



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

155 Corey Avenue  
St. Pete Beach, FL 33706

Monday, February 9, 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 # 20250507**  
**City of St. Pete Beach v. Bakhtiarian, Kouros**  
**Address: 2606 Pass A Grille Way St. Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.
  - B. **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.
  - C. **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**  
A hearing to determine case status update to assess deadlines and a path forward.
  - D. **Case # 20250061**  
**City of St. Pete Beach v. Padgette Christopher J**  
**Address: 544 72nd Ave St Pete Beach, FL 33706**  
Status hearing to determine compliance and to assess any authorized fines and costs.
4. Repeat Violations -
5. New Cases
  - A. **Case # 20250100**  
**City of St. Pete Beach v. Quintero, Armando Placido Jr Rimar-Quintero,**

**Tiffany J**

**Address: 3771 Belle Vista Dr E St. Pete Beach, FL 33706-2626**

Sec. 98-123.1. - Permits required.

**B. Case # 20230682**

**City of St. Pete Beach v. Czyszczonek Ventures LLC**

**Address: 4105 Gulf Blvd St. Pete Beach, FL 33706**

Sec. 46-33. - Enumeration.

Sec. 98-123.1. - Permits required.

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

Sec. 98-64. - General maintenance.

Sec. 98-65. - Unsightly conditions.

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

**C. Case # 20250746**

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

**Address: 2 Alhambra St St. Pete Beach, FL 33706**

Sec. 9.2. — Permitted principal uses and structures.

**D. Case # 20260019**

**City of St. Pete Beach v. JSC Group LLC**

**Address: 510 79th Ave St. Pete Beach, FL 33706**

Sec. 9.2. - Permitted principal uses and structures.

Sec. 9.5. - Prohibited uses and structures.

6. Cases Complied -
7. Old Cases
8. Lien Reductions
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 # 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:** February 9, 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.**

\_\_\_\_\_ /

**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*

\_\_\_\_\_  
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 # 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:** February 9, 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)
2. 1. Order to Continue Jan (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.**

\_\_\_\_\_ /

**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.

**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 January 12, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

**IT IS ADJUDGED** that this matter is continued until **February 9, 2026, at 10:00 a.m.**

**DONE AND ORDERED** in St. Pete Beach, Pinellas County, Florida on this 13th day of January 2026.

*Erica Augello*

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

**A copy of this Order was sent via email to Respondent at [starkusdevelopment@gmail.com](mailto:starkusdevelopment@gmail.com) on January 13, 2026.**

**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:** February 9, 2026

**Prepared By:** Jennifer Daunch

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

**Summary of Issue:** A hearing to determine case status update to assess deadlines and a path forward.

**Funding:** N/A

**Attachments:** 1. 8. Final Administrative Order (CE20230606 - Broderick)

**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.**

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**FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on January 12, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Respondent Mark Broderick appeared and was represented by Alexis Moore, Esq.
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 98-123.1 and 98-123.7 of the City's Code of Ordinances for failure to obtain a permit when a permit had expired and erecting an auxiliary building in the rear of the property.
5. Code Enforcement Officer Rivera testified and submitted photographic evidence demonstrating an accessory structure had been erected in the backyard of the property without first obtaining the proper permits or otherwise allowing a permit to lapse prior to erecting the structure.
6. Respondent's counsel represented that Respondent is seeking a variance from the City to allow for the structure to remain as erected and must do so in order to apply for and secure the necessary permitting. Counsel indicated that application has been submitted and is being reviewed by the City but it is unclear when it will be considered by the Board of Adjustment.

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

7. Respondent is found to be in violation of the stated code sections. No deadline for compliance is set at this time due to the unknown timing of the variance request.
8. A hearing is set for **February 9, 2026, at 10:00 a.m.**, for a case status update to assess deadlines and a path forward.
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, if applicable.
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 January 13, 2026.



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Erica F. Augello, Esq., BCS  
Special Magistrate

**A copy of this Order was sent via email to Counsel for Respondent, Alexis Moore, Esq. at [alexis@coats-schmidt.com](mailto:alexis@coats-schmidt.com) on January 13, 2026.**

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

**Action Request:** N/A

**Strategic Objective:**

**Date:** February 9, 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)
2. 12. 2nd Final Administrative Order (CE20250061 - Padgette)

**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.

**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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**SECOND FINAL ADMINISTRATIVE ORDER**

This case came before the Special Magistrate on January 12, 2026, 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 stated that Respondent had requested an extension of time to comply with the Magistrate's Order, however, she did not have the authority to grant that extension.
6. Respondent testified that he required an extension of time to comply because he needed to obtain a new survey to submit with his permit application. He has now obtained the new survey and has submitted the application for the after-the-fact fence permit.
7. Luke Curtis, the City's Building Official, stated that permit review for these types of permits is a simple process and should be able to be reviewed in fifteen (15) days.

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

8. Based on the foregoing, Respondent shall have an additional **fifteen (15) days** from the date of this order, or by **Wednesday, January 28, 2026**, to bring the property into compliance by securing an after-the-fact fence permit.
9. A hearing is set for **February 9, 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 the 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 January 13, 2026.



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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 January 13, 2026.**

### **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 # 20250100  
City of St. Pete Beach v. Quintero, Armando  
Placido Jr Rimar-Quintero, Tiffany J  
Address: 3771 Belle Vista Dr E St. Pete Beach,  
FL 33706-2626

**Action Request:** N/A

**Strategic Objective:**

**Date:** February 9, 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.

**Funding:** N/A

**Attachments:**

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Violation Second Notice
4. Notice of Violation

5. Evidence
6. HUG notice
7. HUG BANNER
8. Notice of Violation Banner
9. Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,  
Petitioner,

Case Number: 20250100

vs.

