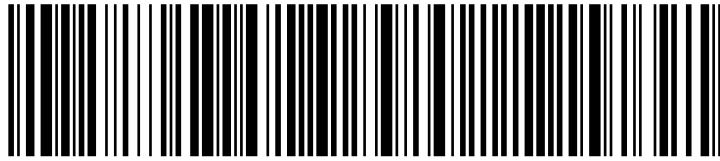
69°F Sunny 10:37 AM 12/22/2025

# 151 Punta Vista Dr

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

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USPS CERTIFIED MAIL



9214 8901 9403 8300 0048 2297 76

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BEYOND THE BASELINE COACHING LLC  
30350 TRISTANIA CT  
WESLEY CHAPEL FL 33543

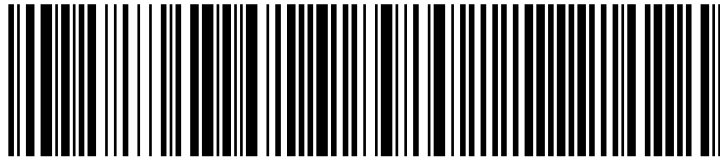
II NOH BANNER 20250747 LK  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



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BRYAN MICHAEL  
30352 TRISTANIA CT  
WESLEY CHAPEL FL 33543

RA II NOH 20250747 LK  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20240563  
City of St. Pete Beach v. Dolphin Watch III LLC  
Address: 400 71st Ave St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**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. Registered Agent Notice of Hearing Banner



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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20240563

vs.  
DOLPHIN WATCH III 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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St Pete Beach, Florida 33706**

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

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 **400 71ST AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 12/16/2025

*Lucy Knight*

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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

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If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 400 71ST AVE

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

Name of Property Owner(s): DOLPHIN WATCH III LLC

Case No.: 20240563          Code Enforcement Officer: Lucy Knight

Hearing Date: 01/12/2026 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      12/16/2025

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

## NOTICE OF VIOLATION

DOLPHIN WATCH III LLC  
3618 EL CENTRO ST  
ST PETE BEACH, FL 33706-3908

RE: Case Number 20240563  
Violation Address: 400 71ST AVE  
Parcel ID#: 363115050940260130

Dear Property Owner:

You have installed mini-splits without the proper permit(s). To better assist you through this process, the permit department is open Monday-Friday. You are in violation of the following Code Section:

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

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

These violation(s) must be corrected **no later than 01/12/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

*Lucy Knight*

Lucy Knight  
Code Enforcement Officer



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

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USPS CERTIFIED MAIL



9214 8901 9403 8347 1312 30

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DOLPHIN WATCH III  
3618 EL CENTRO ST  
ST PETE BEACH FL 33706-3908

NOH 20240563 LK  
Jennifer Daunch

\$8.8600

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

---

USPS CERTIFIED MAIL



9214 8901 9403 8347 1334 63

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

RA NOH 20240563 LK  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250574  
City of St. Pete Beach v. Wall, James L III  
Address: 6635 Bay St St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**Prepared By:** Jennifer Daunch

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

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

(1) Vegetation as follows:

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

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

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

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

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

The following conditions are hereby deemed to be

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

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

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

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

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

(b) Standards for improved property.

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

(c) Litter.

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

**Funding:**

N/A

**Attachments:**

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



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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250574

vs.  
WALL, JAMES L III  
Respondent(s)

**NOTICE OF HEARING**

Dear Owner(s)/Violator(s):

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 12/29/2025

*Ayako Ruckdeschel*

---

Ayako Ruckdeschel  
Code Enforcement Officer  
CITY OF ST. PETE BEACH

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# 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: 6635 BAY ST

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

Name of Property Owner(s): WALL, JAMES L III

Case No.: 20250574          Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 01/12/2026 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      12/29/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



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

## NOTICE OF VIOLATION

12/22/2025

WALL, JAMES L III  
6635 BAY ST  
ST PETE BEACH  
FL 33706-2125

RE: Case Number 20250574  
Violation Address: 6635 BAY ST  
Parcel ID#: 36311590666000140

Dear Property Owner:

You were sent a Courtesy Notice on 8/25/2025; the property remains overgrown and debris is still present. You are in violations of the following section(s):

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

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

(1) Vegetation as follows:

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

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

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

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

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

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

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid

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

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

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

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

(b) Standards for improved property.