QUINTERO, ARMANDO PLACIDO JR RIMAR-QUINTERO, TIFFANY J  
Respondent(s)

**NOTICE OF HEARING**

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **02/02/2026** 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 **3771 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 01/21/2026

*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: 3771 BELLE VISTA DR E

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

Name of Property Owner(s): QUINTERO, ARMANDO PLACIDO JR  
RIMAR-QUINTERO, TIFFANY J

Case No.: 20250100                      Code Enforcement Officer: Steven Rivera

Hearing Date: 02/02/2026 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                      01/21/2026

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

11/6/2025

QUINTERO, ARMANDO PLACIDO JR RIMAR-QUINTERO,  
TIFFANY J  
3771 BELLE VISTA DR E  
ST PETE BEACH FL 33706-2626 ,

RE: Case Number 20250100  
Violation Address: 3771 BELLE VISTA DR E  
Parcel ID#: 073216075420040030

Dear Property Owner:

**\*\*Second Notice\*\*** The fence that was installed required a permit. A courtesy notice was sent out on 2/7/2025 and a Notice of Violation was sent out 7/1/2025 that a permit was required for installation of the fence. Please contact the permit office and obtain all necessary permits for the installation of the fence.

### **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 11/21/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

*Steven Rivera*

Steven Rivera  
Code Enforcement Officer



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

**NOTICE OF VIOLATION**

7/1/2025

QUINTERO, ARMANDO PLACIDO JR RIMAR-QUINTERO,  
TIFFANY J  
3771 BELLE VISTA DR E  
ST PETE BEACH FL 33706-2626

RE: Case Number 20250100  
Violation Address: 3771 BELLE VISTA DR E  
Parcel ID#: 073216075420040030

Dear Property Owner:

The fence that was installed required a permit. A courtesy notice was sent out on 2/7/2025 that a permit was required for installation of the fence. Please contact the permit office and obtain all necessary permits for the installation of the fence.

**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 7/16/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

*Steven Rivera*

Steven Rivera  
Code Enforcement Officer

# CE20250100

- **Respondent(s): Armando Placido Quintero Jr & Tiffany J Rimar-Quintero**
- **Violation address: 3771 Belle Vista Dr E**
- **Violation(s) description: The property is in violation of section 123.1 Permits required of the Code of Ordinance of the City of St. Pete Beach**

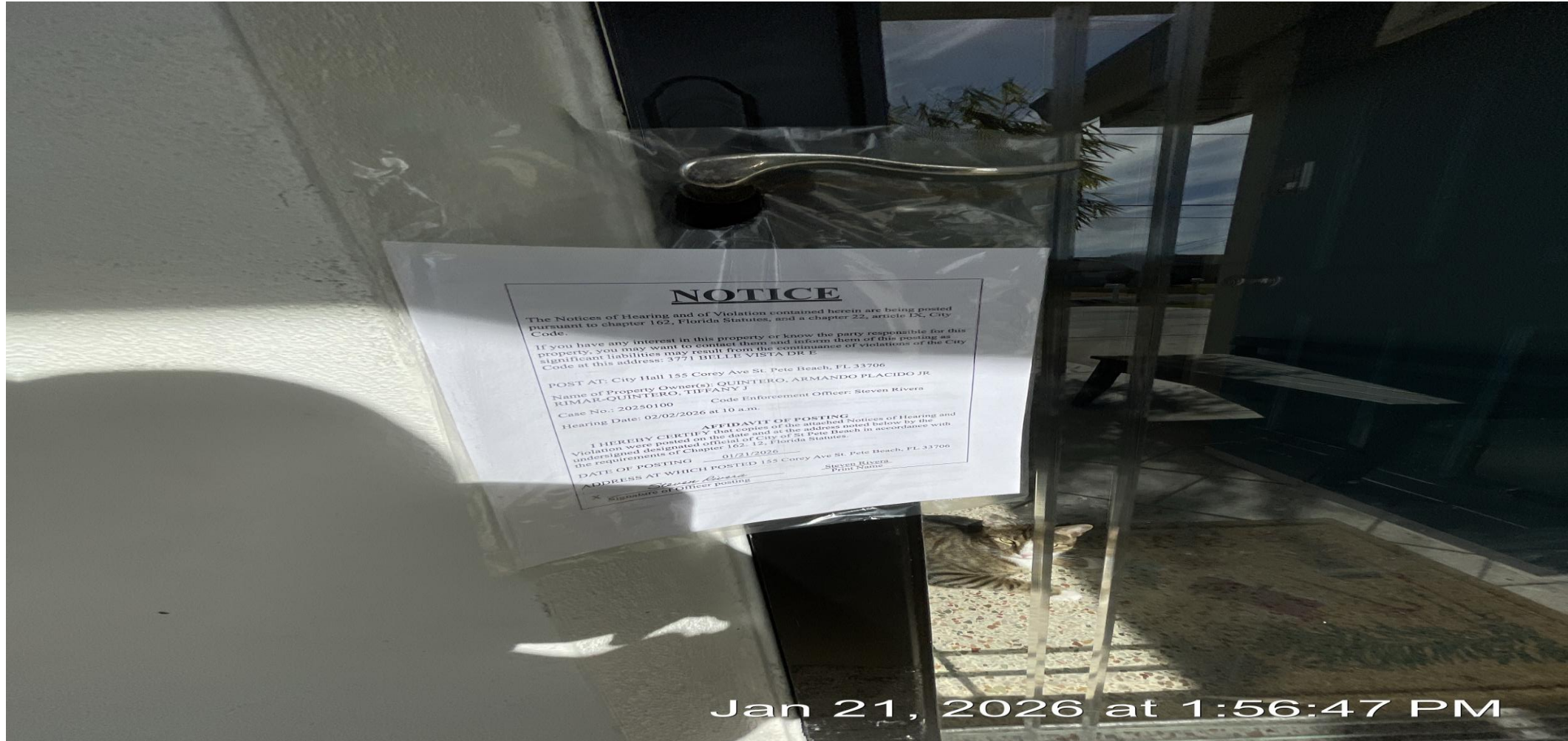
# **CE20250100**

## **Case Summary**

- Initial inspection: 2/7/2025**
- Notice of Violation dated and mailed certified: 11/6/2025**
- Notice of Violation Compliance dated: 11/21/2025**
- Notices of Hearing dated and posted on the property: 1/21/2026**