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

(c) Litter.

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

These violation(s) must be corrected **no later than 12/28/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,



Ayako Ruckdeschel  
Code Enforcement Officer



# COURTESY NOTICE

08/25/2025

WALL, JAMES L III  
6635 BAY ST  
ST PETE BEACH FL 33706-2125

RE: Case Number 20250574  
Violation Address: 6635 BAY ST  
Parcel ID#: 363115906660000140

Dear Property Owner and/or Occupant,

Your landscape is overgrown and requires maintenance. You have a full dumpster and debris on your property which must be removed.

Your property at 6635 BAY ST is found to be in violation of the following code(s).

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

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

**(1) Vegetation as follows:**

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

**(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.**

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

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

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

**(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use.**

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

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

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

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

(b) Standards for improved property.

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

(c) Litter.

(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.

CITY OF ST. PETE BEACH

*Ayako Ruckdeschel*

*727-363-9216*

OFFICER Ayako Ruckdeschel

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

Compliance must be met by the revisit date of **09/24/2025**.

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

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

**(727)748-1722**

**Codeenforcement@stpetebeach.org**

# CE20250574

- **Respondent(s): James L. Wall III**
- **Violation address: 6635 Bay Street**
- **Violation(s) description: The property is in violation of section 46-33 (1)a, (2) & (3) Enumeration, 98-65 (4) & (6) Unsightly conditions and 98-66 (a)-(b), (20), (22)b 2 & (c)(3) Residential & commercial property maintenance of the Land Development code of the City of St. Pete Beach**