# CE20250100

## Affidavit of Posting



# 3771 Belle Vista Dr. E

# CE20250100

## Unpermitted fence



**3771 Belle Vista Dr. E**

# CE20250100

## Unpermitted fence



**3771 Belle Vista Dr. E**

# CE20250100

## Unpermitted fence



**3771 Belle Vista Dr. E**

# CE20250100

## Unpermitted fence



**3771 Belle Vista Dr. E**



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

## Courtesy Notice

02/07/2025

QUINTERO, ARMANDO PLACIDO JR RIMAR-QUINTERO, TIFFANY J  
3771 BELLE VISTA DR E  
ST PETE BEACH FL 33706-2626

Dear QUINTERO, ARMANDO PLACIDO JR RIMAR-QUINTERO, TIFFANY J:

We hope this letter finds you safe and well in these challenging times. We understand that our community has recently endured two back-to-back hurricanes, and we recognize the immense toll these events have taken on all of us—emotionally, physically, and financially.

During a recent review of properties in the area, we noted fence installation without a permit. We want to assure you that this is simply a courtesy notice to bring the matter to your attention, and we are here to help you address it in a way that works for you.

Our goal is not to add stress but to work together toward restoring our community to its best condition. If you need guidance, resources, or additional time to address the issue, please do not wait to reach out to us. We're committed to providing the support and information you need during this recovery period.

To assist you further:

- **Contact Us:**

Reach out to Code Enforcement Administrative Assistant Jennifer Daunch (727) 748-1722 with any questions or for clarification.

- **Resources Available:**

Waste Connections (727) 572-6800

In addition to regularly scheduled garbage and recycling pickup, Waste Connections offers a special pickup for household bulky waste and/or yard waste that exceeds the standard 2-cubic yard limit. However, customers with landscaping service contracts are advised to have their landscaping contractor haul away yard waste. Additional information regarding garbage, recycling, and special pickups is available on our website: To access information about garbage and recycling services in St. Pete Beach, please follow these steps:

1. Visit the official St. Pete Beach website: [stpetebeach.org](http://stpetebeach.org)
2. On the homepage, navigate to the "Services" section.
3. Within "Services," select "Utilities."
4. Under "Utilities," click on "Garbage & Recycling."

- **Deadline Adjustment:**

If additional time is needed, let us know so we can discuss an appropriate timeline. Thank you for your attention to this matter and for being a valued part of our community. Together, we'll rebuild and move forward stronger than ever.

Sincerely,

*Steven Rivera* 727-235-5398

City of St. Pete Beach Code Enforcement Team

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

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USPS CERTIFIED MAIL



9214 8901 9403 8300 1685 87

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QUINTERO, ARMANDO PLACIDO JR RIMAR-QUINTERO, TIFFANY J  
3771 BELLE VISTA DR E  
ST PETE BEACH, FL 33706-2626

HUG 20250100 SR  
Jennifer Daunch

\$8.1600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8321 5507 74

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QUINTERO ARMANDO PLACIDO JR RIMAR-QUINTERO  
TIFFANY J  
3771 BELLE VISTA DR E  
ST PETE BEACH FL 33706-2626

NOV 20250100 SR  
Jennifer Daunch

\$8.1600

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

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USPS CERTIFIED MAIL



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QUINTERO ARMANDO PLACIDO JR  
RIMAR-QUINTERO TIFFANY J  
3771 BELLE VISTA DR E  
ST PETE BEACH FL 33706-2626

NOH 20250100 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20230682  
City of St. Pete Beach v. Czyszczon Ventures LLC  
Address: 4105 Gulf Blvd St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** February 9, 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:

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

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

**Sec. 98-123.1. - 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. 98-3. - Mailboxes; address signs.**

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

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

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

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

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

(1) Structures that are:

b. Left in a state of disrepair

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

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

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

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

(b) Standards for improved property.

(2) Exterior walls. Exterior walls of buildings shall be:

a. Maintained free from holes, breaks, and loose or rotting materials; and

b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.

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

(8) Structural supports. Every structural element of a dwelling shall be maintained in a structurally sound condition and shall not show evidence of deterioration that would make it incapable of carrying normal loads.

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

**Funding:** N/A

**Attachments:**

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

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

CITY OF ST. PETE BEACH,  
Petitioner,  
vs.  
CZYSZCZON VENTURES LLC  
Respondent(s)

Case Number: 20230682

**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 **02/09/2026** 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 **4105 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 01/21/2026

*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: 4105 GULF BLVD

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

Name of Property Owner(s): CZYSZCZON VENTURES LLC

Case No.: 20230682          Code Enforcement Officer: Steven Rivera

Hearing Date: 02/09/2026 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      01/21/2026

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

**AMENDED NOTICE OF VIOLATION**

12/3/2025

CZYSZCZON VENTURES LLC  
4209 GULF BLVD  
ST PETE BEACH, FL 33706

RE: Case Number 20230682  
Violation Address: 4105 GULF BLVD  
Parcel ID#: 073216073980010100

Dear Property Owner:

The sewer line that was repaired remains unpermitted. Please obtain an after-the-fact permit for the work that was done. The building has no address numbers. Please place the address numbers on the building as outlined in the code. The soffit is failing in several locations and needs to be repaired. The bush pile in the rear of the building poses a fire hazard as well as harborage for rodents and needs to be disposed of properly. On the southeast side of the building near the area of the dumpster, there is a sink hole that poses a risk to pedestrians and possible damage to the neighboring property. **\*\*SECOND NOTICE\*\***

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

Sec. 46-33. - Enumeration.

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

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

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

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(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition,

in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.

These violation(s) must be corrected **no later than 12/29/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

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

Steven Rivera  
Code Enforcement Officer

# CE20230682

- **Respondent(s): Czyszczon Ventures LLC**
- **Violation address: 4105 Gulf Blvd.**
- **Violation(s) description: The property is in violation of section 123.1 Permits required, 98-3 (b) Mailboxes; address signs, 98-64 (a) General Maintenance, 98-65 (1)b., (3), & (4) Unsightly conditions, 98-66 (a),(b), (2),a., b. & (7) Residential and Commercial property maintenance, 46-33 (2) & (3) Enumeration of the Code of Ordinance of the City of St. Pete Beach**

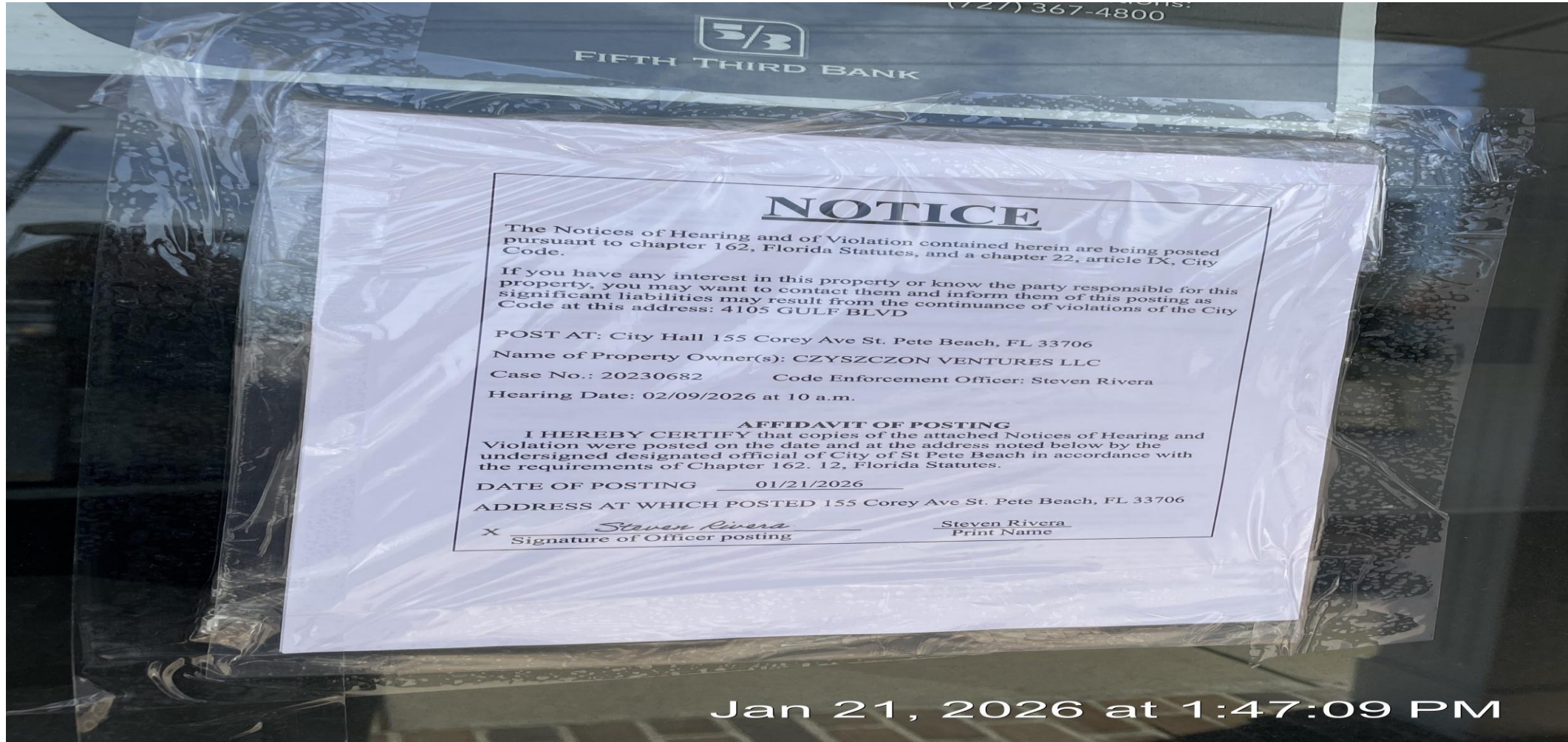
**CE20230682**

## **Case Summary**

- Initial inspection: 12/6/2023**
- Amended Notice of Violation dated and mailed certified: 12/2/2025**
- Amended Notice of Violation compliance date: 12/29/2025**
- Notices of Hearing dated and posted on the property: 1/21/2026**

# CE20230682

## Affidavit of Posting



# 4105 Gulf Blvd.

# CE20230682

## No address numbers



**4105 Gulf Blvd.**

# CE20230682

## Unpermitted sewer line



**4105 Gulf Blvd.**

# CE20230682

## Unpermitted sewer line



**4105 Gulf Blvd.**

# CE20230682

## Unpermitted sewer line



**4105 Gulf Blvd.**

# CE20230682

## Sink hole on SE side of property



**4105 Gulf Blvd.**

# CE20230682

## Sink hole on SE side of property



**4105 Gulf Blvd.**

# CE20230682

## Sink hole on SE side of property



**4105 Gulf Blvd.**

# CE20230682

## Brush pile at rear of building



**4105 Gulf Blvd.**

# CE20230682

## Brush pile at rear of building



**4105 Gulf Blvd.**

# CE20230682

## Damaged soffit and rain gutter



**4105 Gulf Blvd.**

# CE20230682

## Damaged soffit and trim



**4105 Gulf Blvd.**

# CE20230682

## Damaged soffit and trim



**4105 Gulf Blvd.**

# CE20230682

## Damaged soffit



**4105 Gulf Blvd.**

# CE20230682

## Rain gutter on the ground



**4105 Gulf Blvd.**

# CE20230682

## Damaged siding



**4105 Gulf Blvd.**

# CE20230682

**From:** Robert Czyszczonek <[robert@plazabeach.com](mailto:robert@plazabeach.com)>  
**Sent:** Friday, August 23, 2024 10:18 AM  
**To:** Steven Rivera <[srivera@stpetebeach.org](mailto:srivera@stpetebeach.org)>  
**Subject:** Re: Notice of Violation - 4105 Gulf Blvd

**CAUTION:** This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Steven,

Thank you for the email.