# **CE20250574**

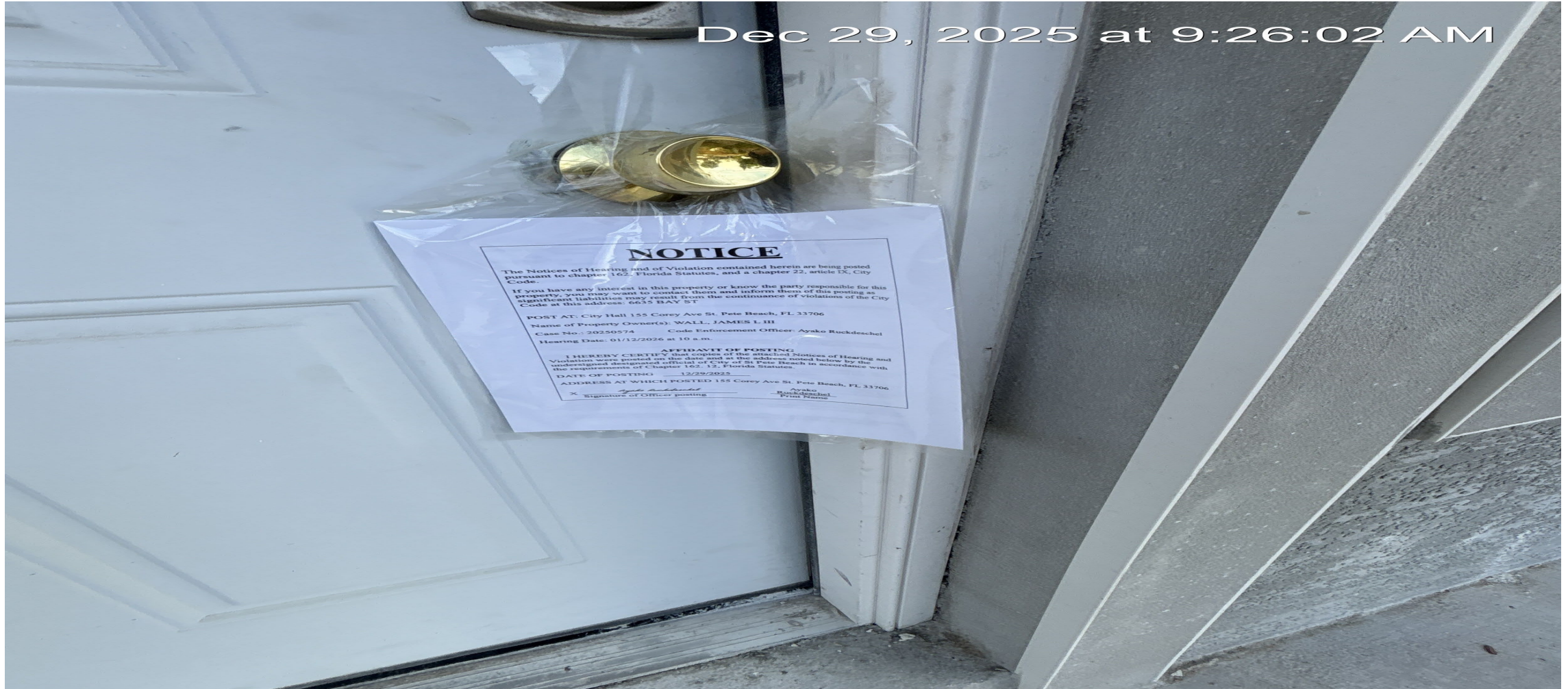
## **Case Summary**

- Initial inspection: 8/19/2025**
- Courtesy Notice dated and mailed certified: 8/25/2025**
- Notice of Violation dated and mailed certified: 12/22/2025**
- Notices of Hearing dated and posted on the property: 12/29/2025**

# CE20250574

## Affidavit of Posting

Dec 29, 2025 at 9:26:02 AM



# 6635 Bay St.

# CE20250574

## Overflowing dumpster



**6635 Bay St.**

# CE20250574

## Overgrown vegetation



**6635 Bay St.**

# CE20250574

## Building debris

Aug 19, 2025 at 11:39:17 AM



6635 Bay St.

# CE20250574

## Dumpster removed but debris remains



# 6635 Bay St.

# CE20250574

## Building debris present



**6635 Bay St.**

# CE20250574

## Overgrown landscape & debris



**6635 Bay St.**

# CE20250574

## Building debris



**6635 Bay St.**

# CE20250574

## Building material



**6635 Bay St.**

# CE20250574

## Wood & block debris



**6635 Bay St.**

# CE20250574

## Sand bag debris



**6635 Bay St.**

# CE20250574

## Sand bag debris

Dec 17, 2025 at 1:10:07 PM



# 6635 Bay St.

# CE20250574

## Building debris



**6635 Bay St.**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8329 2437 22

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WALL, JAMES L III  
6635 BAY ST  
ST PETE BEACH, FL 33706-2125

CN 20250574 AR  
Jennifer Daunch

\$8.8600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8348 7862 55

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WALL JAMES L III  
6635 BAY ST  
ST PETE BEACH FL 33706-2125

NOH 20250574 AR  
Jennifer Daunch

\$9.1500

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

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USPS CERTIFIED MAIL



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WALL JAMES L III  
6635 BAY ST  
ST PETE BEACH FL 33706-2125

NOV 20250574 AR  
Jennifer Daunch

\$8.8600

**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 33707

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**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. Repeat Violation 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 **01/12/2026** 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 12/22/2025

*Ayako Ruckdeschel*

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Ayako Ruckdeschel  
Code Enforcement Officer  
CITY OF ST. PETE BEACH

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

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

# NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 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: 01/12/2026 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      12/22/2025

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

X *Ayako Ruckdeschel*  
Signature of Officer posting

Ayako  
Ruckdeschel  
Print Name



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

## Irreparable or Irreversible Notice of Violation

12/22/2025

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 was found in violation by the Special Magistrate on 12/8/2025, of Sections 9.2 and 9.5. This constitutes a repeat violation of the sections mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specific activity, such citations remains in effect for repeat violations.

**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 **01/12/2026, 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**
- **Violation(s) description: The property is in violation of section 9.2 (a) Permitted principal uses & structures and 9.5 Prohibited uses & structures of the Land Development code of the City of St. Pete Beach**

# **CE20250712**

## **Case Summary**

- Final order: 12/8/2025 violation using property for transient public occupancy (single Oct review)**
- Repeat Irreparable & Irreversible Notice of Violation dated and mailed certified: 12/22/2025**
- Notices of Hearing dated and posted on the property: 12/22/2025**

# CE20250712

## Affidavit of Posting



463 85th Ave

# CE20250712 Airbnb advertisement

https://www.airbnb.com/rooms/1535040906376100769?adults=2&children=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2026-01-05&check\_out=2026-01-11&infants=0&pets=0&source\_impressio...

Suggested Sites | Google | Parks & Rec | St. Pet... | Sign In | St. Pete Beach, FL | PRM Government A... | Pinellas County Pro... | Division of Corporat... | iWorQ www.iworq.net | St. Pete Beach, FL | Certified Wildlife Lig... | SeeClickFix | Other favorites

Photos | Amenities | Reviews | Location

**6 nights in St. Pete Beach**  
Jan 5, 2026 - Jan 11, 2026

January 2026 | February 2026

Prices include all fees

**\$2,008** for 6 nights

CHECK-IN 1/5/2026	CHECKOUT 1/11/2026
GUESTS 4 guests	

**Reserve**

You won't be charged yet

Report this listing

5.0

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

10:39 AM 12/22/2025

# 463 85th Ave

# CE20250712 Reviews

https://www.airbnb.com/rooms/1535040906376100769?adults=2&children=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2026-01-05&check\_out=2026-01-11&infants=0&pets=0&source\_impressio...

Photos Amenities Reviews Location

\$2,008 for 6 nights  
★ 5.0 · 6 reviews **Reserve**

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5	4.7	5.0	5.0	4.8	4.8	5.0

**Kathelene**  
New Haven, Connecticut  
★★★★★ · November 2025 · Stayed with kids  
Ariel was very quick to respond. The house was nice with lots of natural light. One of the first airbnbs that we've stayed at that had everything we needed for a week stay. Would ...  
[Show more](#)

**Aaron Scott**  
Lakeland, Florida  
★★★★★ · October 2025 · 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 ...  
[Show more](#)

**Ismael**  
Dallas, Georgia  
★★★★★ · 3 weeks ago · Stayed a few nights  
I had an amazing stay at this Airbnb with my wife and 3 dogs! The home was beautiful, relaxing, and incredibly quiet. Perfect for a peaceful getaway. The private pool was a huge highligh...  
[Show more](#)

**Dylan**  
Carnesville, Florida  
★★★★★ · 2 weeks ago · Stayed a few nights  
I had such a positive experience here! It was so clean with a lot of amenities. We walked to the beach and enjoyed the pool. I would definitely rebook again!

**Miles**  
8 years on Airbnb  
★★★★★ · 2 weeks ago · Stayed a few nights  
Lovely house in a great location! Private yard and parking is a huge plus.

**Valdegleison**  
Orlando, Florida  
★★★★★ · November 2025 · Group trip  
Thanks

10:38 AM  
12/22/2025

463 85th Ave

# CE20250712

**Property is not permitted to be rented for short term.**

**Property is not compliant and a repeat violation.**

**Recommended fine is \$5000.00 per violation (4-new reviews) totaling \$20,000.00 plus \$330.00 administrative cost and any recording fees that may be associated with this case.**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8342 3400 64

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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

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USPS CERTIFIED MAIL



9214 8901 9403 8348 2539 79

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BORHAM JEFFREY  
4843 CROSS POINTE DR  
OLDSMAR FL 34677-5202

RA II 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 # 20250069  
City of St. Pete Beach, v. Nguyen, Annie Truong,  
Jimmy C  
Address 205 55th Ave St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**Prepared By:** Jennifer Daunch

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

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

**Funding:** N/A

**Attachments:**

1. Recorded Lien
2. 20. Final Order Imposing Fines and Costs (CE20250069 - Nguyen & Truong)
3. 2025-08-25 Amended 2nd Final Administrative Order (CE20250069 - Nguyen & Truong)
4. Order to Continue (CE20250069 - Nguyen & Truong)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250069  
ADDRESS: 205 55<sup>th</sup> Ave.**

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

**Respondents.**

\_\_\_\_\_ /

**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 one appeared on behalf of Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 46-33, 98-65, 98-65, & 98-66 of the City’s Code of Ordinances for failing to maintain the property. Specifically for allowing trash, debris, and overgrown vegetation to persist.
5. In a Final Administrative Order dated July 16, 2025, Respondents were found to be in violation of the stated code sections and given fourteen (14) days from the date of the order to bring the property into compliance.
6. In a Second Final Administrative Order dated August 19, 2025, based on the testimony presented at the hearing on same, Respondents were given an extension of thirty (30) days to bring the property into compliance.
7. Code Enforcement Officer Ayako Ruckduchel testified that no permit has been applied for, there has been no repair work done at the property, and there is still debris on the property.