So, my Plumbing company was put through the ringer in February trying to obtain an after the fact permit, they stopped by the city twice, and were finally given an email to email. So they emailed, please see the email below. No response from the city. Truthfully they gave up and so do I.

Here is the reality that I would like the city to understand

- 1) We did NOT do the work, it was the prior owner - (go after them, not the innocent new owner )
- 2) The building is NOT in use and will not be in use.
- 3) Plans are being reviewed with Brandon and the team to develop the site
- 4) The building WILL BE demolished before 12/31/2024

I see absolutely no reason to waste your time, my time, the plumber's time, city's processing time, to do something that makes absolutely no sense, especially considering the building will be gone before the year end.

I hope you can see this from my end and we can close this case out. Everything that was asked of me prior was done, and done quickly.

# CE20230682

**CAUTION:** This message has originated from **Outside of the Organization**. Do Not Click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

The goal is to have the application submitted in September. I'm also looking for a Demo company now, so hopefully I will have a demo permit in the next 30 days. The building will be down ( unless the city gives me a hard time) before the end of the year. I have a tax advantages by doing so, so I want it gone.

Sincerely,

**Robert Czyszczon**

CEO/President



**Plaza Beach Hotel - Beachfront Resort**  
**Bayview Plaza Waterfront Resort**  
**Bay Palms Waterfront Resort - Hotel and Marina**



**St. Pete Beach:**

Voted #1 Beach in America by TripAdvisor, 2012 and 2021  
Voted #5 Beach in the WORLD by TripAdvisor in 2021  
Voted #1 Best Family Beach Town by Parents Magazine, 2013 and 2022  
Voted #2 Beach Destination in America by TripAdvisor , 2015 and 2020

**Our Resorts:**

TripAdvisor Certificate of Excellence, 2011-2023  
Superior Small Lodging White Glove Award, 2007-2023  
Accredited Green Business Partner by Pinellas County, 2011-2023  
Voted Best Hotel on St Pete Beach by the City of St Pete Beach, 2017



On Wed, Aug 28, 2024 at 9:01 AM Steven Rivera <[srivera@stpetebeach.org](mailto:srivera@stpetebeach.org)> wrote:

Mr. Czyszczon,

I understand the frustration and wish you would have communicated the issues with me earlier. I did speak with Brandon, and he did state that you have submitted some plans to change the building. When do you expect to move forward with the plans? I have no issues closing the case once a permit is applied for (demo or construction).

# CE20230682

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**Steven Rivera**





**From:** Steven Rivera  
**Sent:** Tuesday, January 7, 2025 10:33 AM  
**To:** Robert Czyszczoń  
**Subject:** RE: Notice of Violation - 4105 Gulf Blvd

Good morning,  
Mr. Czyszczoń can please provide me with an update on the status of the demolition of this property.  
Thank you,



**Steven Rivera**  
Code Enforcement Officer  
Community Development | City of St. Pete Beach

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 [727-369-9275](tel:727-369-9275)  
 [srivera@stpetebeach.org](mailto:srivera@stpetebeach.org)  
 [www.stpetebeach.org](http://www.stpetebeach.org)  
 155 Corey Avenue, St. Pete Beach FL 33706



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Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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**From:** Robert Czyszczoń <[robert@plazabeach.com](mailto:robert@plazabeach.com)>  
**Sent:** Wednesday, August 28, 2024 9:27 AM  
**To:** Steven Rivera <[srivera@stpetebeach.org](mailto:srivera@stpetebeach.org)>  
**Subject:** Re: Notice of Violation - 4105 Gulf Blvd

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

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USPS CERTIFIED MAIL



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CZYSZCZON VENTURES LLC  
4209 GULF BLVD  
ST PETE BEACH FL 33706-3828

ANOV 20230682 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



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CZYSZCZON VENTURES LLC  
MARI CZYSZCZON  
4506 GULF BLVD  
ST PETE BEACH FL 33706-2404

CE20230682 NOV 12.7.23 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 8352 9713 95

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CZYSZCZON VENTURES LLC  
4209 GULF BLVD  
ST PETE BEACH FL 33706-3828

NOH 20230682 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 2354 59

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CZYSZCZON MARI  
4506 GULF BLVD  
ST PETE BEACH FL 33706-2404

RA ANOV 20230682 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 8352 9718 14

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CZYSZCZON MARI  
4506 GULF BLVD  
ST PETE BEACH FL 33706-2404

RA NOH 20230682 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20250746  
City of St. Pete Beach v. Martin, Michael  
Address: 2 Alhambra St St. Pete Beach, FL  
33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** February 9, 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. 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: 20250746

vs.

MARTIN, MICHAEL  
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 **02/02/2026** 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 **2 ALHAMBRA ST** 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 01/21/2026

*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: 2 ALHAMBRA ST

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

Name of Property Owner(s): MARTIN, MICHAEL

Case No.: 20250746          Code Enforcement Officer: Steven Rivera

Hearing Date: 02/09/2026 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      01/21/2026

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

01/21/2026

MARTIN, MICHAEL  
3330 W CYPRESS ST  
TAMPA FL 33606-3539

Re: **Case Number 20250746**  
**Violation Address: 2 ALHAMBRA ST, ST PETE BEACH FL 33706**  
**Parcel ID#: 073216218520240010**

Dear Property Owner:

Rentals that are less than monthly in the RU-2 zoning district are prohibited. The weekend stay in November is a violation of the outlined code section. This is violation considered irreparable and irreversible and therefore this case is being referred to the Special Magistrate for a hearing.

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

Sec. 9.2. - Permitted principal uses and structures.

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **02/09/2026, 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

# CE20250746

- **Respondent(s): Michael Martin**
- **Violation address: 2 Alhambra St**
- **Violation(s) description: The property is in violation of section 9.2 (a) Permitted principle uses and structures of the Land Development Code of the City of St. Pete Beach**

**CE20250746**

## **Case Summary**

- Initial inspection: 12/19/2025**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 1/21/2026**
- Notices of Hearing dated and posted on the property: 1/21/2026**

# CE20250746

## Affidavit of Posting



# 2 Alhambra St.

# CE20250746 Advertisement on Airbnb

The screenshot shows an Airbnb listing for a property in St. Pete Beach, Florida. The listing is titled "Seaside Serenity | Elegant Dockside Stay" and is hosted by Bojano Hospitality. The property is an entire home with 10 guests, 4 bedrooms, 4 beds, and 3 baths. The listing is marked as "New" and has 1 review. The price is \$2,936 for 5 nights, which is lower than usual. The listing includes a "Reserve" button and a "Show all photos" button. The listing also features a "Free cancellation for 24 hours" badge. The listing is displayed on a desktop browser window with a Windows taskbar at the bottom.

airbnb

Anywhere Any week Add guests

Become a host

### Seaside Serenity | Elegant Dockside Stay

Share Save

Entire home in St. Pete Beach, Florida  
10 guests · 4 bedrooms · 4 beds · 3 baths  
\* New · 1 review

Hosted by Bojano Hospitality  
5 years hosting

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

These dates are priced lower than usual

\$3,547 ~~\$3,547~~ \$2,936 for 5 nights

CHECK-IN 1/8/2026	CHECKOUT 1/13/2026
GUESTS 4 guests	

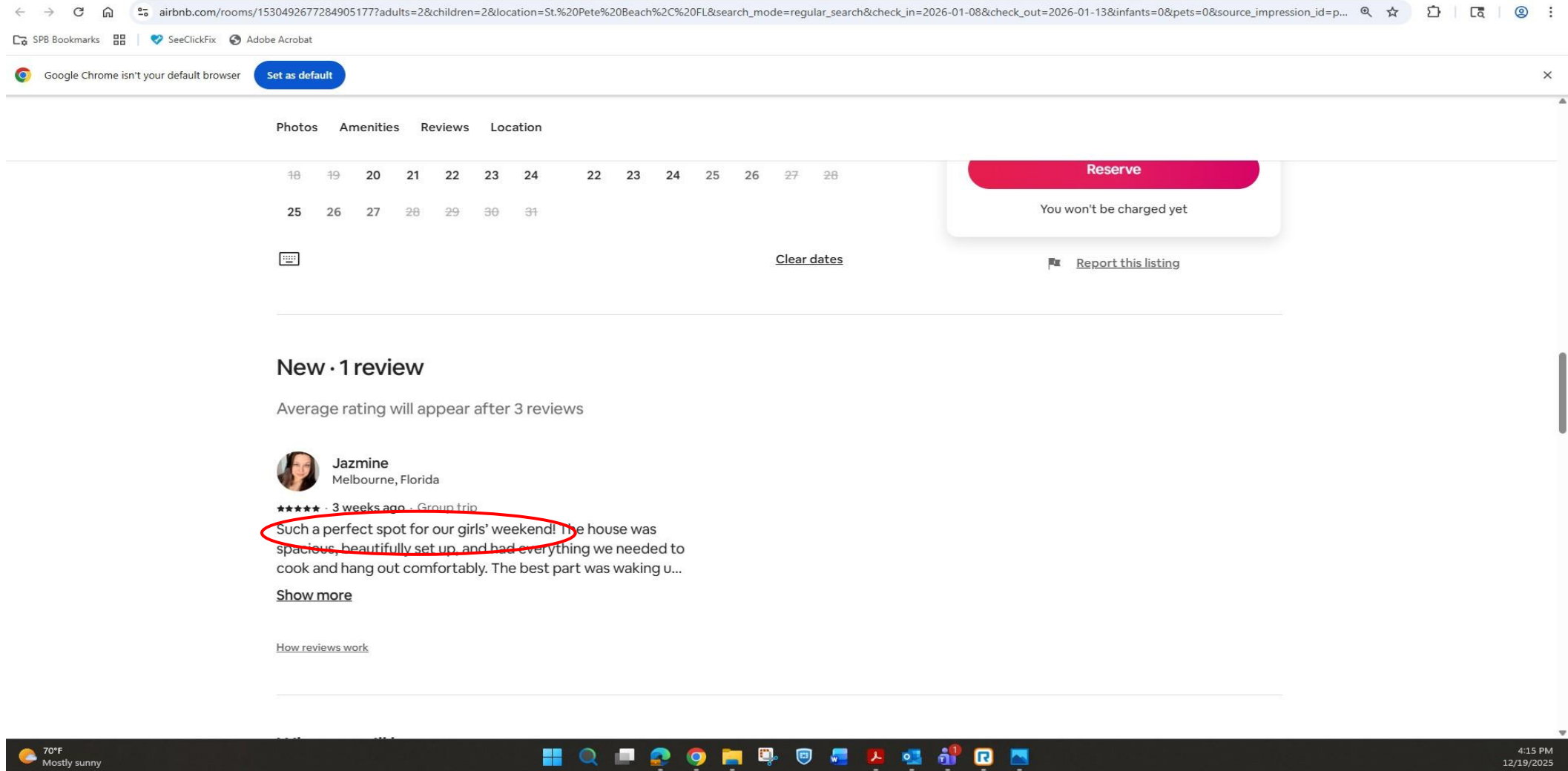
Reserve

70°F Mostly sunny 4:13 PM 12/19/2025

# 2 Alhambra St.

# CE20250746

## Airbnb review



airbnb.com/rooms/1530492677284905177?adults=2&children=2&location=St.%20Pete%20Beach%2C%20FL&search\_mode=regular\_search&check\_in=2026-01-08&check\_out=2026-01-13&infants=0&pets=0&source\_impression\_id=p...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

Photos Amenities Reviews Location

18 19 20 21 22 23 24 22 23 24 25 26 27 28

25 26 27 28 29 30 31

[Clear dates](#)


[Reserve](#)

You won't be charged yet

[Report this listing](#)

**New · 1 review**

Average rating will appear after 3 reviews

 **Jazmine**  
Melbourne, Florida

★★★★★ · 3 weeks ago · Group trip

Such a perfect spot for our girls' weekend! The house was spacious, beautifully set up, and had everything we needed to cook and hang out comfortably. The best part was waking u...