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

- 8. Respondents have failed to comply with the Second Final Administrative Order dated August 19, 2025, and the property remains non-compliant. Respondents shall be assessed a fine of **\$250 per day** from **September 19, 2025**, until the property comes into compliance. Respondents 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.
- 9. Respondents are responsible for notifying the City when the property comes into compliance.
- 10. Should Respondents be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.
- 11. Pursuant to Section 22-279(a) of the City’s Code of Ordinances, Respondents may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on October 10, 2025.



Erica F. Augello, Esq., BCS  
Special Magistrate

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

I hereby certify this to be a true and exact copy of the Special Magistrate Order for Case# 20250069 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: 10/14/25

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

**v.**

**CASE NO.: CE20250069  
ADDRESS: 205 55<sup>th</sup> Ave.**

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

**Respondents.**

\_\_\_\_\_ /

**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 one appeared on behalf of Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 46-33, 98-65, 98-65, & 98-66 of the City's Code of Ordinances for failing to maintain the property. Specifically for allowing trash, debris, and overgrown vegetation to persist.
5. In a Final Administrative Order dated July 16, 2025, Respondents were found to be in violation of the stated code sections and given fourteen (14) days from the date of the order to bring the property into compliance.
6. In a Second Final Administrative Order dated August 19, 2025, based on the testimony presented at the hearing on same, Respondents were given an extension of thirty (30) days to bring the property into compliance.
7. Code Enforcement Officer Ayako Ruckduchel testified that no permit has been applied for, there has been no repair work done at the property, and there is still debris on the property.

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

8. Respondents have failed to comply with the Second Final Administrative Order dated August 19, 2025, and the property remains non-compliant. Respondents shall be assessed a fine of **\$250 per day** from **September 19, 2025**, until the property comes into compliance. Respondents 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.
9. Respondents are responsible for notifying the City when the property comes into compliance.
10. Should Respondents be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.
11. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondents may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on October 10, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

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

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20250069**

**ADDRESS: 205 55<sup>th</sup> Ave.**

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

**Respondents.**

\_\_\_\_\_ /

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

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

1. The City was represented by Assistant City Attorney Chloe Berryman and Code Enforcement Officer Ayako Ruckdeschel.
2. No one appeared on behalf of Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 46-33, 98-65, 98-65, & 98-66 of the City's Code of Ordinances for failing to maintain the property. Specifically for allowing trash, debris, and overgrown vegetation to persist.
5. In a Final Administrative Order dated July 16, 2025, Respondents were found to be in violation of the stated code sections and given fourteen (14) days from the date of the order to bring the property into compliance.
6. Code Enforcement Officer Ruckdeschel testified that she spoke with Respondents and they are attempting in good faith to come into compliance. She testified that they have requested additional time in order to comply.

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

7. Based on the testimony presented at the hearing, Respondents are given an extension of **thirty (30) days** from the date of this Order, or by **September 18, 2025**, to bring the property into compliance.
8. A hearing is set for **October 6, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondents' responsibility to notify the City once the property is in compliance.
11. Should Respondents be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on August 25, 2025.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent via US Mail to Respondents at 18955 Caddington Cir., Huntington Beach, CA 92648-1588 on August 25, 2025.**

### **APPEALS**

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

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20250069**

**ADDRESS: 205 55<sup>th</sup> Ave.**

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

**Respondents.**

\_\_\_\_\_ /

**ORDER CONTINUING HEARING TO DATE CERTAIN**

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

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

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

*Erica Augello*

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

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

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

**Agenda Report**

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

**Action Request:** N/A

**Strategic Objective:**

**Date:** January 12, 2026

**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 1<sup>st</sup> 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 55<sup>th</sup> 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 55<sup>th</sup> 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 16<sup>th</sup> 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 22<sup>nd</sup> 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
<a href="#">2025 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2024 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$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 6<sup>th</sup>, 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 16<sup>th</sup>, 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](http://www.ameri-tech.com)

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

**CITY OF ST. PETE BEACH,**

**Petitioner,**

v.

**CASE NO.: CE20240193**

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

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

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

**Respondent.**

\_\_\_\_\_ /

**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.



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Erica F. Augello, Esq., BCS  
Special Magistrate

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