[Show more](#)

[How reviews work](#)

70°F Mostly sunny

4:15 PM 12/19/2025

# 2 Alhambra St.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8352 9706 19

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MARTIN MICHAEL  
3330 W CYPRESS ST  
TAMPA FL 33607-5006

NOH 20250746 SR  
Jennifer Daunch

\$8.8600

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

**Agenda Report**

**Agenda Title Name:** Case # 20260019  
City of St. Pete Beach v. JSC Group LLC  
Address: 510 79th Ave St. Pete Beach, FL 33706

**Action Request:** N/A

**Strategic Objective:**

**Date:** February 9, 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.

**Funding:** N/A

**Attachments:**

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Violation
4. Evidence
5. Notice of Violation 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: 20260019

vs.  
JSC GROUP 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 **02/09/2026** 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 **510 79TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 01/15/2026

*Ayako Ruckdeschel*

---

Ayako Ruckdeschel  
Code Enforcement Officer  
CITY OF ST. PETE BEACH

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

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

# NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 510 79TH AVE

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

Name of Property Owner(s): JSC GROUP LLC

Case No.: 20260019          Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 02/09/2026 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      01/15/2026

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

01/15/2026

JSC GROUP LLC  
2232 DELL RANGE BLVD, STE 242  
CHEYENNE WY 82009-4979

Re: **Case Number 20260019**  
**Violation Address: 510 79TH AVE, ST PETE BEACH FL 33706**  
**Parcel ID#: 363115781740820020**

Dear Property Owner:

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

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

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

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

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

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **02/09/2026, 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



# **CE20260019**

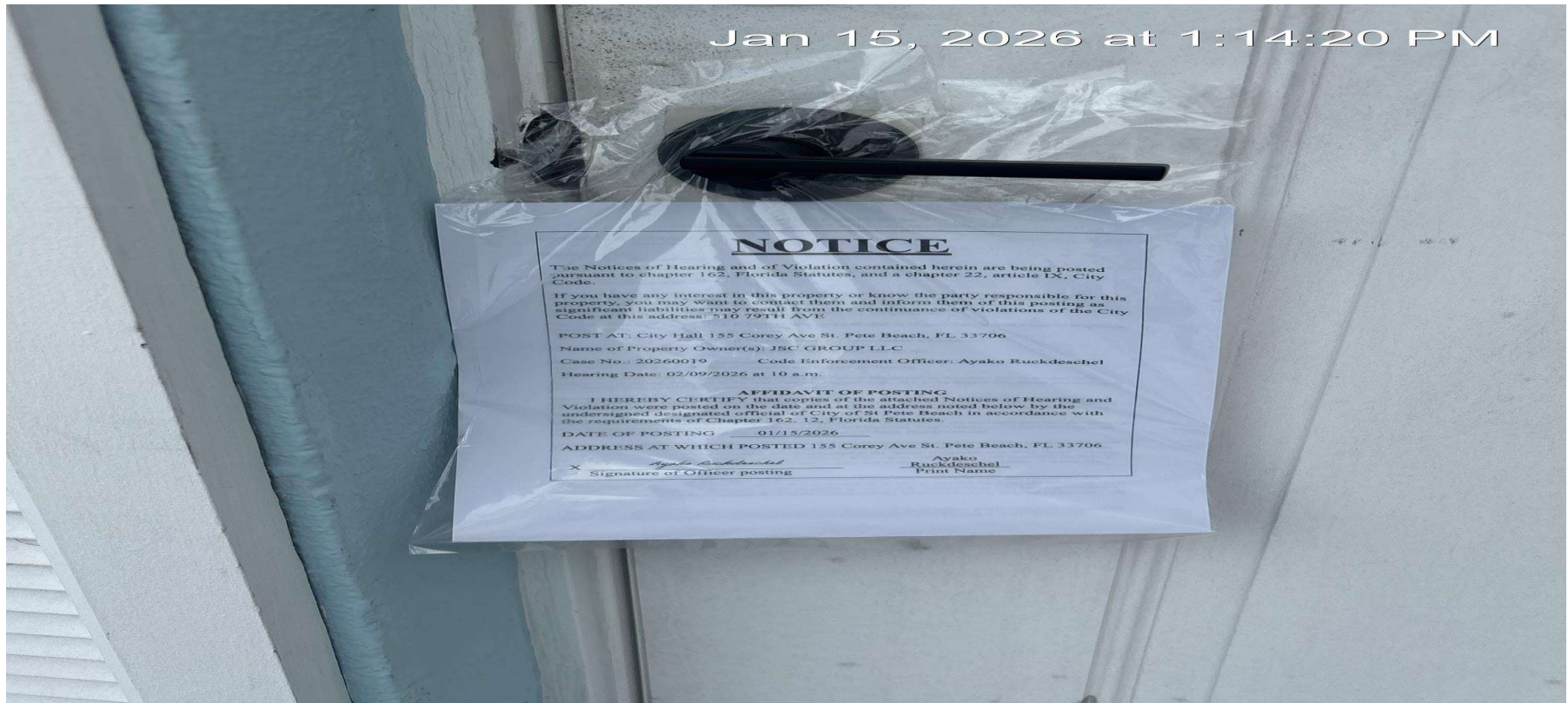
## **Case Summary**

- Initial inspection: 1/15/2026**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 1/15/2026**
- Notices of Hearing dated and posted on the property: 1/15/2026**

# **CE20260019**

- **Respondent(s): JSC Group LLC**
- **Violation address: 510 79th Ave**
- **Violation(s) description: The property is in violation of section 9.2 (a) Permitted principle uses and structures & 9.5 Prohibited uses and structures of the Land Development Code of the City of St. Pete Beach**

# CE20260019 Affidavit of Posting



## 510 79th Ave

# CE20260019 Advertisement on Airbnb

airbnb

Anywhere Any week Add guests

Become a host

Minutes to Beach • Tiki Bar • Fire Pit • Games

Share Save

Entire home in St. Pete Beach, Florida  
8 guests · 3 bedrooms · 4 beds · 2 baths  
★ 2 reviews

Hosted by Kelly  
Superhost · 4 years hosting

Peace and quiet

Prices include all fees

\$2,085 **\$1,810** for 6 nights

CHECK-IN 1/20/2026	CHECKOUT 1/26/2026
GUESTS 1 guest	

56°F Cloudy

Search

10:14 AM 1/15/2026

## 510 79th Ave

# CE20260019

## 6 night rental

Photos Amenities Reviews Location

### What this place offers

- Kitchen
- Dedicated workspace
- Pets allowed
- Air conditioning
- Patio or balcony
- Wifi
- Free parking on premises
- TV
- Bathtub
- Backyard

Show all 55 amenities

Prices include all fees

\$2,085 **\$1,810** for 6 nights

CHECK-IN 1/20/2026	CHECKOUT 1/26/2026
GUESTS 1 guest	

Reserve

You won't be charged yet.

[Report this listing](#)

### 6 nights in St. Pete Beach

Jan 20, 2026 - Jan 26, 2026

January 2026							February 2026						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31							



# 510 79th Ave

# CE20260019

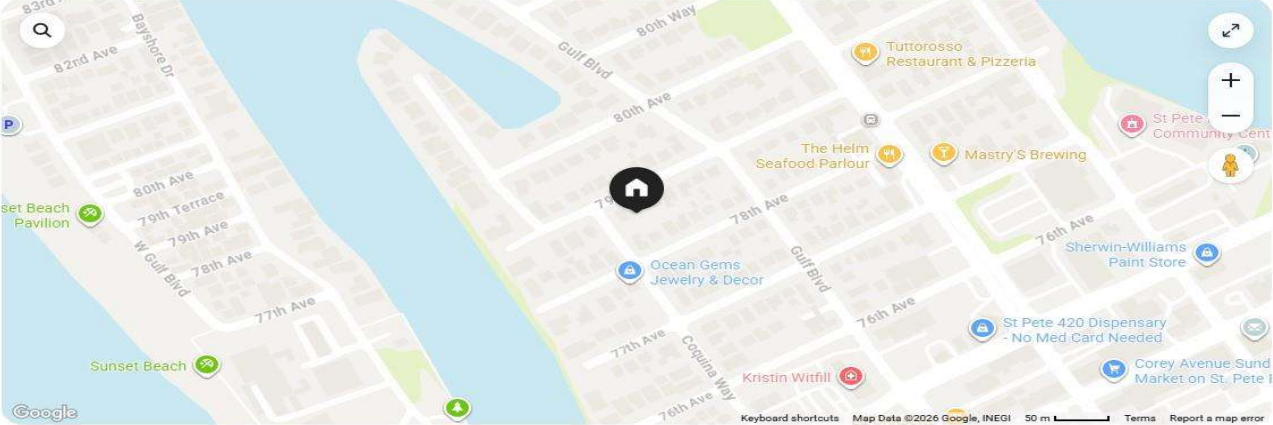
## Mapped location

Photos Amenities Reviews Location

\$2,085 **\$1,810** for 6 nights  
2 reviews [Reserve](#)

Where you'll be

St. Pete Beach, Florida, United States



Neighborhood highlights

Nearby Attractions:

- St. Pete Beach – 0.3 miles

Enjoy sugar-white sands and clear Gulf waters just a short walk away. Perfect for swimming, sunbathing, and catching stunning sunsets....

[Show more >](#)

Windows taskbar: Search, File Explorer, Edge, Teams, Word, PowerPoint, Outlook, OneDrive, Settings, Task View, Start, System tray (10:19 AM 1/15/2026)

# 510 79th Ave

# **CE20260019**

## **Aerial view of location**



**510 79th Ave**

# CE20260019


## Two reviews in Nov & Dec 2025

Photos Amenities Reviews Location

\$2,085 ~~\$1,810~~ for 6 nights  
2 reviews [Reserve](#)


### 2 reviews

Average rating will appear after 3 reviews

 **Robin**  
Saint Petersburg, Florida

★★★★★ - 2 weeks ago - Stayed with a pet  
The house was perfect for our stay in St. Pete Beach. The house is newly updated. It was very clean and had everything we needed. The location was great, just a few blocks to ...  
[Show more](#)

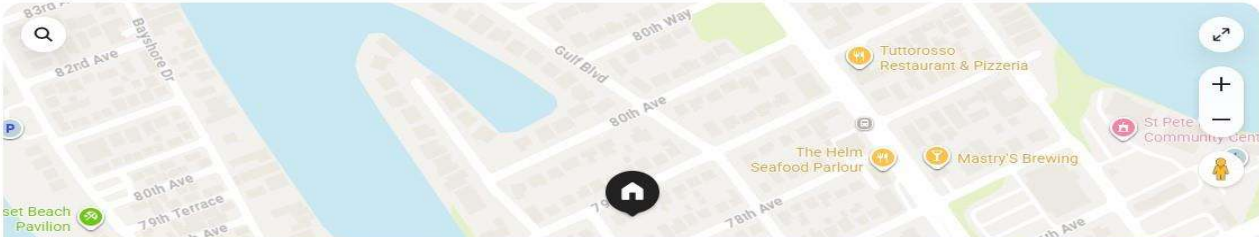
[How reviews work](#)

 **Keith**  
United Kingdom

★★★★ - November 2025 - Stayed a few nights  
Very clean and close to the beach and a bunch of restaurants. Super helpful with accomodating us.

### Where you'll be

St. Pete Beach, Florida, United States



10:18 AM  
1/15/2026

# 510 79th Ave

# **CE20260019**

## **Backyard**



**510 79th Ave**

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

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USPS CERTIFIED MAIL



9214 8901 9403 8352 2192 13

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JSC GROUP LLC  
2232 DELL RANGE BLVD  
STE 242  
CHEYENNE WY 82009-4979

II NOV 20260019 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 8352 7314 49

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SOURABH ARORA  
4334 N FLAGLER DR  
UNIT 507  
WEST PALM BEACH FL 33407-0015

RA II NOH 20260019 AR  
Jennifer Daunch

\$8.8600